



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Cynthia Chen  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Bill McNulty  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

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

1. **Zoning Amendment Bylaw 8376 (RZ 07-392379)**  
(8671/8691 Calder Road; Applicant: Kulvir S. Dosanjh)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-1

It was moved and seconded

*That Zoning Amendment Bylaw 8376 be given second and third readings.*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

2. **Zoning Amendment Bylaw 8391 (RZ 07-390593)**  
(3620/3640 Lockhart Road; Applicant: Elegant Development Inc.)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-2

It was moved and seconded

***That Zoning Amendment Bylaw 8391 be given second and third readings.***  
**CARRIED**

3. **Zoning Amendment Bylaw 8412 (RZ 08-407312)**  
(10540 Williams Road; Applicant: Aman Dhaliwal)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-3

It was moved and seconded

***That Zoning Amendment Bylaw 8412 be given second and third readings.***  
**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

4. **Zoning Amendment Bylaw 8413 (RZ 08-403603)**  
(3731/3733 Lockhart Road; Applicant: Capital Development Ltd.)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-4

It was moved and seconded

***That Zoning Amendment Bylaw 8413 be given second and third readings.***

**CARRIED**

5. **Zoning Amendment Bylaw 8414 (RZ 08-408508)**  
(9988 Dayton Avenue; Applicant: Pritam S. Dhinjal)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-5

It was moved and seconded

***That Zoning Amendment Bylaw 8414 be given second and third readings.***

**CARRIED**



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

6. **Zoning Amendment Bylaw 8415 (RZ 07-380103)**  
(8460 Francis Road; Applicant: Khalid Hasan)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Rashida Muljiani, 9091 Wagner Gate (Schedule 1)

*Submissions from the floor:*

None.

PH08/10-6

It was moved and seconded

***That Zoning Amendment Bylaw 8415 be given second and third readings.***

**CARRIED**

7. **Zoning Amendment Bylaw 8416 (RZ 07-397368)**  
(11440 Williams Road; Applicant: Karnjit Gosal)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-7

It was moved and seconded

***That Zoning Amendment Bylaw 8416 be given second and third readings.***

**CARRIED**



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

8. **Zoning Amendment Bylaw 8418 (RZ 07-361828)**  
(6451 Princess Lane; Applicant: Penta Homes Ltd.)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

Keith Liedtke, #110-6086 Russ Baker Way (Schedule 2)

*Submissions from the floor:*

None.

PH08/10-8

It was moved and seconded

***That Zoning Amendment Bylaw 8418 be given second and third readings.***

**CARRIED**

9. **Zoning Amendment Bylaw 8421 (RZ 08-419773)**  
(6471/6475 Williams Road; Applicant: Sadiq H. Khan)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-9

It was moved and seconded

***That Zoning Amendment Bylaw 8421 be given second and third readings.***

**CARRIED**



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

- 10. Zoning Amendment Bylaw 8422 (RZ 08-423764)**  
(8364 Ruskin Place; Applicant: Peter and Ewa Schwarz)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-10

It was moved and seconded

***That Zoning Amendment Bylaw 8422 be given second and third readings.***

**CARRIED**

- 11. Zoning Amendment Bylaw 8423 (RZ 07-396695)**  
(7660 Acheson Road; Applicant: Townline Ventures 15 Limited)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

Katy, a resident on Acheson Road (Schedule 3)

*Submissions from the floor:*

A Richmond resident, 7700 Acheson Road, expressed concern regarding noise that would be caused by the construction of the proposed development.

Brian Jackson, Director of Development, advised that developers must follow guidelines that regulate start and end times of construction, whether it is on weekdays or weekends. Mr. Jackson then stated that he would speak with the concerned resident to advise him of the construction schedule.



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

PH08/10-11

It was moved and seconded

*That Zoning Amendment Bylaw 8423 be given second and third readings.*

**CARRIED**

**12. Zoning Amendment Bylaw 8426 (RZ 06-350380)**

(7620 Acheson Road; Applicant: Timothy C.W. Tse)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08/10-12

It was moved and seconded

*That Zoning Amendment Bylaw 8426 be given second and third readings.*

**CARRIED**

**13. Official Community Plan Amendment Bylaw 8427 and Zoning Amendment Bylaw 8428 (RZ 06-341234)**

(5891, 5931 No. 3 Road and 5900 Minoru Boulevard; Applicant: W. T. Leung Architects Inc.)

*Applicant's Comments:*

Wing Leung, Architect, with the aid of various artist's renderings and models, gave an overview of the proposed development. He highlighted that all five residential buildings have varying heights to provide visual interest, and that the townhouses surround a parking structure, thus concealing it. Mr. Leung also offered that the proposal included space for a community centre and a post-secondary institution.



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

In addition, Mr. Leung remarked that the project is proposing a two metres wide sidewalk with parking along the north side of Firbridge Way including lighting. Mr. Leung emphasized that the traffic impact study not only investigated the site parking requirements, but also trip generations coming in and out of the development.

### *Written Submissions:*

Eva Dolejsi, Unit 303 – 7831 Westminster Highway (Schedule 4)

Mehran Khosravinejad and Elham Rahmani Neishaboor, Unit 312 – 5811 No. 3 Road (Schedule 5)

John Lee, Unit 700 – 5951 No. 3 Road (Schedule 6)

### *Submissions from the floor:*

Bob Jones, Unit 112 – 7251 Langton Road, President of the City Centre Community Association (CCCA), advised that the Board unanimously supported this project. Mr. Jones also offered that the CCCA was involved in the project's feasibility study and wished to stay involved with the community centre aspect of the proposal as the project progresses.

Ladislav Dolejsi, representing Strata BCS 251 (7831 Westminster Highway), spoke in opposition of the proposal and stated that 7831 Westminster Highway is the only residential building in the area. Mr. Dolejsi expressed concerns regarding (i) loss of property value to owners of units facing north due to view obstruction; (ii) whether the proposed community centre and post-secondary institution would ever be built; (iii) traffic congestion on Firbridge Way; (iv) increased use of a right-of-way situated in his property's parkade by vehicles bypassing traffic along No. 3 Road; and (v) the number of parking stalls proposed. He concluded by saying the project should go back to the drawing board.

Jonathan Raymond, President of Trinity Western University, spoke in favour of the proposal and was pleased to see an opportunity to open a campus in Richmond.





## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

Elham Rahmani Neishaboor, Unit 312 – 5811 No. 3 Road, spoke in opposition to the proposal, citing shadowing of the building situated at 5811 No. 3 Road, obstruction of views, and traffic congestion as her main concerns.

Catherine Kwok, owner of a unit at 5811 No. 3 Road, spoke in opposition to the proposal, stating that the proposed buildings are too high and the present air flow between buildings is poor. Ms. Kwok also expressed concerns regarding potential accidents due to the width of the proposed lane.

Peter Hammond, 7831 Westminster Highway, spoke in opposition to the proposal, stating that his building is the only residential building in the area and suggested that the proposed town homes be relocated in front of his building to alleviate view loss and shadowing concerns. Mr. Hammond expressed concerns related to the insufficient number of parking stalls being proposed and further use of a right-of-way situated in his property's parkade by vehicles bypassing traffic along No. 3 Road and Minoru Boulevard.

Jane Yuen, 5960 Minoru Boulevard, owner of a strip mall, expressed concerns regarding traffic congestion and the lack of lighting along Firbridge Way.

Peter Mitchell, 6271 Nanika Crescent, was of the opinion that this was a good proposal, but there are challenges related to sightlines for adjacent buildings; the need for a pickup/drop off area on the south side of Firbridge Way for the community centre's programming needs; and traffic challenges for vehicles trying to make turns off Firbridge Way onto No 3. Road or Minoru Boulevard. In addition, Mr. Mitchell suggested several interior design improvements and remarked that way-finding signage should be placed along No. 3 Road to guide users of public transport to the community centre and post-secondary institution. A copy of Mr. Mitchell's submission forms part of these minutes, and is attached as Schedule 6A.

When speaking for a second time, Mr. Mitchell acknowledged that the space provided for the post-secondary institution is very generous, however so is the developer's FAR bonus.



## **Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

In reply to the various concerns voiced, Mr. Jackson advised that (i) the new section of Ackroyd Road would be developed to a full road with sidewalks, lights, and landscaping on both sides; (ii) the specific details of the proposed development will be thoroughly examined at the development permit stage including siting of the towers; and (iii) the agreement to build a community centre and post-secondary institution will be registered on the land title.

Planning staff will contact residents of 7831 Westminster Highway and 5811 No. 3 Road to address their concerns and advise the strata management company and President of the strata council for 7831 Westminster Highway and 5811 No. 3 Road of the date this proposal will be considered by the Development Permit Panel.

PH08/10-13

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8427 and Zoning Amendment Bylaw 8428 each be given second and third readings.*

**CARRIED**

**14. Official Community Plan Amendment Bylaw 8432 and Zoning Amendment Bylaw 8433 (RZ 07-384741)**

(11900 No. 1 Road, 4091 & 4111 Chatham Street; Applicant: 0768807 B.C. LTD.)

*Applicant's Comments:*

Bob Strasser, 11675 7<sup>th</sup> Avenue, thanked City staff for all their guidance in preparing this application and advised that the members of the Army Navy Air Force Club voted to build seniors independent housing.

*Written Submissions:*

Stan Mollett, 7451 Minoru Boulevard (Schedule 7)

Florence Gordon, 8111 Saunders Road (Schedule 8)

R. Nickol, Unit 111 – 11820 No. 1 Road (Schedule 9)

*Submissions from the floor:*

None.



**Regular Council Meeting for Public Hearings**

**Monday, October 20, 2008**

PH08/10-14

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8432 and Zoning Amendment Bylaw 8433 each be given second and third readings.*

**CARRIED**

PH08/10-15

It was moved and seconded

*That the meeting adjourn (9:45 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 20, 2008.

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Mayor (Malcolm D. Brodie)

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