



**Regular Council meeting for Public Hearings
Monday, October 17, 2022**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10126
(RZ 19-853820)**

(Location: 7600 and 7620 Ash Street; Applicant: Randy Schuette and Updesh Johal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Evan Dunfee, Richmond Resident, expressed his views about the loss of 19 trees in this proposal.

In response to queries from Council staff advised that Armstrong Road will be extended and is currently being constructed by other developments in the area.



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PH22/9-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126 be given second and third readings.

CARRIED

2. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10395 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10396**

(Location: 8880 Cook Road/8751 Citation Drive; Applicant: GBL Architects)

Applicant's Comments:

Parham Mahboubi, representative of the applicant, highlighted:

- the proposed application is a 100 percent rental project, with a wide variety of housing types and sizes, and it includes below market rental housing which will be subject to income thresholds for tenants;
- the market rental housing units are subsidizing the affordable rental housing units proposed in the development;
- some units in the development will be fully accessible rental units; and
- the developer will provide raised rooftop planters for all future residents of the project, and in honor of Cllr. Steves a plaque will be installed, dedicating the gardens to him.

Written Submissions:

Richmond resident, Schedule 1

Semion Krivulin, Schedule 2

Roland Leung, Schedule 3

Submissions from the floor:

Kush Panache, developer spoke in opposition of the project, commenting that this project could be further densified to create more housing.

Evan Dunfee, Richmond resident, spoke in support of the proposal, commenting that referring it back will delay the project and that the need for affordable housing is now.

Richmond resident, spoke in favour of the project stating he would like it redeveloped.

Richmond resident, spoke in support of the proposal stating that it should be redeveloped.



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Discussion ensued regarding (i) rooftop gardens being provided in a number of new apartment developments; (ii) tree retention; and (iii) increase in density.

As a result of the discussion the following **referral** was introduced:

PH22/9-2

It was moved and seconded

That the staff report titled Application by GBL Architects for Rezoning at 8880 Cook Road/8751 Citation Drive from the “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” Zone to the “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)” Zone dated August 22, 2022, from the Director, Development be referred back to staff.

DEFEATED

Opposed: Mayor Brodie
Cllrs: Au
Hobbs
Loo
McNulty
McPhail
Steves

Discussion ensued regarding (i) the applicant has provided the maximum number of moderate income rental units that they could to sustain the project; (ii) there could be higher density under the current Official Community Plan (OCP) but it is not proposed for this project; (iii) retention of significant trees; (iv) the proposed development complies with City policies; and (v) developer is constructing this project without funding from upper levels of government.

PH22/9-3

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 10395 be given second and third readings.

CARRIED

Opposed: Cllrs. Day
Wolfe



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PH22/9-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10396 be given second and third readings.

CARRIED

Opposed: Cllrs. Day
Wolfe

3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10407 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10406 (RZ 21-931122)**

(Location: 6071 Azure Road; Applicant: 0923745 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Paul Leung, Richmond resident, (Schedule 4)

Form letter expressing opposition (64 received) (Schedule 5)

In response to the concerns submitted to Council, staff advised:

- that they did receive, review and accept a third party traffic impact assessment parking study and that the proposed development will provide sufficient onsite vehicle and bicycle parking to meet the anticipated demand of residents and visitors;
- staff was directed from Planning Committee to explore a resident only pilot parking project in the vicinity of the proposed development and are in the process of developing a comprehensive work plan in response to the direction;
- a consultation will be done to ensure resident input into the pilot parking program; and
- a construction and traffic and parking management plan must be submitted to the City prior to construction. Brighthouse Elementary school Principal will be consulted as part of the development and approval of the plan to ensure any specific concerns related to the school are considered.



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Submissions from the floor:

Sam Wang, Richmond resident, expressed opposition for the project stating his concerns regarding the already congested street parking in the neighborhood, and the safety and privacy concerns he felt this project would bring.

Ming Cheng, Richmond resident, spoke in opposition of the project, and shared concerns about lack of privacy and increased traffic in the neighborhood.

Joe Loo, Richmond resident, expressed opposition for the project and shared concerns regarding the increase in traffic and parking congestion.

Evan Dunfee, Richmond resident spoke in support of the project, as the project will provide housing for families and he suggested transit should be encouraged for the residents.

Paul Woo, Richmond resident spoke in opposition of the project stating the area was not suitable for high density and that he had concerns about the lack of privacy such a development will bring.

Tony Chen, Richmond resident, expressed opposition for the project and spoke about the traffic plan, and the long term impact of the project on the neighborhood.

Eric Chen, Richmond resident, expressed concerns regarding the lack of privacy and the change in the skyline as well as the potential of over population of Brighthouse Elementary school such a project will bring.

Davis Stewart, Richmond resident expressed concerns about the present traffic and parking problems in the neighborhood, stating such a development will only increase the problems.

Linda Wang, Richmond resident expressed concerns about lack of parking and that such a development will only increase the traffic safety concerns already present in the neighborhood.

Ryan Loo, Richmond resident, expressed opposition for the project, sharing concerns about traffic and construction noise, privacy and loss of the view.

Johnathan Choo, Richmond resident, spoke in opposition of the project sharing concerns about the increase in population, parking and traffic safety.

Richmond resident, expressed concerns regarding safety and privacy.



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Bob Chow, Richmond resident, spoke in opposition of the development.

Richmond resident, expressed opposition for the development sharing that improvements need to be made to the infrastructure in the neighborhood and that the location was not suitable for mid to high density development.

Sam Wang, Richmond resident, spoke about privacy concerns such a project will bring.

Evan Dunfee, spoke in support of the project asking for renters equity.

In response to submissions from the floor the following **referral** motion was introduced:

PH22/9-5

It was moved and seconded

That the staff report titled Application by 0923745 BC Ltd. for Rezoning at 6071 Azure Road from the “Low Density Townhouses (RTL1)” Zone to the “Low to Mid Rise Apartment (ZLR45) –Thompson” Zone, dated September 6, 2022, by the Director of Development, be referred back to staff to further examine the traffic impact on the project.

The question on the referral motion was not called as discussion ensued regarding (i) form and character of the project, (ii) the large increase in population the development would bring to the neighborhood , (iii) the need to examine the traffic impact further, (iv) possibility of making the neighborhood resident parking only, or make it no street parking at all; (v) Planning and Transportation staff meet with the area residents, the Richmond Hospital, Worksafe BC and other stakeholders to discuss the traffic, construction and parking plan for the development (vi) traffic study has already been conducted by a third party consultant, (vii) the parking and traffic concerns are legitimate but they pre-exist this proposed development and can be addressed at the same time as the project is considered; and (viii) possibility of closing Azure Road away from the neighborhood.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Hobbs, Loo, McNulty, McPhail and Steves opposed.

As a result of the discussion the following additional **referral** motion was introduced:



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PH22/9-6

It was moved and seconded

That the staff report titled Application by 0923745 BC Ltd. for Rezoning at 6071 Azure Road from the “Low Density Townhouses (RTL1)” Zone to the “Low to Mid Rise Apartment (ZLR45) –Thompson” Zone dated September 6, 2022, by the Director of Development be referred back to look at the potential for adjusting the density and build of the project to allow for the protection of the 10 trees in the northeast corner by adjustment to the total number of units.

DEFEATED

Opposed: Mayor Brodie
Cllrs: Hobbs
Loo
McNulty
McPhail
Steves

PH22/9-7

It was moved and seconded.

That Official Community Plan Bylaw 9000, Amendment Bylaw 10407 be given second and third readings.

CARRIED

Opposed: Cllrs. Au
Day
Wolfe

PH22/9-8

It was moved and seconded.

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10406 be given second and third readings.

CARRIED

Opposed: Cllrs: Au
Day
Wolfe



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- 4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10414**
(Location: 9100 Cambie Road; Applicant: Pacific Land Group)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Kuldeep Gill, Richmond resident, stated he owned the neighboring property and shared concerns he had about soil contamination, and 40 dead trees on the subject property.

Discussion ensued regarding the replacement of the full 36 trees and that tree replacement can be further discussed at the Development Permit Panel stage.

PH22/9-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10414 be given second and third readings.

CARRIED
Opposed: Cllr. Wolfe

- 5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9842**
(Location: City Wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Evan Dunfee, Richmond resident spoke in opposition of the increase in radius for Public Hearing notification.

Discussion ensued regarding the benefits of public consultation and engaging the public.



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PH22/9-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9842 be given second and third readings.

CARRIED

ADJOURNMENT

PH22/9-11

It was moved and seconded

That the meeting adjourn (10:08 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 17, 2022.

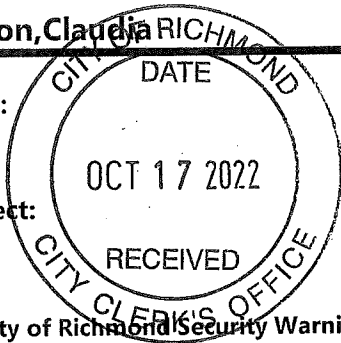
Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on October 17, 2022.

Jesson, Claudia

From: L C <lc402home@yahoo.com>
Sent: October 17, 2022 12:35 PM
To: CityClerk
Subject: OPPOSE 8880 Cook Rd



TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I am a resident from this community, I OPPOSE to rezoning of 8880 Cook Rd for the following reasons :

1. The # of Units will be tripled from 100+ to 300+, causing densification of the whole community.
2. Such densification will also cause Traffic congestion, even with the modification of traffic plan-.
3. We have been struggling with managing Renters, as they do not maintain the properties as well as the Owners.
4. I thus believe that it will lower the Market Value of our nearby Properties.
5. I understand the need for Affordable Housing, though they can be constructed outside of the City Centre.
6. Such accommodation may also cause the increase in crime rates.

Thx.

Lucia

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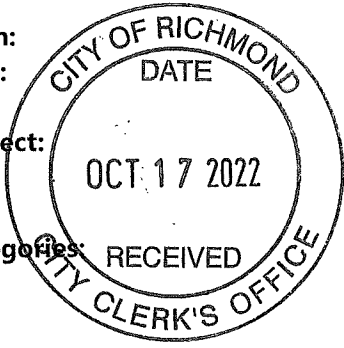
Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on October 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: October 17, 2022 11:13 AM
To: MayorandCouncillors
Subject: FW: Notification for 8880 Cook Rd (8 Storey building across Garden City, with 300+ Rental Units).

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

Categories: RECEIVED - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE, - DISTRIBUTED ON TABLE



-----Original Message-----

From: Semion Krivulin <>
Sent: October 17, 2022 10:47 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: Notification for 8880 Cook Rd (8 Storey building across Garden City, with 300+ Rental Units).

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I'm a resident of 6333 Katsura I'm oppose for the construction of 8880 Cook Rd (8 Storey building across Garden City, with 300+ Rental Units).

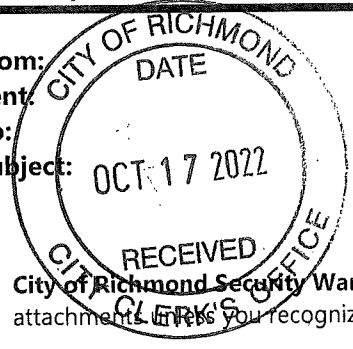
Sent from my iPhone

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Jesson, Claudia

From: Roland Leung
Sent: October 17, 2022 12:13 PM
To: CityClerk
Subject: Opposition to 8880 Cook Rd rezoning application

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE



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Hi,

My name is Roland Leung and I will submit my written opposition to the 8880 Cook Rd rezoning application by 4PM today. I am a Richmond resident living close to 8880 Cook Rd. Unfortunately, I won't be able to participate physically during today's hearing. Please let me know later once you have received my written opposition and hopefully, it will be presented in today's public hearing.

Here is a summary of my opposition. A detailed document to follow.

- This is an Amendment tailor-made for **the developer** that overtook the entire complex in January 2018 at a price 60% higher than assessment value. This is also the first time a developer is consulting with the strata directly for a wholesale sale without securing all the units owners' agreement.
- The entire complex consists of 102 units currently and just needs a \$4.97M renovation and it will be fit for living for the next decade. Instead, the developer wants to apply for a new zoning by-law tailor-made for them to maximize their profit
- With interest rate for corporate and govt bonds at least 4+%, what used to make sense as a rental yield for the developer no longer makes sense, they are making up for their investment mistake by applying for special treatment at the city council: a new bylaw for Low Rise Rental Apartment, which will consist of two 6-storey buildings, containing approximately 338 units
- The developer sugar-coats this request by providing affordable rental units to the city. They can easily put in 4.97M, renovate it with people still living there, make it livable for the next decade. These late-70s built apartments are unique and characteristic and provide absolutely affordable units within a very secluded tree-lined neighbourhood. Instead, they want to kick out all 102 units, destroyed the tree-lined neighbourhood, construct the site for at least one year and then market it as affordable at 30% above current rent.
- This will set a precedent for the surrounding area to apply as well

Roland

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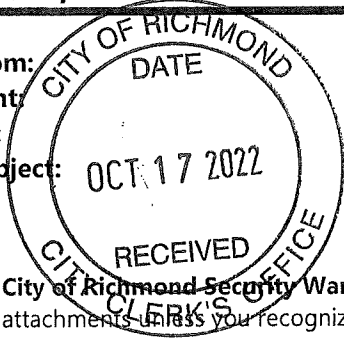
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Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on October 17, 2022.

Jesson, Claudia

From: Paul Leong
Sent: October 17, 2022 12:19 PM
To: CityClerk
Subject: Regarding city council hearing for 6071 Azure Road on Oct 17th 2022



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Location: 6071 Azure Road
Applicant: 0923745 BC Ltd.
Purpose of OCP Designation: To redesignate the property from "Neighbourhood Residential" to "Apartment Residential".
Amendment:

Dear Council,
I am writing this email because I can't find the online form as stated in the Notice of Public Hearing.

Anyway, to the point. I am a resident and homeowner of a house near 6071 Azure Road and I would like to point out that we are:

1. Already under strain from the lack of street parking during weekdays from people working in the surrounding areas, and multiple cars from residents of the current neighborhood residential. While I have come to accept that is how it is, any further increase in density will make the parking situation deteriorate into a hot mess that would be intolerable.
2. A huge jump in the residential density, especially if the residents/renters have different financial means will likely result in higher crime rates like house or car break ins. It's also tough for people of all ages to walk at night past that area and feel safe, especially if there is a large amount of strangers who are coming and going.
3. This is not a minor change to the neighborhood but one that will change the living standards of all the current residents nearby permanently. We will all be forced to adapt to a tougher situation, like perhaps adjusting our evening walk times, installing security devices, competitive parking in front of our houses etc.

The way I see it, there are no pros to the current residents of the neighborhood and only cons. While I understand that the developer wants to make money, it should not come at all our expenses.

Thank you,
Paul L

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To Whom It May Concern:

Re: Opposition to Amendment Bylaw 10406 (RZ 21-931122)

I am writing to express my strong opposition to Amendment Bylaw 10406 (RZ 21-931122) to rezone 6071 Azure Road from "Low Density Town Houses (RTL 1)" to "Low to Mid Rise Apartment (ZLR45) – Thompson" zone. I strongly object to the construction of 330 residential units in two four-storey buildings and one six-storey building.

All single family home owners and residents in the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent neighborhoods are completely opposed to this rezoning application and the construction of buildings with such density.

There are already traffic problems and safety issues with hundreds of cars parked along 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent every day during weekdays.

In addition to the townhome residents at and visitors to 6071 Azure Road, many Richmond Hospital employees and staff working at the nearby Richmond Health Science Centre park along these streets. The 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent have already become a parking lot!

With the proposed 333 rental apartment units, the traffic and parking problems will get even worse. The increased density will have a tremendous negative impact on these surrounding neighbourhoods.

The Brighthouse Elementary School with well over 600 students and staff is among the largest elementary schools in the Richmond School District. It will be negatively impacted by the increased traffic as many students use the pedestrian cross at Azure Blvd. and Azure Road. There will be safety concerns to the students.

The proposed rezoning and construction of these three buildings will further jeopardize the quiet enjoyments of the single family home owners and residents in these affected areas.

40+ trees will have to be cut in the process. Trees within any urban forest are a dynamic resource. These are large trees that have been here for many decades and to cut them down would be devastating to the overall environment.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. We will speak up at the upcoming public hearing.

Thank you for your continued service and support of our communities.

Yours truly,

Homeowner of _____