



**Regular Council Meeting for Public Hearings
Monday, October 15, 2012**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Linda McPhail
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Bill McNulty

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **Zoning Amendment Bylaw 8928 (RZ 11-595579)**
(Location: 7088 Heather Street; Applicant: Jessie Tsai)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Rev. Jeffrey Ku, Associate Pastor, North Richmond Alliance Church, 9140
Granville Avenue (**Schedule 1**)

Submissions from the floor:

None.

Staff was requested to review the traffic and parking situation in this area.

PH12/9-1

It was moved and seconded

That Zoning Amendment Bylaw 8928 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 8930 (RZ 12-610058)**
(Location: 10180 Williams Road; Applicant: Pritpal Singh Randhawa)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/9-2

It was moved and seconded

That Zoning Amendment Bylaw 8930 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8931 (RZ 12-610097)**
(Location: 10471 No. 1 Road; Applicant: Anwer Kamal)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/9-3

It was moved and seconded

That Zoning Amendment Bylaw 8931 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaw 8934 (RZ 09-496160)**
(Location: 7451 and 7491 Bridge Street; Applicant: Joseph Yang)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Derek James, Richmond Resident (Schedule 2)



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Submissions from the floor:

None.

PH12/9-4

It was moved and seconded

That Zoning Amendment Bylaw 8934 be given second and third readings.

CARRIED

5. Zoning Amendment Bylaw 8938 (ZT 12 - 617447)

(Location: 10011, 10111, 10199 and 10311 River Drive; Applicant: Oris Consulting Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/9-6

It was moved and seconded

That Zoning Amendment Bylaw 8938 be given second and third readings.

CARRIED

PH12/9-7

It was moved and seconded

That Zoning Amendment Bylaw 8938 be adopted.

CARRIED

6. Zoning Amendment Bylaw 8939 (ZT 12 - 617644)

(Location: 10780, 10820 and 10880 No. 5 Road, and 12339 and 12733 Steveston Highway; Applicant: Townline Gardens Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH12/9-8 It was moved and seconded
That Zoning Amendment Bylaw 8939 be given second and third readings.
CARRIED

PH12/9-9 It was moved and seconded
That Zoning Amendment Bylaw 8939 be adopted.
CARRIED

7. **Zoning Amendment Bylaw 8942 (RZ 10-540839)**
(Location: 9980 Gilbert Road, 7011 and 7031 Williams Road; Applicant:
Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/9-10 It was moved and seconded
That Zoning Amendment Bylaw 8942 be given second and third readings.
CARRIED

8. **Official Community Plan Amendment Bylaw 8945**
(Location: 9540, 9560, 9580, 9600, 9620, 9626, 9660, 9680, 9700, 9740,
9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4771 No. 4 Road;
Applicant: City of Richmond)

Applicant's Comments:

Terry Crowe, Manager, Policy Planning provided background information
and briefly spoke about the public consultation process associated with this
application.

Written Submissions:

- (a) Anne Murray, Vice President Community and Environmental Affairs,
Vancouver Airport Authority (**Schedule 3**)



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- (b) Jagtar Sihota, 9626 Alexandra Road (**Schedule 4**)
- (c) Jim Wright, 8300 Osgoode Drive (**Schedule 5**)
- (d) Derril Gudlaugson, 8351 Fairfax Place (**Schedule 6**)

Submissions from the floor:

Jim Wright, 8300 Osgoode Drive, spoke in opposition to the re-designation of the West Cambie Natural Park, expressing concerns about the ecological impact, and how the neighbourhood will receive only a fraction of the city-wide park standards. A copy of Mr. Wright's submission is attached as **Schedule 5** and forms part of these minutes.

Derril Gudlaugson, 8351 Fairfax Place, spoke in opposition to the re-designation of the West Cambie Natural Park, expressing his views on the impact of the re-designation on the natural viewscape, residents, tourists, and the natural habitat. A copy of Mr. Gudlaugson's submission is attached as **Schedule 6**, and forms part of these minutes.

Jagtar Sihota, 9626 Alexandra Road, spoke in opposition to the re-designation of the West Cambie Natural Park, expressing concerns about the sale and purchase of the related properties. A copy of Mr. Sihota's submission is attached as **Schedule 4**, and forms part of these minutes.

Michael Wolfe, 9731 Odlin Road, spoke in opposition to the re-designation of the West Cambie Natural Park, expressing concerns about the City's notification process, the sale and purchase of the related properties, and the environmental and ecological impact. Mr. Wolfe requested that Council repeat the public consultation process as the re-designation of the West Cambie Natural Park was not part of the original public consultation.

The former property owner of 9666 Alexandra Road expressed concerns related to the sale and purchase of his property. The delegation stated that he had been advised to sell the property only ten days prior to the proposal for the re-designation of the West Cambie Natural Park. In closing the delegation expressed his belief that the details in connection to the sale and purchase of the properties in that neighbourhood need to be investigated.

Isabella Brown, spoke on behalf of her mother who owns the property at 4751 No. 4 Road. Ms. Brown voiced concerns about an easement on her mother's property which may cause her property to be devalued. She also believed that trees in the area must be saved.



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PH12/9-11 It was moved and seconded
That Official Community Plan Amendment Bylaw 8945 be given second and third readings.

The question on Resolution No. PH12/9-11 was not called, as the following motion was introduced:

PH12/9-12 It was moved and seconded
That consideration of Official Community Plan Amendment Bylaw 8945 be deferred until the next Public Hearing.

DEFEATED

OPPOSED: Mayor Brodie
Cllrs. Barnes
Dang
Halsey-Brandt
Johnston
McPhail
Steves

The question on Resolution No. PH12/9-11 was then called and it was **CARRIED.**

PH12/9-13 It was moved and seconded
That Official Community Plan Amendment Bylaw 8945 be adopted.

CARRIED

PH12/9-14 It was moved and seconded
That staff:

- (1) *advise of various dates for decisions and media publication regarding this matter; and*
- (2) *investigate the notification process and any information regarding the suggestions made by the delegations.*

CARRIED



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ADJOURNMENT

PH12/9-15

It was moved and seconded

That the meeting adjourn (8:36 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
Monday, October 15, 2012.

Mayor (Malcolm D. Brodie)

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



North Richmond Alliance Church

9140 Granville Avenue, Richmond, B.C. V6Y 1P8
Tel: (604) 244-7004 Fax: (604) 244-7024 Email: office@nrac.ca

October 4, 2012.

David Johnson
Planning and Development Department
City of Richmond
6911 No. 3 Road
Richmond, BC. V6Y 2C1

To Public Hearing	
Date:	<u>OCT. 15/2012</u>
Item #	<u>1</u>
Re:	<u>RZ11-595579</u>



Dear Mr. Johnson

Re: Objection to Development Plan RZ11-595579

On behalf of the members of the North Richmond Alliance Church at 9140 Granville Avenue, the Board of Elders would like to express our objection to the City of Richmond concerning the development plan (file number RZ11-595579) submitted by Jessie Tsai to change the existing site at 7088 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)" to permit the creation of a 6 unit Townhouse complex.

The Board would like to raise our concerns for the traffic safety of motorists and pedestrians in our neighbourhood as well as access of emergency vehicles when these 6 new townhouses bring on additional traffic and parking demands on the already narrow Heather Street. When we moved in to our current location 20 years ago, Heather Street was mainly a single housing residential area. The building projects of recent years have transformed this neighbourhood into a high density residential area which severely limits street parking and access of emergency vehicles.

The representatives from the nearby strata councils for Barrington Walk, Jasmine Lane, Leighton Green and Wellington Court also had met with our church in the past to express their concerns over the traffic hazards on Heather Street. Our Board felt that this new development plan of adding 6 more townhouses will certainly worsen the existing crowded situation along Heather Street.

We hope this objection will meet with your kind consideration.

Yours sincerely,

Rev. Jeffrey Ku
Associate Pastor

To Public Hearing	
Date:	OCT 15, 2012
Item #:	4
Re:	Bylaw 8934

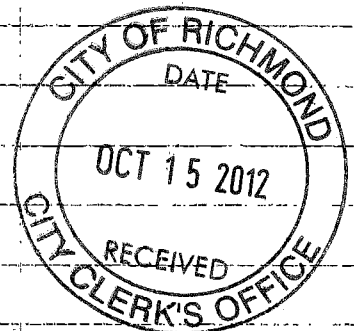
ATTENTION: DIRECTOR,

CITY CLERK'S OFFICE

CITY OF RICHMOND

REF: ZONING AMENDMENT BYLAW 8934
(CRZ 09-496160)

Schedule 2 to the minutes of the
Regular Council meeting for Public
Hearings held on Monday, October
15, 2012



7420 BRIDGE ST
RICHMOND

15 OCT 2012

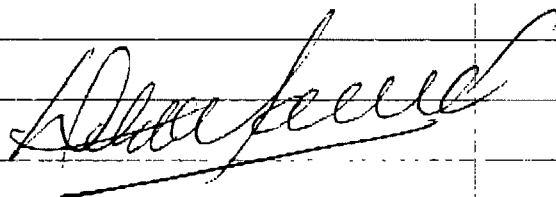
DEAR SIR,

REF ZONING AMENDMENT BY LAW 8934
(RZ 09-496160)

I AM UNABLE TO ATTEND THE MEETING BUT MY ONLY CONCERN WITH THIS AMENDMENT IS FOR THE LARGE OAK TREE THAT STANDS ON THE NW CORNER OF BRIDGE ST AND BREDEN AVE. I SUSPECT THE TREE IS ABOUT A HUNDRED YEARS OLD BY ITS SIZE AND IT MAY ACTUALLY BE ON THE CITY EASEMENT.

HAVING SEEN THE CLEAR-CUT ATTITUDE OF MANY DEVELOPERS IN RICHMOND, I WOULD HOPE THE COUNCIL WILL MANDATE THAT THIS MAGNIFICENT TREE BE PROTECTED AT ALL COSTS.

THANK YOU,



DEREK JAMES



City of Richmond

Notice of Public Hearing

Monday, October 15, 2012 – 7 pm

**Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

Zoning Amendment Bylaw 8934 (RZ 09-496160)

Location/s: 7451 and 7491 Bridge Street

Applicant/s: Joseph Yang

Purpose: To rezone the subject property from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", to permit development of seven (7) single-family lots fronting onto Breden Avenue.

City Contact: Edwin Lee, 604-276-4121, Planning and Development Department

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2012.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Department at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing October 5, 2012 and ending October 15, 2012, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing October 5, 2012 and ending October 15, 2012.

Participating in the Public Hearing process:

- The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:
 - **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
 - **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
 - **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office
- **Public Hearing Rules:** For information on public hearing rules and procedures, please consult the City website at <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.
- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber
Director, City Clerk's Office



To Public Hearing	
Date:	October 15, 2012
Item #:	8
Re:	Bylaw 8945

15 October 2012

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: West Cambie Natural Park Re-designation (Bylaw 8945)

I am writing in response to your letter to Mary Jordan, received 1 October 2012, regarding the City's proposal to re-designate the West Cambie Natural Park area for residential purposes and amend the OCP Aircraft Noise Sensitive Development (ANSD) Map.

The Airport Authority's concerns with this proposal are summarized here and a more detailed explanation is provided below:

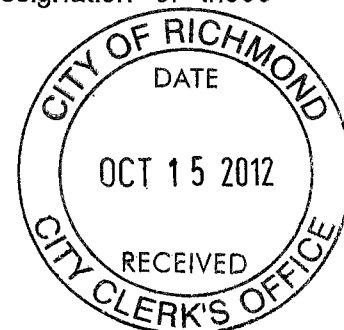
- The Airport Authority does not support new residential development in the West Cambie Natural Park area as it is exposed to high levels of aircraft noise.
- The Airport Authority is opposed to changing aircraft noise designations in the Official Community Plan when there has been no change to the aircraft noise exposure. The Airport Authority was not consulted during staff's consideration of this change.
- The Airport Authority was not consulted in the preparation of the proposed "no-net loss" policy. The selection of offset lands does not appear to have been based on actual or forecast aircraft noise exposure.
- The Airport Authority requests that Council defer further consideration of this re-designation until there has been full and complete consultation with the Airport Authority on this matter. Council will recall that the Airport Authority was extensively involved in the development of the bylaw that you are now proposing to amend.

High aircraft noise area

The West Cambie properties proposed for re-designation are under the extended centerline of the airport's main 24-hour south runway. The properties are located within the Noise Exposure Forecast 35-40 contour. Transport Canada does not recommend new residential development within this noise contour due to high levels of aircraft noise. As such, Vancouver Airport Authority cannot support the re-designation of these properties for residential use.

P.O. BOX 23750
AIRPORT POSTAL OUTLET
RICHMOND, BC CANADA V7B 1Y7
WWW.YVR.CA

TELEPHONE 604.276.6500
FACSIMILE 604.276.6505



**Early and meaningful consultation on changes requested**

The proposal presents a new precedent setting policy for removing land from restricted areas in the OCP Aircraft Noise Sensitive Development Map. The Airport Authority was not consulted on this policy change which has potentially significant consequences to the overall management of aircraft noise. Given the significance of aircraft noise management to both City of Richmond and Vancouver Airport Authority; the effort that went into development of the original ANSD Policy; the highly technical nature of aircraft operations and aircraft noise; and the economic importance of the airport to Richmond, early Airport Authority involvement is essential prior to any changes.

Offset lands should have equivalent aircraft noise exposure

This re-designation proposes removing the West Cambie property from the OCP ANSD Area 1A "red zone" and replacing it with an alternative site, identified as properties in the Van Horne Way and River Road area, where future residential development would be prohibited.

The noise exposure levels of the two parcels are not equivalent. The Van Horne Way and River Road properties are located under the north runway and are exposed to significantly less aircraft noise (NEF 25-30) compared to the West Cambie site, and should not be considered equivalent from the perspective of aircraft noise. We request the City of Richmond not proceed with the re-designation as an appropriate offset has not been identified and agreed.

I would be pleased to provide more detail or answer questions on these comments. We appreciate the opportunity to review and provide input.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Anne Murray', with a long horizontal flourish extending to the right.

Anne Murray
Vice President, Community and Environmental Affairs

Schedule 4 to the minutes of the Regular Council meeting for Public Hearings held on Monday, October 15, 2012

To Public Hearing
Date: <u>Oct. 15, 2012</u>
Item #: <u>8</u>
Re: <u>Bylaw 8945</u>

To

The Mayor, council Members and staff,
City of Richmond, BC

My name Jagtar Sihota Resident of 9626 Alexandra Road, Richmond, BC V6X 1C5

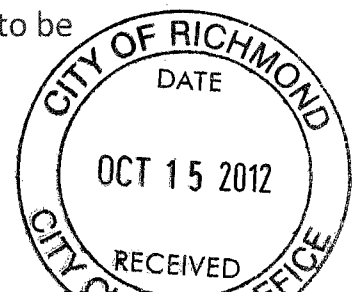
I had spoken few times about this area from past, I speak respectfully in good manners and also want council to listen it carefully and put yourself on my place then look for the solution of this problem, otherwise public will loose their trust from you. Briefly one example;

Year and half ago I spoke to council, there was a my proposal for rest home and child care and City staff never accepted then I sold that property. That buyer submitted the same proposal, staff and council approved it, I lost \$2 million. I came upon hearing to you. I did not oppose that proposal but I explain you about staff practice positive way. What do you think that council had a meeting with staff? I don't know. When I Pass by that property, I turn my face other side. Don't have courage to see that property, where I struggle five years and lost badly.

We talk about Mayor of Detroit was charged with fraud, Did you ever looked at what is going on in our city of Richmond. Let we talk WCA nature park. Confidential information was released to a land assembler one month prior than the proposal was submitted to the council. He gave offers to nature park land owners and when those land owners came to city staff to enquire, was answered by the city staff confidentially "definitely there will be no change at all, city needs more environmental land".

Land assembler bought total seven properties. Five properties from total of seven properties was bought, which were not even in the market.

Other side when property owner came to city staff was giving a surety that this area will remain in nature park. Property owner were already discouraged from past 6-7 years and assume may be city will not buy this for another 20 years. Although they were selling under BC assessment, nature park turned to be



dumped for residential area. There were ditches, no sewer, high taxes owners were discouraged.

Every thing is being well planned by land assembler and the person in the city, Some one controlling the council meetings public hearing meetings is exactly according to the contract of sale. How the dates are fully controlling according to the contract.

When the land assembler gave a offer month earlier but he put the subject removal on the day when staff submits the proposal to council and council accept.

He puts the completion two weeks after the final public hearing and after today council will accept in favour of rezoning then developers are waiting and he will flip them with \$2 million profit of my property.

Question is why it was hidden by the property owners. Yes we agree that U don't have to inform to the public what are they planning but at least you can inform to the property owners upon enquiry for their personal safety. This is \$7 M. fraud. If you are honest give a lesson to the informer and charge to land assembler. Developers who will buy them should be equally criminals.

If you are going to rezone and don't investigate this issue by RCMP, frankly I would say that you also might have some personal conflict in it

4 properties was tie-up by offers with subjects in January one month prior than proposal was submitted to the council. How buyer knew? Shame!

Very simple to understand? Then Richmond is not less than mayor of Detroit.

Realtor gone from door to door, told all false stories. Buyer is from Hong Kong etc. This fraud has been occur, property owner lost little over than 7 million,

This is council's job to find out who support to the buyer, what is his share in 7 million? That person should bring forward to the public. You should hold on nature park issue until your investigation may complete. We have some tips, which might helpful for investigators. Buyer does not have money but flipping.

One thing which surprised me that 6 years ago 6 councillors support for nature park and one was out of it because his personal conflict of interest and that time one councillor was talking about oxygen and have some number of trees in his house. How this voting turn 100% opposite now. Now 1 against 6. You are playing with the lives of public, the public who is helpless. You destroy them.

Buyer is buying these properties by fraud, if rezoning may occur then he is going to flip these contracts to developers. Although developer or their representative are here in the meeting, there is one code of ethics. If you rely on those, you will gain respect by city of Richmond as well from Richmond Residents. Stolen items buyers is also same criminal as the thief who stole it. If you may not buy these properties that buyer can not complete the deal. You can encourage him or discourage him. When city don't have it then only God will take care of.

I am 40 Years resident of Richmond, holding this property from over 30 yrs. I have lot of hope from city council to hold this rezoning and investigate 1st who had leaked out the information to the buyer and what is his share, I want to bring him to the public. Shame ! Shame ! Shame!

Thank you

Dated 15 Oct.2012

Yours Sincerely,

Jagtar Sihota

Phone : 604 783 5491

Jim Wright, 8300 Osgoode Drive, Richmond, on Item 8, Oct. 15, 2012

Mayor Brodie and councillors,

Right now it is *too early* to cancel the **West Cambie Natural Park**. That has become clear for several reasons.

In the Official Community Plan, the people of West Cambie get only a fraction of the city-wide parkland standard, and the one mid-size park that they do have in the official plan may now be taken away. That would cut them back to one little park, some *school* land, and a *potential* greenway.

Council meetings have talked about replacement benefits for the people of West Cambie. For instance, it's said that they could have easy access to the Garden City Lands by way of a pedestrian overpass. A structure like that over 200th Avenue in Langley cost \$3 million last year. An overpass could be good if done right, but *at this stage* it's just an expensive figment of someone's hopes.

There *could* be offsetting ecological initiatives. For instance, I recently talked with two very able city staff members about creating a wildlife corridor along the north edge of Alderbridge Way. It would restore and enhance both a damaged Garden City Lands viewscape *and* the Walmart environmentally sensitive area that has been degraded. With ongoing collaboration, that can be done at minimal cost while adding city-owned parkland. However, that still requires more-definite City support, along with dedicated community action, so it doesn't exist yet.

In contrast, rushing now to turn over the West Cambie Natural Park to developers would hinder the feasibility of creating the multi-value wildlife corridor. If council holds off on approving the bylaw, the townhouse developers will have an incentive to collaborate, just as Walmart does. In contrast, giving the developers something for nothing today would weaken our position. It would also threaten the legacy views from the Garden City Lands, devaluing the Lands for community wellness and as a hub of Richmond ecotourism and agritourism.

The principles I'm advocating can be implemented even if you *later* pave the way for a townhouse development in the West Cambie Natural Park. However, I don't live in West Cambie, and the local people need to be consulted about that. Richmond does meaningful consultation at times, but the supposed consultation about the natural park has been window dressing.

Most significantly, the city implied the key decision as though it had *already been made* and then limited citizens' survey input to whether they would like the townhouse development with or without apartments. A few citizens ventured to write down *unapproved* thoughts, and the survey clerk simply rejected them. Actually, the key decision has *still not* been made, and there *is* still time do consultation.

As I've mentioned, *some very promising things have happened* in this West Cambie Natural Park matter, and please don't lose sight of that. Please *do* keep building on them—and let go of the unworthy stuff, starting by *not* approving the bylaw *at this time*.

Schedule 6 to the minutes of the
Regular Council meeting for Public
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15, 2012

October 15, 2012

Mayor and Councillors,
City of Richmond

Regarding Item # 8: rezoning West Cambie Natural Park from natural area to residential under OCP amendment by-law #8945.

I wish to register my opposition to the proposed change in the OCP for several reasons:

1. Although not a member of the Garden City Lands Coalition, I have read the Coalition comments on "viewscape" northwards from the Garden City Lands, and concur completely with the GCLC that preserving the natural viewscape would indeed maintain an important asset for the city.

- residents.

- tourism.

2. The proposed change will extinguish a significant area of natural habitat, habitat that is particularly valuable to the survival of songbirds such as wrens, swallows, hummingbirds, flycatchers, nuthatches, thrushes, warblers, finches, etc.

Songbird populations world wide are crashing, many species now at 20% of the numbers two or three decades ago. Richmond is not exempt from this trend. A significant factor is loss of habitat as natural areas are demolished for residential and commercial expansion.

- residential: older homes with large area of lot in trees & shrubs replaced by new residences with no natural plantings.

-commercial: older industrial complexes included green areas (e.g. Crestwood) replaced with industrial complexes nothing but buildings and pavement, no natural habitat.

3. Rapidly increasing scarcity of natural areas throughout the City and Metro Vancouver, makes any green space is becoming intensely valued.

4. West Cambie Natural Park exists on OCP - why has the City not acquired this property as a public asset?

Thank you.

Respectfully,
Derril Gudlaugson,
8351 Fairfax Place,
Richmond