



**Regular Council meeting for Public Hearings
Monday, December 14, 2020**

Place: Council Chambers
Richmond City Hall

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

Claudia Jesson, Corporate Officer

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

- 1. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9628 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9629 (ZT 19-875774/RZ 13-628557)**
(Location: 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way;
Applicant: Wydanco Consultants Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH20/9-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9628 be given second and third readings.

CARRIED



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- PH20/9-2 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629 be given second and third readings.
CARRIED
2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10147, 10148, 10149, 10150, 10151 AND 10152 (LAND USE CONTRACTS IN BROADMOOR)**
(Locations: 10160, 10180, 10220, 10240 Ryan Road; 8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road; 10151 No. 3 Road; 10391 No. 3 Road and 10220 Dunoon Drive; 8311 Saunders Road; 7900 Francis Road; 9111 No. 3 Road; 10460 No. 3 Road; Applicant: City of Richmond)
Applicant's Comments:
The applicant was available to respond to queries.
Written Submissions:
Shuping C., property owner of 8211 Lucas Road (Schedule 1).
Submissions from the floor:
None.
- PH20/9-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147 be given second and third readings.
CARRIED
- PH20/9-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148 be given second and third readings.
CARRIED
- PH20/9-5 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149 be given second and third readings.
CARRIED
- PH20/9-6 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150 be given second and third readings.
CARRIED



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PH20/9-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151 be given
second and third readings.*

CARRIED

PH20/9-8 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152 be given
second and third readings.*

CARRIED

PH20/9-9 It was moved and seconded
That the following bylaws be adopted:
Richmond Zoning Bylaw 8500, Amendment Bylaw 10147;
Richmond Zoning Bylaw 8500, Amendment Bylaw 10148;
Richmond Zoning Bylaw 8500, Amendment Bylaw 10149;
Richmond Zoning Bylaw 8500, Amendment Bylaw 10150;
Richmond Zoning Bylaw 8500, Amendment Bylaw 10151; and
Richmond Zoning Bylaw 8500, Amendment Bylaw 10152.

CARRIED

3. TEMPORARY COMMERCIAL USE PERMIT (TU 20-890999)
(Location: 13651 Bridgeport Road; Applicant: Brook Pooni Associates)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Rob Hackett, Madison Pacific Properties Inc. (Schedule 2)

Scott Nixon, Arrow Speed Controls, (Schedule 3)

Submissions from the floor:

None.



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PH20/9-10

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Brook Pooni Associates for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m² (16,043 ft²) of floor area to be used for "Warehouse Sales" limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, for a period of three years from the date of issuance.

CARRIED

ADJOURNMENT

PH20/9-11

It was moved and seconded

That the meeting adjourn (7:10 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, December 14, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

From: Chen SP <stevenart98@hotmail.com>
Sent: December 14, 2020 10:08 AM
To: CityClerk
Cc: Chen SP
Subject: Written comments of LUC 013

Categories: For PH

Dear Officer

My name is Shuiping C, the owner of property at 8211 Lucas, I am object to change the LUC 013 to any "NEW" zone. this is a Quiet and safe community, so that please stay the same for all.

Regards
Shuiping

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

CityClerk

From: Dan Watson <dan@poonigroup.com>
Sent: December 11, 2020 3:32 PM
To: CityClerk
Subject: Support letter - Midland Appliances
Attachments: Madison Pacific - owner authorization.pdf; Madison Pacific - support for Midland TUP.pdf

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 14, 2020.

Hi Sarah,

Midland's landlord has provided the attached letter to be included with the correspondence for Monday's Council meeting.

Please see attached.

Best,

Dan

Dan Watson, MPlan, RPP, MCIP

poonigroup.

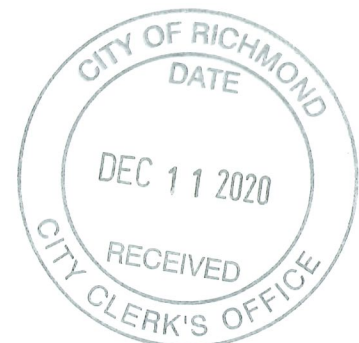
Senior Planner
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 115
www.poonigroup.com

We have changed our name! Brook Pooni Associates is now Pooni Group. You can find more about us at www.poonigroup.com

The information contained in this electronic mail message is intended for the use of the individual or entity named herein. If the reader of this message is not the intended recipient or the person responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or its contents is strictly prohibited. If you have received this message in error, please respond to the sender immediately.

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PHOTOCOPIED
PH - DEC 14/20
DEC 11 2020
Item #3
A. C. TRIBUTED



December 11, 2020

City of Richmond
6911 No. 3 road
Richmond, B.C.
V6Y 2C1

Dear Sir/Madam,

Subject: Midland Appliance Request for Rezoning at 13651 Bridgeport Road, Richmond

We represent the owners (Vanac Development Corp and Madison Development Corp) of the above reference property. We write in support of our Tenant, Midland Appliances, and their efforts to seek approval from the City for rezoning.

Midland has been a tenant in good standing for us at this location since May 2007. They conduct themselves in an exemplary manner and we value their presence in our building.

We provided an Owner's Authorization for their rezoning efforts in February 2019 (as per the attached) and they continue to have our full support in this application.

We hope the City responds favourably to their request and would welcome your response should anything further be required.

Sincerely,

Vanac Development and Madison Development Corp
c/o Madison Pacific Properties Inc



Rob Hackett
Vice President, Property Management



City of
Richmond

Letter of Authorization

Permits Section
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Fax: 604-276-4063

Date: February 14, 2019

To whom it may concern:

Property Address: 13651 Bridgeport Road

Legal Description: Lot 36 Blk 5N Plan NWP40257 Section 20 Range 5W LD 36 Except Plan PL 65621

I am the **owner**, as defined in the current "Building Regulation Bylaw", of the above referenced property and hereby authorize:

Representative/Contact: Dan Watson and Blaire Chisholm, Brook Pooni Associates
Please print

Tel. No.: 604-731-9053 ext 115 **Cell No.:** **Fax No.:** 604-731-9075

E-mail: dwatson@brookpooni.com

Please check ✓ where applicable.

To represent me in an application for:

- ☐ Building Permit Application
(If Registered Professional is involved, use Schedule "F", Owner's Undertaking)
- ☐ Demolition Permit Application
- ☐ Tree Permit Application
- ☒ Land Use Application
- ☐ Subtrade Permit
- ☐ Ditch Crossing
- ☐ Change of Address
- ☐ Soil Removal/Fill Deposit Application

To obtain copies of:

- ☐ Correspondence
- ☐ Permit Plans (Micro-film)

Owner's Information

Name: Vanac Development Corp. c/o Madison Pacific Properties Inc.
Please print

Address: c/o 389 West 6th Avenue, Vancouver BC

Tel. No.: 604-638-5274 **Cell No.:** 604-790-2818 **Fax No.:** 604-732-6550

E-mail: rhackett@madisonpacific.ca

Date: February 14, 2019

Signature:

This form may be faxed, emailed, mailed or delivered in person.

RAYMOND HEUNG
President

Schedule 3 to the Minutes of the³⁷⁸⁹⁷¹²
Public Hearing meeting of
Richmond City Council held on
Monday, December 14, 2020.



SCOTT NIXON P.Eng., MBA
General Manager, Western Canada
snixon@arrowspeed.com
Cell: 604.202.4221

13851 Bridgeport Road, Richmond, B.C. V6V 1J6
Phone: 604.321.4033 | Fax: 604.321.9415 | www.arrowspeed.com

August 25, 2020

City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

To whom it may concern;

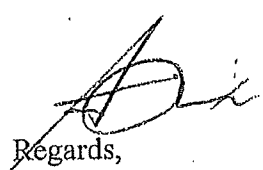
Re: Midland – Parking considerations and support for retail use

Arrow Speed Controls is located at 13851 Bridgeport Road, in Richmond BC, near Midland Appliance's store at 13651 Bridgeport Road. We are a manufacturing business located next to them.

We are writing this letter to express our support for the Temporary Use Permit which will allow Midland to conduct retail sales.

Midland has been operating its store at this location for over 12 years, and previously conducted retail sales from this location. During the time that Midland conducted retail sales, our business did not experience any concerns or issues regarding parking.

We understand that a temporary use permit could allow Midland to conduct retail activity again, and we do not foresee any concerns with parking affecting our operations or business. For this reason, we support Midland's application for a Temporary Use Permit to allow retail sales.


Regards,

Scott Nixon, General Manager



Signed on behalf of Arrow Speed Controls Ltd.