



**Regular Council meeting for Public Hearings
Monday, December 22, 2014**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
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 Chak Au
Councillor Harold Steves

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9181
(RZ 14-660396)**

(Location: 9680 Railway Avenue; Applicant: Raman Kooner and Ajit Thaliwal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Jean and Peter de Souza, 5431 Mytko Crescent (Schedule 1)

(b) Kwan Sai Men, 5335 Mytko Crescent (Schedule 2)

Submissions from the floor:

Betty Jao, 5480 Mytko Crescent, raised a concern with regard to noise from the proposed construction site.



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In response to queries from Council, Wayne Craig, Director, Development, advised that (i) a road dedication of approximately six metres to widen Mytko Crescent is a condition of the rezoning application approval, and (ii) the Building Approval process will require a construction, parking, and traffic management plan to address site access and construction vehicle parking. Mr. Craig further advised that staff have corresponded with the de Souza's to advise of the additional road dedication associated with the proposed application.

PH14/11-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181 be given second and third readings.

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9189
(RZ 14-658284)**

(Location: 7571 and 7591 St. Albans Road; Applicant: Western Gardenia Garden Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Dongmei Liu, 7633 St. Albans Road (Schedule 3)

Submissions from the floor:

Xing Li, 8333 Jones Road, raised concerns that the proposed development would (i) increase the pre-existing traffic congestion in the area, (ii) obstruct the skyline and mountain views, and (iii) infringe on the privacy of adjacent property owners.

In response to a query from Council, Mr. Li advised that he was uncertain whether a proposal for fewer than three storeys would be acceptable.

In reply to a query from Council, Mr. Craig provided the following information:

- the designation in the St. Albans Sub-Area Plan of the Richmond Official Community Plan allows for three storey apartments, the Richmond Zoning Bylaw permits a maximum height of 12-metres, and the proposed height of the development is approximately 11-metres;



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- construction hours are governed by *Noise Regulation – Bylaw No. 8856 (2012)* and that a “Good Neighbour” brochure is available to residents should there be concerns with construction hours occurring in violation of the City’s regulations; and
- the proposed development is requesting a variance to allow for seven small car stalls representing 18% of the total proposed 29 parking spaces; typically small car stalls are not permitted unless there are 31 or more parking stalls proposed with the threshold for small car stalls being 50% of the total proposed parking.

PH14/11-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189 be given second and third readings.

The question on Resolution No. PH14/11-2 was not called as discussion ensued with regard to public consultation. As a result of the discussion a motion was introduced, but failed to receive a seconder, for the application to be referred back to staff for further public consultation.

The question on Resolution No. PH14/11-2 was then called and it was **CARRIED** with Councillor Day opposed.

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9194 (RZ 14-666142)

(Location: 5440 Moncton Street; Applicant: Oris Consulting Ltd./Citimark Properties)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Brittany Faulkes, 12260 Trites Road, raised a concern that the proposed development, including infrastructure upgrades and drainage, would disrupt the front yard and hedge on her property.



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In reply to a query from Council, Mr. Craig advised that the design and construction of the utility service under the Servicing Agreement associated with the proposed development will be accessed through the fronting City road allowance (e.g. Moncton Street and Trites Road). He further advised that drainage for the proposed development would be addressed through the Building Approval process.

Council requested that Ms. Faulkes be provided a copy of the “Good Neighbour” brochure.

Dana Westermarck, Oris Consulting Ltd., advised that construction, including infrastructure work related to a proposed manhole connection, will not impact the hedge or disturb the frontage on the adjacent property. Mr. Westermarck was agreeable to work with the homeowner to ensure the protection of the hedge.

PH14/11-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9196
(RZ 14-663343)**

(Location: 10726 Hollybank Drive; Applicant: Li Qin Chen)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Trevor Hurwitz, 10720 Hollybank Drive, requested a copy of the Good Neighbourhood brochure and was concerned about the protection of several trees on his property.

Mr. Craig advised that the trees on the adjacent property are to be protected and appropriate tree protection will be installed in accordance to *Tree Protection Bylaw No. 8057*.

In reply to a query from Council, Mr. Hurwitz commented that the subject property could accommodate two residential units and had no further concerns.



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PH14/11-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196 be given second and third readings.

The question on Resolution No. PH14/11-4 was not called as discussion ensued regarding the cash-in-lieu contribution related to the Affordable Housing provision; it was noted that staff are currently reviewing the City's Affordable Housing Strategy and a report is anticipated in 2015.

The question on Resolution No. PH14/11-4 was then called and it was **CARRIED.**

ADJOURNMENT

PH14/11-5

It was moved and seconded

That the meeting adjourn (7:33 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 22, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, December 22, 2014.

To Public Hearing	
Date:	Dec. 22 2014
Item #	1
No.	
BYLAW 9181	
RZ 14-660396	

		INT
	DW	
	MS	
	DB	
	HB HB	

CityClerk

From: Peter Paul desouza [peterpauldesouza@telus.net]
Sent: December 16, 2014 14:34
To: CityClerk
Cc: Peter Paul de Souza
Subject: Council Meeting 22 December 2014 - Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Importance: High

Categories: 12-8060-20-9181 - RZ 14-660396 - 9680 Railway Ave

Dear sir/madam,

Re: Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Location: 9680 Railway Avenue

Purpose: To rezone subject property from "Single detached (RS1/E) to Single detached (RS2/B) to permit the property to be subdivide into two (2) lots

With access from Mytko Crescent.

We the owners of the property located on 5431 Mytko Crescent, have no objection to the rezoning of the lot to (RS2/B).

However we do have very grave concerns about the access tom Mytko crescent – If the boundaries of the subject property remain the same.

The current East side boundary of the subject property juts into Mytko crescent , by some 5.72 meters.

Southside properties 5411 and 5391 Mytko crescent have an West to east depth of 40.00 ft – whereas the subject property extends to 45.72 feet.

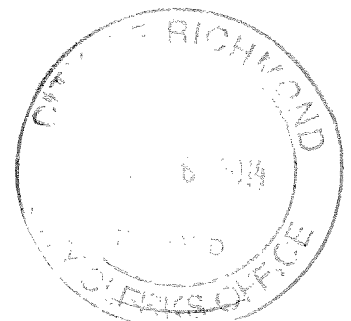
This extra 5.72 feet creates a very restrictive passage on Mytko Crescent at this point. Currently there is a fence at that boundary level, then cars parked

Leaving just enough space for one car to pass at a time

If Access to Mytko Crescent is granted is going to create enough further congestion.

We are unable to attend the meeting on Monday the 22nd, but would appreciate you raising this concern and objection to the Mytko Crescent access if the property boundaries remain as currently stated.

Jean A and Peter P de souza



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 21 December 2014 21:18
To: MayorandCouncillors
Subject: Send a Submission Online (response #810)

Categories: 12-8060-20-9181 - RZ 14-660396 - 9680 Railway Avenue

To Public Hearing
Date: DEC. 22, 2014
Item # 1
Re: BYLAW 9181
 RZ-14-660396

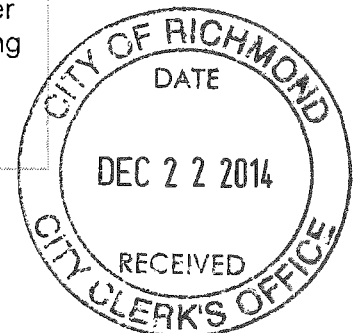
Send a Submission Online (response #810)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/21/2014 9:17:39 PM

Survey Response

Your Name	Kwan Sai Men
Your Address	5335 Mytko Crescent
Subject Property Address OR Bylaw Number	RX14-660396
Comments	Hi, I am concerned if the construction vehicles will be using Mytko Crescent to access the construction site as Mytko Crescent is a comparatively very narrow street and having large construction vehicles going in and out and parking along the street will cause inconvenience and safety concerns to the neighbourhood. Most importantly, there are small children and old people using the road to access the nearby schools and mail box. Moreover, I am also concerned about the pollution if these construction vehicles are driving around the Mytko Crescent area. Please consider to have all construction related vehicles accessing the site via Railway Avenue. Thanks, Sai Men Kwan



Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
December 22, 2014.

To Public Hearing
Date: <u>Dec. 22 2014</u>
Item # <u>2</u>
Re: <u>Bylaw 9189</u>
<u>R2 14-158284</u>

Dear Ms. Michelle Jansson,
(or To whom it may concern,)

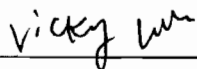
My name is Dongmei Liu. I'm the owner and resident of 212-7633 St. Albans Rd., Richmond V6Y 3W7(the Apartment). I heard that there would be a Public Hearing on Dec. 22, 2014 at Council Chambers of City of Richmond, which would discuss to rezone the subject properties from "Single Detached(RSI/E)" to "High Density Townhouse (RTH4)", to permit development of 16 townhouses in a three-storey structure(the Project).

I'm now going to oppose the Project that will be built in the St. Albans Rd.. The reasons are:

1. When my husband and I wanted to buy a apartment in Vancouver and Richmond many year ago, we found this room. We found we could watch the snow mountains in distance from the windows and on the balcony of the room. That was so great and beautiful! There were many trees along the street. All of these moved the hearts of us. So we decided to buy the Apartment and paid additional near 30000 dollars beyond normal market prices of the other similar apartments for it. We have lived here for more than 10 years. We wouldn't like to move to other place only because we love the view of snow mountains and the greens beside us so much. But now our family will never see the view we love and if the Project is pushed to achieve. I am not satisfied that not only does the Project influence feelings and happiness but also make our property the Apartment become devaluated directly. I want to know who will pay us for the damages!
2. Everyone knows the Project will take a long time to build and decorate. The noises of the engineering will always reflect unhappy lives during the construction period to me and other old residents in the street. All of us seem to have the habits of living with quietness. The disturbance of the new Project will influence my health. So who will "pay" for it as well?

I really think the government should help me and other old residents in St. Albans Rd. to stop and cancel the planning of the Project because of the above mentioned 2 reasons. I hope the government should try your best to think over my suggestions and respect the opinions submitted by the taxpayers.

Sincerely,



Dongmei LIU
Dec. 18, 2014

