



Regular Council Meeting for Public Hearings

Wednesday, September 7, 2011

- Place: Council Chambers
Richmond City Hall
6911 No. 3 Road
- Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Greg Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Bill McNulty
Councillor Harold Steves
- Gail Johnson, Acting Corporate Officer
- Absent: Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

AGENDA ADDITIONS & DELETIONS

- PH11/9-1 It was moved and seconded
That Item 2, Zoning Amendment Bylaw 8769 (RZ 10-516267) for 9160 No. 2 Road, be deleted from the agenda and referred back to staff.

CARRIED

- 1. Zoning Amendment Bylaw 8762 (RZ 10-536067)**
(9511/9531 and 9551 No. 3 Road; Applicant: Gagan Deep Chadha and Rajat Bedi)
Applicant's Comments:
The applicant was available to respond to questions.
Written Submissions:
Earnest Kokotailo, 9620 Bates Road (Schedule 1)
Submissions from the floor:
None.



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PH11/9-2

It was moved and seconded

That Zoning Amendment Bylaw 8762 be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 8769 (RZ 10-516267)**
(9160 No. 2 Road; Applicant: Western Maple Lane Holdings Ltd.)
See Page 1 for Council action on this matter.

3. **Zoning Amendment Bylaw 8784 (RZ 11-572970)**
(10491/10511 Bird Road; Applicant: Treo Developments Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/9-3

It was moved and seconded

That Zoning Amendment Bylaw 8784 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaw 8785 (RZ 09-499249)**
(8540 No. 3 Road; Applicant: Western Dayton Homes Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

Shuang Yan Si, #3 – 8600 No. 3 Road (Schedule 2)



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Submissions from the floor:

Peter Yin, 8600 No. 3 Road, commented that his home is adjacent to the subject site and stated two concerns: (i) the proposed visitor parking stall is too close to his property; and (ii) the proposed garbage/recycling collection area at the north side of the subject site facing Bowcock Road is not enclosed and is unsightly.

Brian J. Jackson, Director of Development, provided advice regarding how the visitor parking stall has been pulled back and away from Mr. Yin's property, and how the garbage/recycling collection area is not visible from the street as it is fully enclosed behind a fence.

Council requested the applicant speak to residents in the area about the proposed landscaping.

PH11/9-4

It was moved and seconded

That Zoning Amendment Bylaw 8785 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8786 (RZ 11-576126)**

(11180/11200 Kingsgrove Avenue; Applicant: Tien Sher Ari Investment Group Ltd.)

Applicant's Comments:

The applicant was unavailable.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/9-5

It was moved and seconded

That Zoning Amendment Bylaw 8786 be given second and third readings.

CARRIED



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6. Zoning Amendment Bylaw 8787 (RZ 07-394758)

(9691, 9711 and 9731 Blundell Road; Applicant: Westmark Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

Jason Butler, 7951 No. 4 Road, stated two concerns: (i) that his home is between a recent development and the proposed development, and thereby pushed into a corner and boxed out; and (ii) the increase in traffic on Keefer Avenue due to residents of the proposed development gaining access to the site from Keefer Avenue.

Mr. Jackson provided advice regarding how access through the proposed townhouse development would prevent the delegate's property from being boxed out. Further advice was provided regarding the creation of a loop road system that would mitigate traffic on Keefer Avenue.

It was moved and seconded

That Zoning Amendment Bylaw 8787 be given second and third readings.

CARRIED

PH11/9-6

7. Zoning Amendment Bylaw 8788 (RZ 10-545531)

(4151, 4171 and 4191 No. 4 Road; Applicant: Westmark Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.



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Submissions from the floor:

Mr. S. Karson, 4131 Fisher Drive, remarked that his house had been subjected to shaking, as a result of an earlier development project on his street, and stated his concern that his house could sustain property damage during the construction period of the proposed development. He queried whether a property damage inspection would be undertaken.

Council requested the applicant to speak to Mr. Karson about his property damage concerns.

Michael Wolfe, 9731 Odlin Road, stated the following concerns: (i) disruption in the neighbourhood from construction trucks not adhering to appropriate construction hours; (ii) tree retention and the survivability of replacement trees; (iii) the proposed reduction of the north side yard setback to accommodate a garbage and recycling enclosure; (iv) the negative impact on the health of residents from aircraft noise and pollution from the overhead flight path; and (v) the destruction of the natural environment, including the school yard at nearby Tomsett Elementary School due to the addition of sewer pipes.

PH11/9-7

It was moved and seconded

That Zoning Amendment Bylaw 8788 be given second and third readings.

CARRIED

8. Zoning Amendment Bylaw 8789 (RZ 10-552482)

(3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909; Applicant: BC Transportation Financing Authority (BCTFA))

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH11/9-8

It was moved and seconded

That Zoning Amendment Bylaw 8789 be given second and third readings.

CARRIED

9. Zoning Amendment Bylaw 8790 (RZ 11-577393)

(8160/8162 Clifton Road; Applicant: 0868256 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/9-9

It was moved and seconded

That Zoning Amendment Bylaw 8790 be given second and third readings.

CARRIED

10. Official Community Plan Amendment Bylaw 8791 and Zoning Amendment Bylaw 8792 (RZ 10-552527)

(6780 No. 4 Road; Applicant: Amin Alidina)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

(a) Memorandum dated August 18, 2011 from Brian J. Jackson, Director of Development, City of Richmond (Schedule 3)

(b) Anne Murray, Vice President, Community & Environmental Affairs, Vancouver Airport Authority (Schedule 4)

Submissions from the floor:

None.



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PH11/9-10

It was moved and seconded

That OCP Amendment Bylaw 8791 and Zoning Amendment Bylaw 8792 each be given second and third readings.

CARRIED

ADJOURNMENT

PH11/9-11

It was moved and seconded

That the meeting adjourn (7:43 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Wednesday, September 7, 2011.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

To Public Hearing	
Date:	Sept 7, 2011
Item #	1
Re:	Bylaw 8762

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: August 29, 2011 5:28 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #600)
Categories: 12-8060-20-8762 - 9511/9531/9551 No 3. Road RZ 10-536067

Schedule 1 to the Minutes of the Regular Council Meeting for Public Hearings held on Wednesday, September 7, 2011.

Send a Submission Online (response #600)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/29/2011 5:27:05 PM

Survey Response

Your Name:	Earnest Kokotailo
Your Address:	9620 Bates Road, Richmond, BC V7A 1E4
Subject Property Address OR Bylaw Number:	9511/9531 and 9551 No. 3 Road
Comments:	<p>I am against this rezoning. This is turning a primarily single family residential area into a high density area. It will bring more traffic, parking, litter and noise to what should be a quiet neighbourhood. I feel the RD1 ("two Unit Dwelling" is all that should be allowed here. 14 Townhouses all accessed by a small rear lane (which I face) is totally unacceptable. the traffic down this narrow lane will be dangerous and constant - I imaginr there will be more than one vehicle owned by some or most of the occupants so I am looking at 14 - 28 (possibly more) vehicles going up and down the lane most likely multiple times a day, every day, along with all the problems that will create. I urge council to NOT PASS this proposed bylaw and have diligent consideration for the existing residents and taxpayers. We are talking about a significant influx of people in a small area - 14 Townhouses on two existing lots is not acceptable. It is time we seriously think about existing residents, what they contributed initially and ongoing and what they always</p>



seem to be giving up for the insane excuse of new or expanded development. We don not need or want this intrusive development. It should not be strictly about the almighty \$ - Council, PLEASE CONSIDER EXISTING RESIDENTS and the hardships this will cause them and vote NO to this

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: August 29, 2011 8:46 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #598)
Categories: 10-6550-02 - Tree Protection/Administration - Complaints

To Public Hearing
Date: <u>Sept 7, 2011</u>
Item # <u>4</u>
Re: <u>Bylaw 8785</u>

Schedule 2 to the Minutes of the Regular Council Meeting for Public Hearings held on Wednesday, September 7, 2011.

Send a Submission Online (response #598)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/29/2011 8:45:17 AM

Survey Response

Your Name:	shuang yan si
Your Address:	3-8600 no.3 rd Richmond bc
Subject Property Address OR Bylaw Number:	8450 8540 No.3 road
Comments:	The people who used to live there planted a lot of trees, especially one, I think is even before them, it's at least 100 years old. is there any ways to save them?





City of Richmond

To Public Hearing
Date: <u>SEP. 7 2011</u>
Item # <u>10</u>
Re: <u>BYLW 8791</u>
<u>* BYLW 8792</u>

Schedule 3 to the Minutes of the
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Memorandum

Planning and Development Department
Development Applications

To: Mayor and Council
From: Brian J. Jackson, MCIP
Director of Development

Date: August 18, 2011
File: RZ 10-552527

Re: Rezoning Application at 6780 No. 4 Road – Information Requested Prior to Public Hearing

This memo provides transportation and land use information requested by Planning Committee on July 19, 2011 in advance of the Public Hearing (scheduled for September 7, 2011) for the project at 6780 No. 4 Road (RZ 10-552527) for a 10 bed congregate housing complex and 37 space child care facility.

Vehicle Access and Egress to Development

- Transportation staff reviewed the traffic generation from the proposed development and examined this in conjunction with current road capacity at the intersection. Findings indicate that trip generation is minimal and that the development will not impact current operations at the intersection.
- The main vehicle access/egress from Granville Avenue is situated in an ideal location setback as far as possible from the intersection. A one-way exit only is situated on No. 4 Road and is designed to only allow right-out vehicle movements. Vehicle access and egress provisions are adequate and supported as they minimize intersection conflicts.

Intersection Safety and Related Road Improvements

- \$35,000 is being secured as a rezoning consideration for intersection upgrades to internally illuminate street signs and upgrade all signals to accessible audible pedestrian signals.
- Works along the subject site's No. 4 Road and Granville Avenue frontage will implement a new 1.5m wide sidewalk that will be located behind a newly constructed grass and treed boulevard and curb. Road works along Granville Avenue would enhance traffic operations and safety with an extension of existing left-turn bay and widening of the curb lane to make it more friendly to cyclists.
- These intersection, frontage and road works are a significant upgrade for pedestrians, vehicles and cyclists.

Report on Accidents

- Based on data obtained from ICBC, 1 fatality (involving a pedestrian and vehicle) occurred along Granville Avenue further east of the intersection. The cause of this traffic fatality accident is unknown.
- Other accidents noted at this intersection relate to collisions between left hand turning and through moving vehicles (prevalent on No. 4 Road where there are currently no left hand turn bays).
- As other surrounding parcels redevelop on the west side of No. 4 Road (outside of the ALR) and through existing parcels that have already dedicated land, opportunities for further intersection improvements (i.e., left hand turn bays on No. 4 Road) will occur as development progresses. The road, frontage and intersection works and the access/egress plan proposed as part of this development will improve traffic safety.

Off-Street and On-Street Parking

- The project provides 17 off-street parking stalls, 1 loading bay and 1 dedicated “Handy Dart” parking space, which meets City bylaw requirements. Limited on-street parking is available as parking restrictions exist on Granville Avenue and No. 4 Road. However, parking needs for this development can be met based on the number of off-street parking stalls provided. Impacts to on-street parking areas are minimal due to existing parking restrictions in the area.

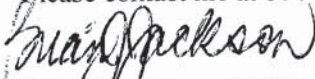
Related Area Improvements

- A related City Capital Project in the area is the installation of an asphalt pedestrian walkway on the north side of Granville Avenue between No. 4 Road and No. 5 Road. This project will integrate well with the proposed frontage upgrades associated with the development and enhance pedestrian related works in the area.
- Construction of the walkway has recently been completed. City work crews are currently working on completing driveway tie-ins and landscaping.

Information on Commercial Development Zoning in the Agricultural Land Reserve (ALR)

- In Richmond, there are a total of 5 properties that are located in the ALR and have zoning that permits a variety of commercial uses (excludes properties zoned for Roadside Stands – CR). In these situations, it is likely that the commercial development and zoning came prior to the establishment of the ALR.
- Any redevelopment proposal for these pre-existing commercially zoned properties in the ALR would be reviewed on a case-by-case basis in conjunction with zoning, existing City land use policies and ALR regulations.

Please contact me at 604-276-4138 or via email at bjackson@richmond.ca if you have any questions.


Brian J. Jackson, MCIP
Director of Development

BJ:

pc: Joe Erceg, MCIP, General Manager, Planning and Development
Victor Wei, P. Eng., Director, Transportation
Fred Lin, P. Eng., Senior Transportation Engineer
Eric Tse, Transportation Engineer,
Kevin Eng, Planner 1



Schedule 4 to the Minutes of the Regular Council Meeting for Public Hearings held on Wednesday, September 7, 2011.

To Public Hearing	
Date:	Sept 7, 2011
Item #:	10
Re:	Bylaw 8791
	+ Bylaw 8792

23 August 2011

Mr. David Weber
Director – City Clerk's Office
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via Fax: (604) 278-5139

Dear Mr. Weber:

RE: Proposed Official Community Amendment Bylaw 8791

This letter is in regards to the above referenced bylaw that proposes the redesignation of the property located at 6780 No. 4 Road from "Agriculture" to "Agricultural, Institutional and Public" to allow the construction of a congregate housing and child care facilities on the property.

We have reviewed this proposal. We are pleased to see that the requirements of the OCP – Aircraft Noise Sensitive Development Policy are being applied. We have no additional comments on this proposed bylaw amendment.

Thank you for the opportunity to review and comment.

Sincerely yours,



Anne Murray
Vice President
Community & Environmental Affairs



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