



**Regular Council meeting for Public Hearings
Monday, November 16, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Harold Steves

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9287
(RZ 14-670779)**

(Location: 10551 No. 1 Road; Applicant: 0814948 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/10-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287 be given second and third readings.

The question on Resolution No. PH15/10-1 was not called as Council queried the applicant and staff regarding the proposed sundecks for the coach house units.



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In reply to queries from Council, David Mander, the applicant, commented that the proposed balcony was consistent with the existing development along the rear laneway and that it may not be feasible to accommodate the outdoor living space on the ground floor. He further commented that orientating the proposed balcony towards the principal residence would impact the privacy of the adjacent properties.

Wayne Craig, Director, Development, advised that the coach house zone requires that private outdoor space be provided and that, should the private outdoor space be in the form of a balcony, the balcony must be oriented towards the lane. Alternatively, he noted that the private outdoor space could be accommodated in the rear yard between the coach house and the principal dwelling. Mr. Craig further noted that, should Bylaw 9287 be given second and third readings, staff would advise on the provision for the private outdoor space when it comes forward for adoption.

Staff was advised to work with the applicant to identify areas for the private outdoor space between the principal building and the coach house.

Discussion ensued regarding the outstanding referral on the siting of sundecks on single-family residences and coach houses. Mr. Craig commented that applicants have been advised that it is preferred that the private outdoor space be accommodated in the rear yard on the ground level; however, he noted that such options are at the applicant's discretion.

In response to a query from Council, Mr. Mander stated that the balcony was included in the design for the proposed coach houses to remain uniform with existing development along the rear laneway and was of the opinion that zoning regulations need to be consistently applied to all development.

The question on Resolution No. PH15/10-1 was then called and it was **CARRIED.**

**2A. PROPOSED AMENDMENT TO SINGLE-FAMILY LOT SIZE
POLICY 5463 (SECTION 13 BLOCK 4 NORTH RANGE 7 WEST)**

**2B. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9292
(RZ 15-691744)**

(Location: 7220 Railway Avenue; Applicant: Maryem Ahbib)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

- (a) Vladimir Charvat, 7155 Lindsay Road (Schedule 1)

Submissions from the floor:

Sharon Krowchuk, 7171 Lindsay Road, requested clarification as to the lots subject to the proposed Single-Family Lot Size Policy 5463 exclusion and to the proposed future development. She expressed concern with the ongoing street parking issue in the area and was of the view that the City should be cautious in its consideration to increase density in the neighbourhood.

In response to queries from Council, Barry Konkin, Program Coordinator, Development, advised that, in response to concerns raised by Mr. Charvat, the Transportation Department is planning speed limits along the laneway.

In reply to a query from Council, Mr. Craig noted that the City has not introduced "Resident Only Parking" regulations; however, the City's *Traffic Control and Regulation Bylaw No. 5870* limits the duration that a non-resident vehicle can be parked in front of a single-family home. Also, he commented that any concerns regarding parking can be reported to the Community Bylaws Department or the Richmond RCMP.

Staff was directed to provide information related to Bylaw No. 5870 to Mr. Charvat and to the area residents.

PH15/10-2

It was moved and seconded

That Single-Family Lot Size Policy 5463 in Section 13-4-7, adopted by Council on February 19, 1996, be amended to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy.

CARRIED

PH15/10-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292 be given second and third readings.

CARRIED



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- 3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9487 (ZT 15-695231)**
(Location: 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way; Applicant: Oval 8 Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/10-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9487 be given second and third readings.

CARRIED

ADJOURNMENT

PH15/10-5

It was moved and seconded

That the meeting adjourn (7:22 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 November 16, 2015.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 16, 2015.

To Public Hearing
Date: <u>NOV 16 2015</u>
Item # <u>2</u>
Re: <u>BYLAW 9292</u>
<u>RZ 15-691744</u>

MayorandCouncillors

From: Webgraphics
Sent: November-15-15 5:07 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #889)

Categories: 12-8060-20-9292 - RZ 15-691744

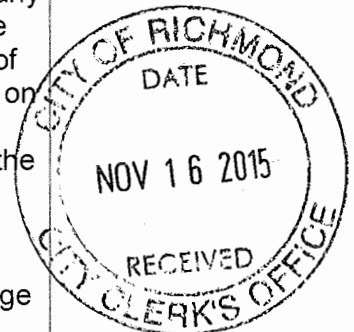
Send a Submission Online (response #889)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/15/2015 5:05:37 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road, Richmond, BC V7C25P5
Subject Property Address OR Bylaw Number	7220 Railway Avenue
Comments	<p>I strongly oppose to rezoning this property from RS1/ E to RC2. It will add to already congested area, increase traffic in the lane and affect parking on Lindsay Road. We cannot find parking in front of our houses as it is now, people living in adjacent townhouses dump their cars there freely, leaving them in some cases in front of our houses for many days. It is getting very frustrating for older people like us having to walk to our houses with a load of groceries and other things from far away. Traffic on Lindsay Road is very heavy as it is now and this new development proposal will definitely add to the congestion. Also the lane behind the proposed rezoning property is becoming very dangerous, people speed through it like it was a racetrack, nobody obeys 20km speed limit, including garbage trucks, and sooner or later someone will get hurt. Some day people even park in the lane illegally, we seldom see a bylaw officer in our area to enforce it.</p>



	<p>City MUST install speed bumps in that lane and MUST post speed limit on both ends, and make it possibly only one way lane, before something terrible will happen. Thank You. Vladimir Charvat</p>
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