



**Regular Council Meeting for Public Hearings
Monday, November 19, 2012**

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

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Absent: Councillor Derek Dang
Councillor Evelina Halsey-Brandt

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

1. **Zoning Amendment Bylaw 8941 (RZ 11-585154)**
(Location: 7520 Ash Street; Applicant: Benito A. Kho)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/10-1

It was moved and seconded

That Zoning Amendment Bylaw 8941 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 8946 (RZ 11-593705)**
(Location: 7680 & 7720 Alderbridge Way; Applicant: Robert Ciccozzi Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Tak Ma, 7535 Alderbridge Way (**Schedule 1**)

Submissions from the floor:

None.

PH12/10-2

It was moved and seconded

That Zoning Amendment Bylaw 8946 be given second and third readings.

CARRIED

3. **Official Community Plan Amendment Bylaw 9000**
(Location: All of Richmond; Applicant: City of Richmond)

Staff Report

Bylaw 9000

**Memo from the General Manager, Planning and Development
Outlining Proposed OCP Amendments**

**Memo from the Manager, Policy Planning Re: Metro Vancouver's
Acceptance of the Regional Context Statement**

2041 Official Community Plan



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Applicant's Comments:

Terry Crowe, Manager, Policy Planning, provided background information and a summary of the proposed amendments to Official Community Plan (OCP) Amendment Bylaw 9000. During his presentation, Mr. Crowe provided further information on the issues highlighted in the Memo dated November 15, 2012, from the General Manager, Planning and Development, which included the public consultation process, feedback from stakeholders, Council requested modifications, and staff initiated modifications. He also noted that the Metro Vancouver Board of Directors had accepted Richmond's 2041 Official Community Plan Regional Context Statement (RCS) on November 16, 2012.

Written Submissions:

- (a) Vancouver Coastal Health (**Schedule 2**)
- (b) Ecowaste Industries Ltd (**Schedule 3**)
- (c) Board of Education (Richmond) (**Schedule 4**)
- (d) Corporation of Delta (**Schedule 5**)
- (e) Port Metro Vancouver (**Schedule 6**)
- (f) Vancouver Airport Authority (**Schedule 7**)
- (g) Bird Studies Canada (**Schedule 8**)
- (h) A total of 22 Open House Comment Sheets (**Schedule 9**)
- (i) Urban Development Institute (UDI) (**Schedule 10**)
- (j) Andrew Murdoch, 9211 Glendower Drive (**Schedule 11**)

Submissions from the floor:

Allen Mogus, 23220 Willet Avenue, expressed concerns regarding the conduct of developers in Richmond, and spoke about how developers have been selectively purchasing clusters of various properties in his neighbourhood. The delegation shared his belief that this trend may force him to move out of his home, into which he has invested a great sum of money for renovations and repairs. In closing, the delegation suggested that consideration be given to asking developers, when applications come forward, if they have approached the owners of adjoining properties during the development approval process.



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Ingrid Trouw, 2160 Handley Avenue, asked what the minimum amount of required green space is when building a new home in Richmond. In reply to the delegation's question, staff advised that the City of Richmond requires a minimum of 30% live landscaping, not including a driveway, which would leave up to 70% of a land parcel for the construction of a building.

Michael Wolfe, 9731 Odlin Road, spoke in opposition to the adoption of Richmond Official Community Plan (OCP) Bylaw 9000. He expressed his belief that the OCP requires further public consultation, and stated that most people in Richmond would be opposed to the OCP. Mr. Wolfe also shared his opinion that the OCP should be better integrated with transportation, sustainability, and waste management plans. The delegation showed images of trees that appeared to be marked for removal. He concluded by stating that the OCP, as proposed, sustains growth in the City, but does not promote a good community or a healthy environment for future generations.

Dean Beauvais – 6471 Riverdale Drive -- spoke about his experience with developers who cut down trees at a development that was adjacent to his property, and requested City Council to ask developers to treat owners of properties adjacent to new developments with respect.

Carol Day, 11631 Seahurst Road, spoke in opposition to the adoption of Richmond Official Community Plan (OCP) Bylaw 9000, and expressed her views, stating that the people of Richmond had a lack of confidence in the proposed OCP. Ms. Day noted that in reviewing the 2041 OCP comment sheets, she discovered that 29% of those who responded disagreed that the vision and objectives as highlighted in the proposed OCP provided the vision necessary to prepare the 2041 OCP update. Ms. Day also questioned the wording used in letters and notices written by City staff and that the wording could be misleading or confusing for members of the public.

PH12/10-3

It was moved and seconded

- (1) ***That Schedule 1 of Richmond Official Community Plan Bylaw 9000 be amended by:***
 - (a) ***introducing new policy statements relating to the protection of single family neighbourhoods as specified on the replacement pages identified as 3-9 and 3-10 that will form part of Section 3.2 Neighbourhood Character and Sense of Place (Attachment 6 to the memorandum dated November 15, 2012 from the General Manager,***



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Planning and Development “the memorandum”;

- (b) *introducing a symbol representing school buildings on the OCP Land Use Map as specified on the REVISED OCP Land Use Map (Attachment 1 to Schedule 1 of the Richmond Official Community Plan Bylaw 9000, “the OCP Land Use Map”);*
- (c) *introducing new policy statements relating to electric charging equipment for bicycle parking spaces as specified on the replacement page identified as 8-23, that will form part of Section 8.5 Transportation Capacity and Demand Management (attachment 7 to “the memorandum”);*
- (d) *introducing a new policy statement, under Objective 2, relating to the redevelopment of large sites in neighbourhood center areas and requiring the developer to undertake a neighbourhood centre master planning process, as specified on the replacement page identified as 3-4 that will form part of Section 3.0 Connected Neighbourhoods with Special Places, Objective 2 (attachment 8 to “the memorandum”);*
- (e) *clarifying and reorganizing several of the policies in Chapter 9.0 Island Natural Environment and Chapter 10.0 Open Space and Public Realm; and removing redundant language, as specified on the replacement pages identified as 9-1 through to 10-7 (attachment 9 to “the memorandum”);*
- (f) *redesignating the West Cambie Nature Park from “Park” to “Neighbourhood Residential” and amending the OCP Land Use Map to reflect that change;*
- (g) *inserting existing policies, from OCP Bylaw 7011, 3.6.2 Broadmoor Neighbourhood Centre Policies, items h through to m, as specified on the replacement pages identified as 3-59 through to 3-61 that will form part of 3.6 Specific Policies and Guidelines (attachment 10 to “the memorandum”); and*
- (h) *correcting spelling, grammatical, photo and map housekeeping items including: 65 word corrections and photo replacements as specified on the replacement pages that form attachment 11 to “the memorandum”; and minor mapping corrections to 8 maps that form*



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attachment 12 to "the memorandum".

CARRIED

PH12/10-4 It was moved and seconded
That Official Community Plan Bylaw 9000 be given second reading as amended on this day.

CARRIED

PH12/10-5 It was moved and seconded
That Official Community Plan Bylaw 9000 be given third reading.

CARRIED

PH12/10-6 It was moved and seconded
That Official Community Plan Bylaw 9000 be adopted.

CARRIED

4. **Zoning Amendment Bylaw 8922**
(Location: Edgemere Neighbourhood With Lanes; Applicant: City of Richmond)

Applicant's Comments:

City staff was available to answer questions.

Written Submissions:

- (a) Scott Steeves, 10400 Dennis Crescent (**Schedule 12**)
- (b) Carol Day, 11631 Seahurst Road (**Schedule 13**)
- (c) Greg Munsie, 10071 Wilkinson and 10380 Dennis Crescent (**Schedule 14**)
- (d) Jodi Robertson, 10695 Aintree Place (**Schedule 15**)
- (e) Dan and Sandra Dueckman, 10408 Dennis Crescent (**Schedule 16**)
- (f) Carol Day, 11631 Seahurst Road (dated November 19, 2012) (**Schedule 17**)



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Submissions from the floor:

Ingrid Trouw, Burkeville Neighbourhood resident, spoke about the construction of coach houses in the Edgemere neighbourhood as she believed it would set a precedent for the Burkeville neighbourhood. She stated that although coach houses will provide the younger population with affordable housing, coach houses compromise privacy and green space and may not be something that older residents want or need. The delegation also expressed concerns related to additional vehicles parked on the streets, and stated that the ditches must be filled in, and alleys must be paved in neighbourhoods with coach houses.

Michael Wolfe, 9731 Odlin Road, spoke in opposition to the construction of coach houses in the Edgemere neighbourhood, and spoke about the difficulties his sister faced when trying to sell a coach house she purchased in Kelowna. He stated that only 11% of the Edgemere neighbourhood residents are in support of coach houses, and then explained how he calculated the 11% figure. Mr. Wolfe also spoke about how removing trees in order to construct coach houses may increase the possibilities for flooding in those areas.

Kelly McCormick, 10600 Swinton Crescent, spoke in opposition to the construction of coach houses in the Edgemere neighbourhood, and expressed concerns related to traffic congestion, including additional parked vehicles on the street. The delegation also shared the belief that City Council did not have sufficient neighbourhood support to make a decision on the matter.

Carol Day, 11631 Seahurst Road, spoke in opposition to the construction of coach houses in the Edgemere neighbourhood, and expressed concerns related to additional parking requirements, and insufficient support from residents of the Edgemere neighbourhood. Ms. Day also had concerns related to the City's public consultation process and the wording of the survey used when conducting the public consultation process. Ms. Day's submission is attached as **Schedule 17** and forms part of these minutes.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. Several speakers then addressed Council for the second time with new information.



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Ingrid Trouw, Burkeville Neighbourhood Resident, asked if homes with existing secondary suites would be permitted to build coach houses or granny flats for a total of three residences on one property. Staff advised that Zoning Amendment Bylaw 8922, as proposed, permits homes that have not used the allowable zoning to build a coach home on their property regardless of whether there was a secondary suite in the main building or not.

Kelly McCormick, 10600 Swinton Crescent, stated that densification was a prime concern and that even if a quarter of residents applied to build coach houses or granny flats, most area residents would be impacted and expressed his belief that the City was making a decision on the matter with a very low number of responses from the public.

Carol Day, 11631 Seahurst Road, stated that the City of Richmond open house notification regarding granny flats and coach house guidelines in the Edgemere neighbourhood was not presented in a clear manner, and created confusion in the neighbourhood. Ms. Day also stated that many attendees of the public open house stated that they felt like they received a 'sales pitch' in support of coach houses and granny flats.

A Richmond Resident spoke in opposition to the construction of coach houses in the Edgemere neighbourhood, and expressed concerns related to additional traffic in the neighbourhood as a result of the construction of coach houses. The delegation spoke about the traffic and safety concerns he encountered when taking his children to Thomas Kidd School, and suggested that City Council give consideration to implementing a parking by permit program in the neighbourhood.

PH12/10-7

It was moved and seconded

That Zoning Amendment Bylaw 8922 be given second and third readings.

The question on Resolution No. PH12/10-7 was not called as a discussion ensued about the feasibility of amending Zoning Amendment Bylaw 8922 to not permit the construction of granny flats or coach homes on properties with homes with existing secondary suites. As a result of the discussion, the following **motion** was introduced:



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PH12/10-8

It was moved and seconded

That the motion be tabled pending further direction on the issue of amending the bylaw to only permit 2 residences on a property – a main residence and a coach house/granny flat or a main residence and a secondary suite.

DEFEATED

OPPOSED: Cllrs. Barnes
Johnston
McNulty
McPhail

The question on Resolution No. PH12/10-7 was not called the following referral motion was introduced:

PH12/10-9

It was moved and seconded

That the matter of coach houses and granny flats in the Edgemere neighbourhood be referred back to staff to review the issue of secondary suites, and the traffic situation, as well as the potential number of applications for coach houses in this area.

DEFEATED

OPPOSED: Mayor Brodie
Cllrs. Au
Barnes
McNulty
Steves

The question on Resolution No. PH12/10-7 to give second and third reading to Bylaw 8922 was then called and it was **CARRIED** with Cllrs. Johnston and McPhail opposed.

PH12/10-10

It was moved and seconded

That Zoning Amendment Bylaw 8922 be adopted.

CARRIED

OPPOSED: Cllrs. Johnston
McPhail



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PH12/10-11 It was moved and seconded
That staff investigate the existing and potential traffic flow issues in the area.

CARRIED

PH12/10-12 It was moved and seconded
That a review of Zoning Amendment Bylaw 8922 be conducted in one year's time.

CARRIED

ADJOURNMENT

PH12/10-13 It was moved and seconded
That the meeting adjourn (9:12 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 November 19, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer
City Clerk's Office (David Weber)