



**Regular Council Meeting for Public Hearings  
Monday, November 21, 2016**

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  
Councillor Harold Steves

David Weber, Corporate Officer  
Claudia Jesson, Manager of Legislative Services

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9586  
(RZ 14-667707)**

(Location: 8100 No. 5 Road; Applicant: Matthew Cheng Architect Inc. on behalf of the Arul Migu Thurkadevi Hindu Society)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Alicia Murlow, 8500 No. 5 Road (Schedule 1)
- (b) Wing Ye, 11531 Blundell Road (Schedule 2)



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*Submissions from the floor:*

In response to queries from Council, staff advised:

- no traffic safety issues are expected; the adjacent road and intersection can capably accommodate the anticipated traffic volumes and vehicles stopping to turn onto the site;
- there are pedestrian crossings;
- the site will be connected to the City's storm sewer system;
- the applicant has indicated that the agricultural product grown on the property, may be used by the congregation or donated; the proposal is consistent with the requirements of the No. 5. Road Backlands Policy; and
- a construction parking and traffic management plan must be submitted prior to issuance of the building permit.

In response to a question from Council, the applicant confirmed that the taller of the two rooftop sculptures, will be 53 feet high, and will be 10 feet by 10 feet in diameter.

PH16/11-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 be given second and third readings.***

**CARRIED**

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9597  
(RZ 15-692812)**

(Location: 9240, 9248, 9260 Cambie Road; Applicant: Westmark Developments (Camosun) Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.



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*Written Submissions:*

- (a) Narinder Gill, 4080-4060 Garden City Road (Schedule 3)
- (b) V.J. Sidhu, 9211 Odlin Road (Schedule 4)

*Submissions from the floor:*

None.

PH16/11-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 be given second and third readings.***

**CARRIED**

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9601 (RZ 16-726011)**

(Location: 4280 Tyson Place; Applicants: Sandra Lopez and Andre Savard)

*Applicants' Comments:*

The applicants were available to respond to queries.

*Written Submissions:*

- (a) William Pekonen, #201-7300 Moffatt Road (Schedule 5)

*Submissions from the floor:*

None.

PH16/11-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601 be amended at Section 3 by deleting the number "061" and replacing it with the number "042".***

**CARRIED**

PH16/11-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601 be given second reading, as amended.***

**CARRIED**



**Regular Council meeting for Public Hearings  
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PH16/11-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601 be given third reading.*

**CARRIED**

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9618  
(RZ 16-738201)**

(Location: 9660 Seameadow Court; Applicant: Gurpreet Bains)

*Applicant's Comments:*

Gurkirpal Deol, on behalf of the applicant, expressed concerns regarding the \$20,000 Tree Survival Security deposit, which seemed excessive.

In response to a question from Council, Mr. Deol noted that while the intent is to provide access to both homes from Seameadow Court, consideration could be given to providing access to one home from Seameadow Court, and providing access to the other home, from the rear lane.

*Written Submissions:*

(a) William Pekonen, #201-7300 Moffatt Road (Schedule 5)

None.

*Submissions from the floor:*

None.

*Discussion:*

In response to queries from Council, staff advised:

- the \$20,000 Tree Survival Security deposit was intended to ensure that due care and attention was taken with respect to the trees on the site;
- 90% of the Tree Survival Security deposit will be refunded after the landscaping inspection by City staff has passed; the remaining 10% of the deposit will be refunded after a one year maintenance period; and
- the applicant may provide a letter of credit for the Tree Survival Security deposit, in lieu of cash.



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PH16/11-6 It was moved and seconded  
*That Richmond Zoning Bylaw, Amendment Bylaw 9618 be given second and third readings.*

**CARRIED**

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9621  
(RZ 16-735240)**

(Location: 9771 Sealily Place; Applicant: Trivia Homes Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) William Pekonen, #201-7300 Moffatt Road (Schedule 5)

*Submissions from the floor:*

None.

PH16/11-7 It was moved and seconded  
*That the revised rezoning considerations, as attached to and described in the memorandum dated November 17, 2016 from the Director, Development, be approved.*

**CARRIED**

PH16/11-8 It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9621 be given second and third readings.*

**CARRIED**

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9623  
(RZ 16-737446)**

(Location: 8140 Heather Street; Applicant: Anuvir Dehal)

*Applicant's Comments:*

The applicant was not present to respond to queries.



**Regular Council meeting for Public Hearings  
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*Written Submissions:*

- (a) William Pekonen, #201-7300 Moffatt Road (Schedule 5)

*Submissions from the floor:*

None.

PH16/11-9

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623 be given second and third readings.***

**CARRIED**

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9627  
(RZ 15-712886)**

(Location: 3760/3780 Blundell Road; Applicant: Mukhtiar Sian)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH16/11-10

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627 be given second and third readings.***

**CARRIED**

**ADJOURNMENT**

PH16/11-11

It was moved and seconded

***That the meeting adjourn (7:20 p.m.).***

**CARRIED**



**Regular Council meeting for Public Hearings  
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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 21, 2016.

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Mayor (Malcolm D. Brodie)

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Corporate Officer  
(David Weber)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 21, 2016.

**MayorandCouncillors**

To Public Hearing	
Date:	<u>Nov 21/16</u>
Item #	<u>1</u>
Re:	<u>Bylaw 9586</u>
	<u>AZ 14-667707</u>
	<u>8100 No. 5 Rd</u>

**From:** Webgraphics  
**Sent:** Monday, 21 November 2016 4:05 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #992)

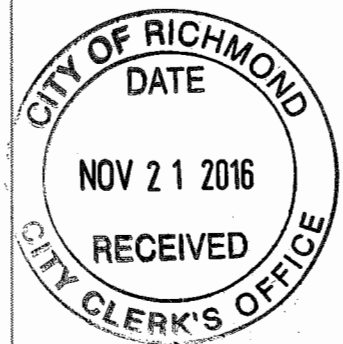
**Send a Submission Online (response #992)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	11/21/2016 4:03:53 PM

**Survey Response**

Your Name	Alicia murlow
Your Address	8500 no 5 rd
Subject Property Address OR Bylaw Number	8100 no 5 rd
Comments	As neighbours of surround area near 8100 no 5 rd are respectfully asking for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development. Our most compelling reasoning is Additionally, the no 5 and blundell. intersection, about half block from this property, does not function well, and is a high-risk intersection for pedestrians with heavy traffic flow, misaligned streets, and unclear views for pedestrian crossing. This intersection is a walking route for neighborhood students and as well as to the the community. The significant increase in traffic flow at this intersection that will result from this rezoning is a notable risk to students and other pedestrians. and with bus services ending earlier then others and with lack of street lighting we'd sure see more pedestrians struck. If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic





increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities. Lack of genuine neighborhood engagement – While the property owner and developer claim to have held meetings at which they gathered feedback from the community, in reality these meetings were used to inform the neighborhood of the plans, not to engage in dialogue or consider neighbors' concerns. The neighborhood does not agree with the rezoning application and are willing to sign petition.

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 21, 2016.

To Public Hearing  
 Date: Nov 21/16  
 Item #: 1  
 Re: Bylaw 9586  
RZ 14-667707  
8100 No. 5 Rd

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 21 November 2016 4:27 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #993)

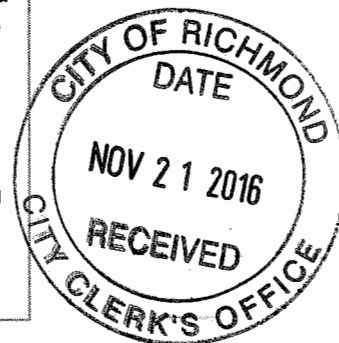
**Send a Submission Online (response #993)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	11/21/2016 4:26:38 PM

**Survey Response**

Your Name	Wing ye
Your Address	11531 blundell rd
Subject Property Address OR Bylaw Number	8100 no 5 rd
Comments	As a blueberry farmer and owner of blueberry farm I with my great appologies oppose to this rezoning application at 8100 no 5 road my reasons are as followed 1) my source of income are my crops and blueberries 2) these Hindu church society states that the 815 blueberry trees they want to plant will not be used for sales/commercial and will be used for self consumption or donating to organizations how are we certain that they will not secretly sell when the season reopens 3) traffick control is insane on the intersection of no 5 and Blundell and I'm worried that with construction it will worsen pre existing traffic problems 4) not only does that house have a bad rat problem but also the septic tank hasn't been changed in over 20 years with demolition this could cause air pollution problems for the agriculture land and as well the rat problem will worsen I hope you take all these issues into consideration tthank you



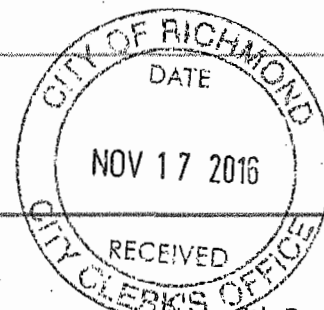
Schedule 3 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, November 21, 2016.

To Public Hearing
Date: <u>November 21, 2016</u>
Item # <u>2</u>
Re: <u>ZONING AMENDMENT BYLAW 9597 RZ15-692812</u>

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Subject:** FW: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP

**From:** Narinder Gill [<mailto:narinder-gill@hotmail.com>]  
**Sent:** Tuesday, 15 November 2016 21:16  
**To:** Craig, Wayne; Crowe, Terry; Wei, Victor; Brownlee, David  
**Subject:** Fw: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP



Good morning Wayne Craig, Terry Crowe, Victor Well, David Brownlee,  
Sir We are owners of 4080- 4060 Garden City Road Richmond. I am in communication with David Brownlee, Fred and now you big bosses. Our complaint is about Non alignment of Mckim way at proposed East and existing West at the intersection of Garden city Road which makes this NON COMPLIANT WITH OCP. The Mckim Road alignment as shown on the redevelopment plans for this site is not in accordance with the 2006 OCP nor the City Spaces Consulting report in support of the OCP. The OCP and consultant report clearly show that the new easterly section of Mckim Road would be aligned with the existing Mckim Road west of Garden City. This new realignment significantly impacts our development potential that we had based on the OCP when we bought this property. This recent change unfairly and inequitably punishes our site by transferring a road design impact from the development site to our site. The OCP map and the consultant reports clearly indicate alignment of the McKim road at Garden City. WE would request that the OCP alignment be respected as shown and discussed by the consultant along with public input.

We bought our site with the understanding based on the OCP and the consultant report, that there would be some sort of private strip of land between the new road and the common south property line we share with the development site. We anticipated that the setback requirement to a common property line between our properties would be less than that required if the common property line is between private land and a road. Moving the road alignment 12' north to the common property line increases the required setback for any development on our site as street facing setbacks, typically are greater than a side yard condition. You have transferred the setback issue that exists for the development site to our site. We understood that the development site would have to be setback from the future street that would bisect their property leaving a 12' piece of land on the north side of the new road. We understood that we would have this strip of private land between our property and the new road when we purchased our property.

Again please require that OCP be followed as contemplated. If the 12' strip is an issue of no mans land for the developer as a green space we would be prepared to purchase the land. The developer must have known about this condition and its impact to him and his setbacks hence the realignment request; we understand their predicament; but it has existed and been understood since the adoption of the OCP. To now transfer the problem to us is most unfair.

Terry Crowe planning manager worked hard to align all roads in 2006. City aligned Leslie Road at Garden City intersection and bought 3 houses I believe. I can see all roads aligned in OCP. Aligned Road is perfect for traffic lights. Please think of our grandchildren if they want to put traffic lights in future.

We are prepared to meet as soon as possible to resolve this matter in advance of this application proceeding to Council in a few days time.

Thank you,  
Kelly Gill Tel #604 710 6123

Good Morning Fred,

Sir , this application does not comply with OCP because

1. East and West of Mckim Road does not align at garden city road in Developer drawings. On PLN 23(Attached with Application) Alexandria Neighbourhood Land use Map Mckim Way is aligned on Proposed East and existing West of Mckim Way.
2. Also report from "City Spaces Consulting Ltd /16 march 2006" under paragraph PROPOSED TRAFFIC CIRCULATION there is a very clear direction with special remarks to this intersection. Copy pasted below

## **Changes Following the December Open Houses**

Certain changes have been introduced to the proposed plan as a result of public input and staff review over the past three months, as described below.

The *road system* has been changed in a number of respects. Changes have been introduced for two main reasons: to ensure that the road system is capable of accommodating peak-period vehicle traffic and to ensure greater fairness for owners whose properties will be affected by the new road network.

- o Realignment of several proposed new roads in order to straddle property lines, rather than run concurrent with property lines;
- o In the northwest portion, the proposed new east-west road now aligns with McKim Road, west of Garden City;
- o In the northeast portion, a new north-south road is proposed in order to provide a third access to Cambie Road.

CitySpaces Consulting Ltd./16 March 05  
1456397

260

3. All the roads in OCP are aligned. LESLIE is aligned at garden city intersection. City bought 3 houses to align it.
4. We can ask for more clarification from Terry Crowe Planning Manager about his intention at that time.

Fred Mckim Way is moved 12 feet to north between Garden City and Dubbert Street as per Developer Architect (Information provided to David by Developer Architect). On site it looks more than that. This makes this application NON COMPLIANT WITH OCP.

I think all this happened because Architect did not attached more detailed drawing of Mckim-Garden city intersection with dimentions.

Sir I own 4080 Garden City Road. I offer to buy that 12 feet strip of land from develpoer at fair market price. I want to see Mckim Way aligned East- West.

Can We meet on Sight ? My Tel # is 604 710 6123

Kelly Gill

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 21, 2016.

To Public Hearing  
 Date: November 21, 2016  
 Item # 2  
 Re: ZONING AMENDMENT  
BYLAW 9547 R25-69412

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Monday, 21 November 2016 09:41  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #991)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

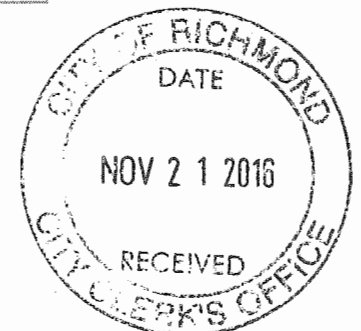
**Send a Submission Online (response #991)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	11/21/2016 9:40:31 AM

**Survey Response**

Your Name	Vj Sidhu
Your Address	9211 Odlin Rd.
Subject Property Address OR Bylaw Number	9240,9248,9260 Cambie Rd.
Comments	Hello Mayor and Councillors, I support this development. Exception: During West Cambie Area Plan open house presentations staff explained the flow of ground water in this quadrant heading in the North West direction. My property borders the south property line of this development, the compression of development with the increase in fill and elevation will cause flooding of my property. VJ 9211 Odlin Rd.



William (Bill) Pekonen  
201 - 7300 Moffatt Road, Richmond, B. C. V6Y 1X8  
Phone: 604-270-8726 Fax: 604-270-8709 email wpekonen@telus.net

To Public Hearing
Date: NOV 21, 2016
Item # 3, 4, 5+6
Amendment Bylaw
9623 (R216-737446)

Attn: Director  
City Clerk's Office  
City of Richmond,  
6911 No. 3 Road  
Richmond B.C.  
V6Y 2C1

Schedule 5 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, November 21, 2016.

Dear Sir:

Re: Public Hearing  
Bylaws 8500, 9601, 9618, 9621 and 9623 – as applicable

It is submitted that the reduction of the backyard setback to 4.5m from 6m is against the public interest for the following reasons. Not only is the 4.5 m. setback insufficient to provide a safe, private, secure play space for youth or outdoor for adult activities, but is also contrary to the Federal Government Policy to encourage young children and youth to participate in physical outdoor activities.

An adequate size backyard is vital to family growth and children's health. A 9m. width is even better than 6m. Public playgrounds in today's society are not suitable for unsupervised children's play. Unsupervised play contributes to the creative process.

If necessary, either the building foot print or the front yard should be reduced in size to provide an adequate size back yard along arterial roads. Additionally, the planting of 2-3 meter height hedges would also provide a screen to cut down the incidence of traffic noise. Furthermore, foot paths should be provided in all development applications to allow passage to bus stops along arterial roads by people living in neighbouring properties to prevent trespassing situations from occurring..

Respectfully submitted



William (Bill) Pekonen  
Former Real Estate Consultant and Appraiser

