



Regular Council Meeting for Public Hearings

Tuesday, December 20, 2011

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

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

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt

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

1. **Official Community Plan Amendment Bylaw 8767 and Zoning Amendment Bylaw 8764 (RZ 10-539048)**
(Location: 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road; Applicant: Ampar Ventures Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

Barry Walsh, 9520 Beckwith Road (Schedule 1)

Submissions from the floor:

None.

PH11/12-1

It was moved and seconded

That OCP Amendment Bylaw 8767 and Zoning Amendment Bylaw 8764 each be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaws 8816 and 8805 (RZ 11-562929)**
(Location: 7331 Bridge Street and 9571 General Currie Road; Applicant: 0901551 BC LTD.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

John Fraser, 7280 Ash Street spoke in support of the proposed development, and queried whether the back lane used by Ash Street houses would be impacted by the proposed development.

Brian Jackson, Director of Development, provided information regarding the back lane.

PH11/12-2

It was moved and seconded

That Zoning Amendment Bylaws 8816 and 8805 each be given second and third readings .

CARRIED

3. **Zoning Amendment Bylaw 8822 (RZ 11-588990)**
(Location: 10391 Finlayson Drive; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/12-3

It was moved and seconded

That Zoning Amendment Bylaw 8822 be given second and third readings.

CARRIED



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4. **Zoning Amendment Bylaw 8824 (RZ 11-585027)**
(Location: 10020 Aquila Road; Applicant: Raj Dhaliwal)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

Carol Day, 11631 Seahurst Road (Schedule 2)

Submissions from the floor:

Carol Day, 11631 Seahurst Road outlined concerns regarding: (i) parking difficulties; (ii) unsafe conditions for pedestrians, including students at area schools; and (iii) limited visibility for motorists in the neighbourhood, resulting from the proposed development.

Ms. Day concluded her remarks by requesting that Council either deny or table the application, and further requested that the City undertake a traffic study during peak periods on Aquila Road.

Mr. Kelly McCormack, 10060 Swinton Crescent expressed concern regarding the number of cars that park on Aquila Road, and explained how the excess number of parked cars on the road creates a safety issue. He commented that residents exiting Aquila Road in their vehicles and attempting to gain access to Williams Road have difficulty, and he mentioned visibility difficulties due to a hedge that fronts both Aquila and Williams Roads.

Raj Dhaliwal, applicant, provided information on the planned removal of the hedge along both the Williams Road and Aquila Road frontages.

It was moved and seconded

That Zoning Amendment Bylaw 8824 be given second and third readings.

CARRIED

PH11/12-4



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5. **Zoning Amendment Bylaw 8826 (RZ 10-557519)**
(Location: 9500 Cambie Road; Applicant: GBL Architects Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/12-5

It was moved and seconded

That Zoning Amendment Bylaw 8826 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8827 (RZ 11-589493)**
(Location: 10511 No. 1 Road; Applicant: Kevin Sandhu)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/12-6

It was moved and seconded

That Zoning Amendment Bylaw 8827 be given second and third readings.

CARRIED



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7. **Zoning Amendment Bylaw 8835 (RZ 11-583027)**
(Location: 9040 Railway Avenue; Applicant: KNS Enterprises Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/12-7

It was moved and seconded

That Zoning Amendment Bylaw 8835 be given second and third readings.

CARRIED

ADJOURNMENT

PH11/12-8

It was moved and seconded

That the meeting adjourn (7:29 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 Tuesday, December 20, 2011.

Mayor (Malcolm D. Brodie)

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

BARRY WALSH
9520 BECKWITH RD.

RE - 9451 - 9551 BRIDGEPORT RD.
9440 - 9480 BECKWITH RD.

APPLICANT - AMPAR VENTURES LTD.

1
I AM CONCERNED WHETHER THE
PROPERTY WILL BE PRE LOADED FOR
COMPACT OR PILING WILL BE
REQUIRED.

WILL THE DEVELOPERS HAVE INSURANCE
IN CASE OF ANY DAMAGE DUE TO
VIBRATIONS TO NEIGHBOURING PROPERTIES

2
WHAT THE BUFFER AREA WILL BE
FOR NEIGHBOURING LOTS

THANK YOU

B Walsh

To Richmond City Council

Dec 20th 2011

Re: RZ 11 585027 10020 Aquila road

This is technically not a property on an arterial road.

The applicant wished to subdivide the property on Aquila road into two lots which would allow for four homes where there currently is only one. Parking will be extremely difficult and will create unsafe walking conditions for students and limited visibility for motorists.

McNair High school is accessed from Aquila road by many of the students . Motorists line up on Aquila road to access the area. I am a McNair parent and have personally experienced the grid lock traffic and know that last thing the intersection needs is this residential development.

The arterial road policy allows for the properties " fronting" the arterial road to be subdivided. Council can use their discretion in this case to deny this rezoning application based on that .

In the application it states the set back on the sides is 1.2 m but 3.0 m on Aquila road . This confirms that the applicant is aware that this property is not a standard arterial road redevelopment application ,The drawings for the house also documents the plan is to orientate one of the houses to face Aquila which will result in cars being parked on Aquila and limiting visibility and access for commuters .

Aquila road is a main feeder road to McNair High school and also allows for access to Thomas Kidd Elementary school and allows for access to Williams from the entire neighbourhood so the traffic at this intersection is very busy with cars having long waits to access Williams road .

The zoning requires 3 parking spaces on site for each of the skinny new lots ,six in total , these have not been clearly marked on the drawings which raises more concerns .

This redevelopment would cause unsafe road conditions and it could cause fatalities to students who need to access Williams road from Aquila so I wanted to take the time to present to council as I know that all of the councilors are concerned about student safety.

Please :

*Deny this application for subdivision OR * Table this application in order to

*Revise the Arterial road policy to deny redevelopment of properties that are located on feeder roads which allow access to existing neighbourhoods

*Order a traffic study to document the high traffic during peak hours on Aquila road.

Thanks for your help Carol Day

11631 Seahurst rd Richmond V7A 4K1 604 240 1986

McNair Senior Secondary

ASY

RD1

Student Access

Student Access

Student Access

RC1

CL

RS1/RS2

RC1

RC1

RC1

RC1

WILLIAMS RD

RC1

RC2

RC1

AQUILA RD

RCH

RC1

PROPOSED REZONING

RS1/E

NO. 4 RD

RS1/E

