



Regular Council Meeting for Public Hearings

Wednesday, September 9, 2009

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Greg Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt
Councillor Harold Steves

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

1. **Zoning Amendment Bylaw 7992 (RZ 05-301611)**
(11001 & 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870; Applicant: Science of Spirituality – Ecology Centre)

Applicant's Comments:

Representatives of the applicant provided details on the many and diverse programs offered by the Ecology Centre, which will take place on the subject site.

Written Submissions:

None.

Submissions from the floor:

None.

During Council consideration, a request was made to staff that sufficient signage be incorporated onto streets surrounding the development reminding drivers to go "slow".



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PH09/8-1

It was moved and seconded

That Zoning Amendment Bylaw 7992 be given second and third readings.

CARRIED

2. Zoning Amendment Bylaw 8448 (RZ 08-442356)

(4440 No. 4 Road and 4433 Fisher Drive; Applicant: Jude and Lillian Remedios)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/8-2

It was moved and seconded

That Zoning Amendment Bylaw 8448 be given second and third readings.

CARRIED

3. Zoning Amendment Bylaw 8492 (RZ 09-466786)

(8380 Heather Street; Applicant: Rav Bains)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/8-3

It was moved and seconded

That Zoning Amendment Bylaw 8492 be given second and third readings.

CARRIED



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4. **Zoning Amendment Bylaw 8498 (RZ 08-422812)**
(8091 & 8131 No. 2 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Marion Seymour, #118 - 5600 Andrews Rd (Schedule 1)

Submissions from the floor:

None.

PH09/8-4

It was moved and seconded

That Zoning Amendment Bylaw 8498 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8503 (RZ 08-430370)**
(7340 and 7360 Garden City Road; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/8-5

It was moved and seconded

That Zoning Amendment Bylaw 8503 be given second and third readings.

CARRIED



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- 6. **Official Community Plan Amendment Bylaw 8506 and Zoning Amendment Bylaw 8507 (RZ 09-472975)**
(11051 No. 2 Road; Applicant: Hughes Condon Marler Architects on behalf of the City of Richmond)

Applicant's Comments:

Janet Whitehead, Project Manager Facility Design & Construction, accompanied by representatives of the Richmond Fire-Rescue Dept. were available to respond to questions.

Written Submissions:

- (a) William B. Horie, 5960 Cormorant Court (Schedule 2)

Submissions from the floor:

None.

PH09/8-6

It was moved and seconded

That OCP Amendment Bylaw 8506 and Zoning Amendment Bylaw 8507 each be given second and third readings.

CARRIED

PH09/8-7

It was moved and seconded

That OCP Amendment Bylaw 8506 and Zoning Amendment Bylaw 8507 each be adopted.

CARRIED

In accordance with Section 100 of the Community Charter, Councillor Linda Barnes declared herself to be in potential conflict of interest as she owns property in the area of Items 7 and 8, and left the meeting (7:29 p.m.).

- 7. **Zoning Amendment Bylaw 8508 (RZ 09-461562)**
(4311 Garry Street; Applicant: Pacific Coastal Homes Ltd.)

Applicant's Comments:

The applicant was not in attendance.



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Written Submissions:

None.

Submissions from the floor:

None.

PH09/8-8

It was moved and seconded

That Zoning Amendment Bylaw 8508 be given second and third readings.
CARRIED

8. **Zoning Amendment Bylaw 8509 (RZ 09-465180)**
(4900 Garry Street; Applicant: Biz Management Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

- (a) Darren Bernaerdt, #10 – 4771 Garry Street (Schedule 3)

Submissions from the floor:

None.

PH09/8-9

It was moved and seconded

That Zoning Amendment Bylaw 8509 be given second and third readings.
CARRIED

Councillor Linda Barnes returned to the meeting (7:32 p.m.)

9. **Zoning Text Amendment Bylaw 8510(ZT 09-456554)**
(8080 Park Road; Applicant: Rokapa Management Ltd.)

Zoning Text Amendment Bylaw 8511 (ZT 09-456554)

(4651 No. 3 Road; Applicant: Rokapa Management Ltd. on behalf of Loblaw Properties West Inc.)

Applicant's Comments:

The applicant was available to respond to questions.



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Written Submissions:

- (a) Romano Hair Design Co. Ltd., 6852 No 3 Road (Schedule 4)
- (b) Randall K. Okabe, #1001 – 8111 Anderson Road (Schedule 5)
- (c) Ronnie Paterson, Rokapa Management Ltd (Schedule 6)

Submissions from the floor:

None.

PH09/8-10

It was moved and seconded

That Zoning Text Amendment Bylaws 8510 and 8511 each be given second and third readings.

CARRIED

PH09/8-11

It was moved and seconded

That Zoning Text Amendment Bylaw 8510 and Zoning Text Amendment Bylaw 8511 each be adopted.

CARRIED

10. **Zoning Amendment Bylaw 8515 (RZ 08-425926)**
(5580, 5600 and 5620 Moncton Street; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Mrs Kiyoko Tanaka, 5520 Moncton Street (Schedule 7)
- (b) Mr and Mrs J. Price, 5731 Moncton Street ((Schedule 8)

Submissions from the floor:

Arun Jeyachandran, 5691 Moncton Street, explained that he was opposed to the development as he felt it would change the single-family home ambiance of the street, detracting from the surrounding area, and leading to more developments of this kind. In addition, he felt it would increase traffic and parking challenges in the neighbourhood.



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During Council consideration, a request was made that Transportation staff reconsider the traffic design for the development so that Moncton Street is not used for access.

PH09/8-12

It was moved and seconded

That Zoning Amendment Bylaw 8515 be given second and third readings.

CARRIED

OPPOSED: Councillor Barnes

11. **Official Community Plan Amendment Bylaw 8516 and Zoning Amendment Bylaw 8517 (RZ 07-402059)**
(7500 Alderbridge Way; Applicant: MingLian Holdings Ltd.)

Applicant's Comments:

Wing Leung, Architect, using visual aids, provided a brief overview of the proposed project and responded to questions.

Written Submissions:

- (a) Memorandum from Sara Badyal, Planner (Schedule 9)
- (b) Troy Cunningham, #502 – 7362 Elmbridge Way (Schedule 10)
- (c) Ming Feng Ye, #803 – 7362 Elmbridge Way (Schedule 11)
- (d) Simpson Hong, #608 – 7360 Elmbridge Way (Schedule 12)
- (e) Chan Frances, 7535 Alderbridge Way (Schedule 13)
- (f) Tiffany Li, #1707 – 6888 Alderbridge Way (Schedule 14)
- (g) Kyle Gatz, 7360 Elmbridge Way (Schedule 15)



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Submissions from the floor:

Grant Goodwin, owner of a property adjacent to the development expressed concerns that he did not have enough time to prepare his submission; that there was inadequate consultation regarding the development; and that the distance between the towers might be problematic for his future development. He also referenced the impact of the blank east wall of the development, and the future impact on industrial traffic normally travelling in the area.

Ming Wu, #706 – 7360 Elmbridge Way, stated that she was opposed to the development and expressed concerns on behalf of the residents of her building that they would lose their northern view, which subsequently might impact the value of their homes.

PH09/8-13

It was moved and seconded

That OCP Amendment Bylaw 8516 and Zoning Amendment Bylaw 8517 each be given second and third readings.

CARRIED

12. Official Community Plan Amendment Bylaw 8521 and Zoning Amendment Bylaw 8522 (RZ 07-380169)

(1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311, 10611 and 10751 River Drive; Applicant: Oris Development (River Drive) Corporation)

Applicant's Comments:

Dana Westermarck, of Oris Development (River Drive), accompanied by his architect, provided a brief overview of the project by referencing the consultation process, sustainability measures, proposed traffic calming measures, flight path noise reduction measures, and truck traffic mitigation measures. Also noted were the benefits provided by the proposed development to the community which include trails, parks, and water features.



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Written Submissions:

- (a) Marion Smith, 6580 Mayflower Drive (Schedule 16)
- (b) Vera and Robert Smart (Schedule 17)

Submissions from the floor:

Sandra Lindahl, 10766 River Drive, expressed three main concerns regarding the proposed development: increased traffic on River Drive would exacerbate the current problem of traffic regularly impeding access from her driveway due to the stop sign at Shell Road; flooding may occur due to the proposed development's impact on property drainage; and, any increase in the road height would make it difficult to manoeuvre out of her driveway during the winter.

A resident on No. 4 Road expressed support for the development stating it would bring more people and amenities to the neighbourhood, including more students for Tait Elementary School, and would thus strengthen the community.

PH09/8-14

It was moved and seconded

That OCP Amendment Bylaw 8521 and Zoning Amendment Bylaw 8522 each be given second and third readings.

CARRIED

ADJOURNMENT

PH09/8-15

It was moved and seconded

That the meeting adjourn (9:04 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 Wednesday, September 9, 2009.

Mayor (Malcolm D. Brodie)

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

To Public Hearing
 Date: Sept 9, 2009
 Item # 4
 Re: Bylaw 8498

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: August 31, 2009 4:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #470)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8498 (RZ 08-422812)

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 9,
 2009

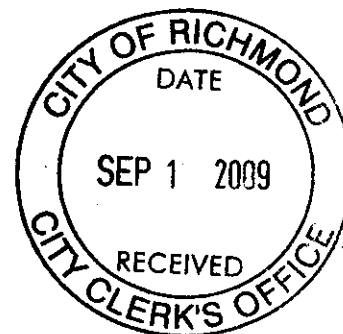
Send a Submission Online (response #470)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-08-31 4:25:21 PM

Survey Response

Your Name:	Marion Seymour
Your Address:	118 - 5600 Andrews Road
Subject Property Address OR Bylaw Number:	8498 RZ 08-422812
Comments:	To allow more vehicle access onto 2 road is irresponsible. This road is already gridlocked at major times of the day and permittiing more driveway access is just a accident waiting to happen.



William B. Horie
5960 Cormorant Court
Richmond, B.C. V7E 3P5
Email: bhorie@telus.net

To Public Hearing	
Date:	Sept 9, 2009
Item #:	6
Re:	Bylaws 8506 + 8507

July 27, 2009

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 9, 2009

City of Richmond
Planning and Development Department
Richmond City Hall
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: Janet Whitehead, Project Manager,
Facility Management, Planning and Construction

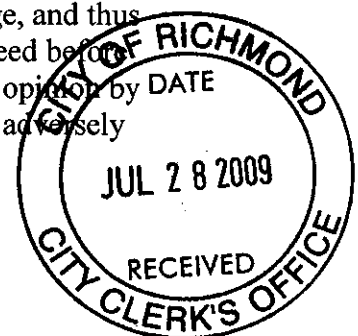
Dear Ms. Whitehead:

**Proposed Fire Hall Upgrade, 11011 No. 2 Road,
Richmond, B.C. and 11051 N. 2 Road
Your file RZ 09-472975**

My wife and I own the 5960 Cormorant Court property, which shares a common boundary along 9.14 m with 11011 No. 2 Road to our north, and a common boundary along 24.86 m with 11051 No. 2 Road to our east. I met last week with Sara Badyal, Planner 1 with the Richmond Planning and Development Department, who kindly provided me with a copy of the staff report on the captioned matter.

This letter is to give you some initial feedback on how we view the proposed fire hall re-development, as follows.

1. We strongly endorse doing whatever is required to maintain in good condition the cedar hedge currently separating our property from 11051 No. 2 Road. This is an attractive hedge, in good condition, and it effectively shields our property from the noise and traffic of No. 2 road. In that it appears to be located on our own property, its maintenance is our own responsibility – at least in terms of the pruning and other care required on its west side (facing our property). The fire hall re-development proposal envisages raising the grade level immediately east of this hedge, and installing a retaining wall, which has the potential for altering the pattern of surface water drainage immediately adjacent to the hedge, and thus possibly affecting the health of the hedge. One of the things we will need before we can endorse the plans for the captioned redevelopment is a written opinion by a qualified arborist or tree expert that what is proposed is not likely to adversely affect the health of our hedge.



2. The current occupants of 11051 No. 2 Road do not adequately maintain their side of the hedge – at least their side of the top of the hedge, which is out of reach of our gardener when he prunes our side. We will be looking for assurances from the City of Richmond that they will ensure proper pruning of the fire hall side of the hedge once or twice a year.
3. The plans we have seen do not include details of the retaining wall – especially the face of the retaining wall – that will face our property. The existing hedge that will shield our property from sight of the retaining wall will hopefully remain in place and in good condition. However, if for some reason this hedge disappears, the appearance of the west face of the retaining wall will be of importance to us and future occupants of our property. We would therefore be grateful if you would provide us with details of the portion of the retaining wall that will adjoin our property, especially surface treatment of the face of the wall.
4. We cannot see from The Preliminary Landscape Concept drawing that is part of the staff report what is planned for the 9.14 m. boundary between our property and 11011 No. 2 Road. What we would like to see on this north boundary is, firstly, a continuation of the fence that is shown in sections S1 and S2 of the drawing, which would help shield our property from noise from the fire hall site. Secondly, we would prefer that the new hedge that is proposed to be planted along this 9.14 m strip be of the same cedar variety as the existing hedge along the 24.86 m strip between us and 11051 No. 2 Road, for continuity. Visual continuity is not our only concern, however. The cedar variety in the existing hedge appears to be quite fast growing, and we would want a fast growing variety planted along the 9.14 m strip, so that we don't have to wait many years for a mature hedge to form. In the past we have had at least one real estate agent tell us that the fire hall negatively affects the value of our property, and therefore it is extremely important to us that evidence of its presence be minimized as much as and as soon as possible.
5. The Preliminary Landscape Concept shows two trees at the extreme south corner of the hall building, one on either side of a walkway that accesses the parking lot at the southwest corner of the hall site. We would prefer that any landscaping at this point consist mainly of large, dense, evergreen shrubs – say, six to eight feet high – which would help to mitigate noise travel from No.2 Road towards both 5940 and 5960 Cormorant Court. We prefer evergreens, of course, because they retain their sound shielding properties in the winter, when colder air facilitates noise travel even more than in the summer.
6. Similarly, we would hope that the proposed landscaped enclave on the southeast corner of the site would include enough large, dense, evergreen shrubs of around six or eight feet in height to help mitigate noise travel towards the residences to the south and west of the fire hall property. Such inclusion of an attractive, fairly dense evergreen planting should provide meaningful, secondary sound shielding for the 5940 and 5960 Cormorant Court and 11071 No. 2 Road properties from fire hall and No. 2 Road noise.

Here are some features of the proposed redevelopment that we support:

1. The location of the training and hose-drying tower close the intersection of No. 2 Road and Steveston Highway, and as far away from neighbouring residential properties as possible. Sara Badyal explained to me that the placement of the tower close to the intersection would be a nice architectural feature, especially when viewed from Steveston Highway east of No. 2 Road, and we agree;
2. The diagonal placement of the new hall building on its lot, which, among other things, appears to provide for some sound shielding of neighbouring residential properties by both the building itself and its surrounding landscaping elements, from the noise of fire trucks entering and leaving the hall;
3. From what I can see, there is no fence proposed along the property line separating 11051 No. 2 road from 11071 No. 2 Road (immediately to the south), and we support the absence of a fence in that location. Any fence or other hard edge would likely bounce No. 2 Road traffic noise back towards our property, whereas a soft edge, such as a hedge, should help to absorb traffic noise;
4. What appears to be fairly extensive landscaping with some good-sized trees at the back (southwest side) of the fire hall building;
5. The landscaping enclave on the southeast corner of the property, which should help to provide additional sound shielding from the noise of No. 2 Road, as well as a landscaping feature that should be pleasing to the eye.

We would appreciate your informing us of the details of the separate Servicing agreement relating to sanitary sewer relocation and utility upgrades when they become available.

I have passed on a copy of the staff report of the captioned matter to Mr. Harry Rae, owner of the 5940 Cormorant Court property directly to our south. Mr. Rae may be making his own comments to you concerning the captioned matter.

My wife and I would appreciate an opportunity to discuss these matters more fully with you in person at some point. Thank you in advance for your consideration of our concerns.

Sincerely,

William B. Horie, B.A.Sc., M.B.A., P.Eng.

cc Sara Badyal, by email: sbadyal@richmond.ca
cc Harry Rae, by email: hrae@telus.net

To Public Hearing
 Date: SEPT 9, 2009
 Item #: 8
 Re: Bylaw 8509

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 7, 2009 9:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #478)
Categories: UCRS Code FILE: 12-8060-20-8509

SCHEDULE 3 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
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 WEDNESDAY, SEPTEMBER 9,
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Send a Submission Online (response #478)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-07 9:57:12 PM

Survey Response

Your Name:	Darren Bernaerd
Your Address:	#10 - 4771 Garry Street
Subject Property Address OR Bylaw Number:	4900 Garry Street (RZ 09-465180)
Comments:	As a recent resident of the townhouse complex at 4771 Garry Street, I have already experienced the lack of on-street parking when our limited visitor parking is occupied. I am concerned that rezoning the property at 4900 Garry Street will only further exacerbate this problem. I encourage the City of Richmond to consider how the subdivision of the lot at 4900 Garry Street will reduce the parking (an additional driveway and another family) and look for ways to minimize the impact. A couple suggestions would be to ensure adequate parking as part of the lot design and changes to the street layout with regards to no stopping zones. Thank you.



To Public Hearing
Date: <u>Sept 9, 2009</u>
Item # <u>9</u>
Re: <u>Bylaws 8510+</u>
<u>8511</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 3, 2009 2:01 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #472)
Categories: UCRS Code FILE: 12-8275-30-001

SCHEDULE 4 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 9,
 2009.

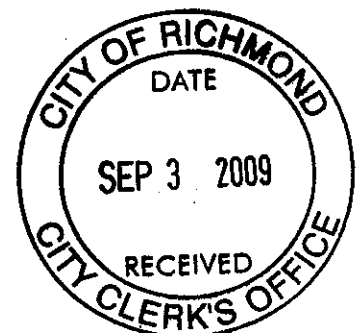
Send a Submission Online (response #472)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-03 2:01:05 PM

Survey Response

Your Name:	Romano Hair Design Co. Ltd.
Your Address:	6852 No. 3 Road Richmond BC V6Y 2C4
Subject Property Address OR Bylaw Number:	6852 Bo. 3 Road Richmond BC V6Y 2C4
Comments:	I don't agree to have a private liquor store on Park Road, All liquor store & Pub at Cooney and Public Market or Blundell/Garden City, I don't think we need so much place for alochol in these area and they are so close to each other.



To Public Hearing	
Date:	Sept 9, 2009
Item #	9
Re:	Bylaw 8510+
	8511

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 3, 2009 7:37 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #473)
Categories: UCRS Code FILE: 12-8060-20-8510

SCHEDULE 5 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON WEDNESDAY, SEPTEMBER 9, 2009.

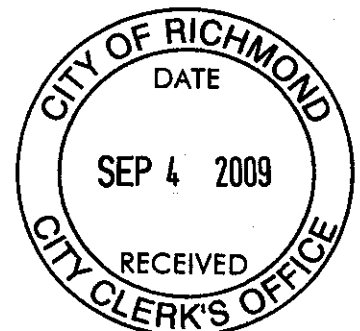
Send a Submission Online (response #473)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-03 7:37:04 PM

Survey Response

Your Name:	Randall K. Okabe
Your Address:	#1001 - 8111 - Anderson Road, Richmond
Subject Property Address OR Bylaw Number:	8510 (ZT 09-456554)
Comments:	I do not believe that this part of Richmond requires a private liquor store. One block over is the Legends Pub which creates enough traffic on its own. To add a liquor store to Park Road which is already congested from the shoppers who patronize the businesses in the area is untenable. Currently, the businesses along Park Road close around 9 p.m.. I am sure that a private liquor store will remain open until midnight each night, thus, disturbing the evenings of those who live nearby. Please do not allow a liquor store in this area. Thank you.



SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
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WEDNESDAY, SEPTEMBER 9,
2009.

To Public Hearing	
Date:	SEPT 9, 2009
Item #	9
Re:	Bylaws 8510 + 8511

MayorandCouncillors

From: Ronnie Paterson [ronnie@rokapa.com]
Sent: September 7, 2009 3:14 PM
To: MayorandCouncillors
Subject: Planning - zoning amendment liquor store park road

Evelina....in terms of planning, i would like to provide some clarity around my commitment to the upgrade to the building and the surrounding landscape at 8088 Park Road.....the plan includes a leading edge surveillance system to ensure safety, protection, and a good shopping experience for our store and our neighbours....as well as the following:

- a sophisticated security system monitoring inside and outside the building 24/7 to enhance consumer and pedestrian safety
- 24 hour walk by security provided by landlord
- the removal of undesirable individuals (loitering/sleeping) has been addressed and will remain enforced
- enhanced landscaping in front of building and adjacent to Park Road separating parking lot and main artery
-

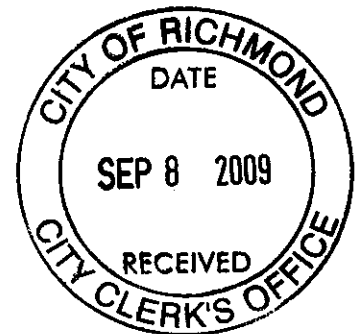
We also have an aggressive marketing plan that includes a strategy to put back into the community through charitable contributions....

My plan is not to present, however, i will be there to address any questions or observations.....thank you very much.

regards

Ronnie

Ronnie Paterson
Surrey Eagles Hockey Club
"Where Hockey,Academics,and Opportunity merge"
604 317 9400
ronnie@rokapa.com



To Public Hearing	
Date:	SEPT 9, 2009
Item #:	10
Re:	Bylaw 8515

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 8, 2009 11:16 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #480)
Categories: UCRS Code FILE: 12-8060-20-8515

SCHEDULE 7 TO THE MINUTES
 OF THE REGULAR MEETING OF
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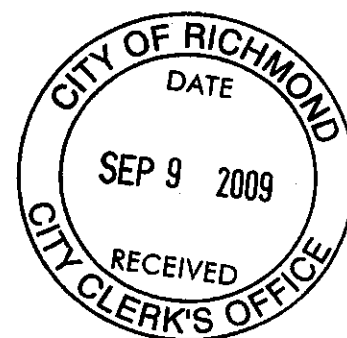
Send a Submission Online (response #480)

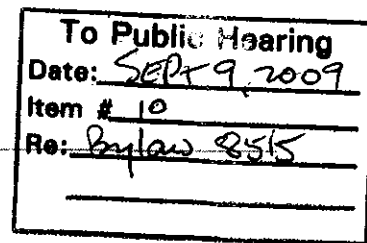
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-08 11:15:51 PM

Survey Response

Your Name:	Mrs. Kiyoko Tanaka
Your Address:	5520 Moncton Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8515 (RZ 08-425926): 5580, 5600 & 5620 Moncton St.
Comments:	I have been a resident of the above address since 1959. I am sending this email for your consideration. My main and only concern is that if the Council approves the rezoning of properties located at 5580, 5600 and 5620 Moncton St. from "Single-Family Housing, subdivision area E(R1/E)" to "Townhouse District(R2-0.6D) to permit development of 28 townhouse units, then surely the remaining properties located west of the subject properties to Trite Road must also be permitted to be rezoned to "Townhose District(R2-0.6D) as well. I oppose the rezoning unless the remaining 7 properties located west of the subject properties receive the same consideration. Needless to say, it is unfair to have 3 properties located in the same neighborhood /in a close proximity rezoned and the remaining 7 property owners be denied the same privileges. Please consider my concern in making your decision. Sincerely submitted, Mrs. Kiyoko Tanaka





MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 9, 2009 3:56 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #482)

SCHEDULE 8 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON WEDNESDAY, SEPTEMBER 9, 2009.

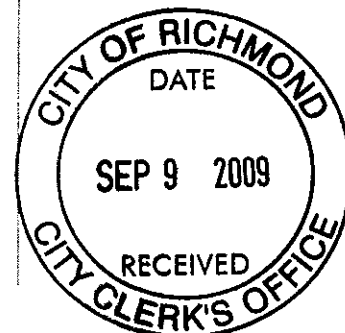
Send a Submission Online (response #482)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-09 3:55:16 PM

Survey Response

Your Name:	Mr. and Mrs. J Price
Your Address:	5731 Moncton Street
Subject Property Address OR Bylaw Number:	Objection to Zoning Bylaw 8515 (RZ 08-425926)
Comments:	<p>Wed 9 September 2009 14:55 Attn: Sara Badyal Planning Development Department City of Richmond Re: Objection to Zoning Bylaw 8515 (RZ 08-425926) Hello Sara, Please be informed that we object to this proposal as put forward, for the following reasons: Esthetics This proposal does not preserve the current single family dwelling streetscape of Moncton Street. The streetscape in its present form with detached, single family dwellings each with its own driveway is viewed by many as the gateway to Steveston Village. Vehicle Congestion This proposal, having a vehicular access point via Moncton Street (its sole access point) will add undue vehicular congestion to Moncton Street at the mid-block. Vehicles entering and leaving from the proposed sole access point coupled with the increase in on-street parking due to minimal sporadic visitor parking, may also create a hazard with the proximity to the pedestrian pathway proposed for the Westside of the property. The present and future residents of the Moncton Street single family dwelling streetscape and the Trites area Townhouse District, would be better</p>



served if this proposal had no Moncton Street vehicular access point and instead was interconnected to other properties (present and future) within the Trites area Townhouse District having vehicular access points via Trites and No. 2 Road. This East-West interconnectivity along with some minimal traffic flow/calming features would enhance a unique Trites Area Family Neighborhood with multiple ingress and egress points. Regards,
Mr. and Mrs. J Price Homeowners 5731
Moncton Street Richmond BC



SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 9,
2009.

City of Richmond
Planning and Development Department

To Public Hearing
Date: <u>Sept 9, 2009</u>
Item # <u>11</u>
Re: <u>Bylaws 8516 +</u>
<u>8517</u>

Memorandum

To: Mayor and Council
From: Sara Badyal, MCIP
Acting Planner 2 (Urban Design)
Date: August 31, 2009
File: 08-4430-20-AMANDA
#/2009-Vol 01
Re: **Supplementary Assessment of Sustainability Features for RZ 07-402059**

During the July 21, 2009 Planning Committee meeting, members of the Planning Committee commented that more sustainability features should be included in the development as well as in other developments in the City.

Attached is a response from the Architect for the application by Minglian Holdings Ltd. for rezoning at 7500 Alderbridge Way to permit a 12-storey building consisting of approximately 97 dwelling units, including 6 affordable housing units, 4 live/work units, and structured parking.

Sara Badyal, MCIP
Acting Planner 2 (Urban Design)

sb:sb



W.T LEUNG ARCHITECTS INC.

Suite 300 973 West Broadway, Vancouver, British Columbia V5Z 1K3 Tel. 604 736 9711 Fax. 604 736 7991

18 August 2009

Project: 7500 Alderbridge Way DP 07-402062

Re: Response to Planning Committee 21 July 09

Geothermal Heating /Cooling:

The applicant is exploring other means of implementing an energy efficient heating system utilizing heat reclamation from transformer room and common area ventilation systems. Also a rough in for future connection to a district energy system is planned

The development team has considered geothermal heating for this project and has come to the conclusion that it is not feasible for this specific project for the following reasons:

The site area available for the borehole field is extremely limited. In order to achieve a necessary minimum number of boreholes the field would need to be placed under the building making it impossible to maintain / replace failing loops.

In the coastal climate mostly heating and very little cooling would be achieved by the geothermal system which relies on an equal heating / cooling load to avoid freezing / heating of the ground around the boreholes. This imbalance has been a problem in the past making it necessary to pump supplemental heat into the ground during summertime in order to keep the system efficient in winter.

Due to the restricted size of the geothermal system the initial cost for construction are very high compared to potential savings in monthly energy bills. Under current market conditions it is questionable whether potential buyers are willing to pay this premium.

Sustainable strategies:

The below list is structured according to Leed Canada "Green Building Rating System". Although the building will not be Leed's accredited below listed measures are comparable to a Leed silver building.

Sustainable Sites

The proposed development creates a unique streetscape at the pedestrian level along Alderbridge Way and Elmbridge Way. Wide sidewalks and an urban plaza at the corner of both streets in conjunction with live/work units at grade encourage pedestrian traffic. The arcade along Elmbridge Way and deep canopies along Alderbridge Way ensure that yearlong use is possible. Pedestrian friendly developments together with a growing rapid transit network will encourage residents to use alternative transportation and will result in a lively and healthy neighbourhood.

The proposed development features green roofs and planters above the parking structure as well as "living walls" (approximately 44 % of the site area) diverting the storm water run of from the storm sewer system and also reduce the urban heat island effect.

Specifically designed community gardens on the podium for the residents of the building also promote an active and sustainable lifestyle.

Water Efficiency

Fresh water consumption will be reduced by specifying low flow fixtures and water efficient appliances such as but not limited to

- Dual-flush toilets.
- Low-flow faucets and showerheads.
- Front-loading washers.
- Water efficient dishwashers.
- Planting on the green roofs will consist of native drought resistant plants reducing irrigation needs to a minimum.
- Where necessary a low emitting irrigation system will be installed.

Energy and Atmosphere

An overall optimized energy performance of the building is achieved by:

- Considered design of facades according to their orientation. The west facade is heavily shaded by the screen structure, which also accommodates the balconies. On the south facade recessed balconies and architectural fins also provide shading minimizing heat gain.
- Low-e glazing reduces heat gain.
- High insulation value at all exterior walls.
- Motion sensors and timers in public areas.
- An "all off" switch is considered for each unit.
- Efficient fixed lights (fluorescent tubes, compact fluorescent light bulbs or LED)
- Efficient fans and heating equipment as well as increased occupant control (heating zones within the unit).
- Heat recovery systems to supplement hot water boiler.
- Light coloured roofing material to reduce heat gain.

Material and Resources

- Demolition / Construction waste management will be implemented to divert waste from landfills. Comprehensive recycling program for construction site including education, signage and bins.
- Products made out of recycled material or with recycled content will be used where applicable.
- Concrete with fly ash content will be specified where possible.
- Locally / regionally harvested and manufactured products will be preferred throughout the project.

Indoor Environmental Quality

- Low VOC emitting materials as sealants, adhesives, paints, carpets and composite wood will be used where applicable.
- Well placed operable windows especially in the larger units will contribute to the quality of the indoor environment.
- Positive pressurization of all lobbies and hallways will keep common areas smoke and odour free treating each unit as a contained smoking room.

To Public Hearing	
Date:	Sept 9, 2009
Item #	11
Re:	Bylaws 8516 + 8517

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 1, 2009 2:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #471)
Categories: UCRS CODE / FILE NUMBER:T

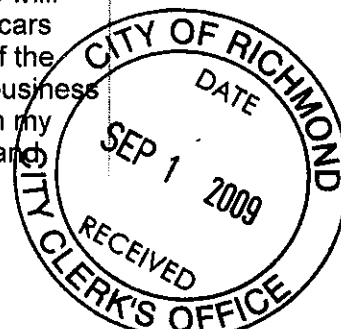
SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 9,
2009.

Send a Submission Online (response #471)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-01 2:43:34 PM

Survey Response

Your Name:	Troy Cunningham
Your Address:	502 7362 Elmbridge Way
Subject Property Address OR Bylaw Number:	8517 (RZ 07 -402059) 7500 Alderbridge Way
	<p>Attention: Director, City Clerk's Office. I'm writing in regards to the proposed rezoning application for the property at 7500 Alderbridge Way, (RZ 07 -402059) Over the past few years and in the coming years Richmond has been undergoing massive redevelopment. Thus leading to over crowding and excessive traffic. With all the major development in the downtown area as well as the surrounding neighborhoods, it will lead to more crime and too much congestion on our streets. Richmond roads and infrastructure can't handle the amount of traffic that is already here. In this little neighborhood there have been at least three or more new lights in short little blocks. This does not help ease congestion, it has only added to it. Yes you can say people will use the Canada line. But only a few people will. I've noticed that people still drive their cars regardless of the Canada line or any of the other SkyTrain lines. I have used the business across the street to have work done on my car in the past. I like the convenience and</p>



Comments:

personal quality from them. You will be replacing this with more people and keep on pushing out the small businesses. When will Richmond counsel look at the effect this is having on small business. Sure they are offering up a few low-income housing units just to sweeten the deal and get approval. But there are better solutions for low-income housing. The other thing is there is becoming more and more build up too close to the airport. Richmond doesn't need to be like other cities and have a dangerous approach for in coming and out going aircraft. With the added residents you can guarantee there will be more complaints about aircraft noise. I live and work in Richmond at the airport. I don't need more people complaining about my livelihood. YVR is a growing airport and a strong economic engine for Richmond. This has to be kept in mind. Every day I fly home I see the tall buildings popping up just on the edge of the arrival path and thing this is getting dangerous. Aircraft slamming into buildings are rare but they have happened and this is one sure way to promote the possibility for it to happen in the future. Think of the weeks in the late winter when we have fog for a week or two straight. A few simple mistakes lead to an even greater one and a possible tragedy. Please take the build up away from the Airport and the flight path. Build taller buildings to the south of the City. There is lots of land that can be used elsewhere that is already zoned residential. Leave this area industrial. Thank you.
Sincerely Troy Cunningham.

To Public Hearing	
Date:	Sept 9, 2009
Item #:	11
Re:	Bylaw 8516 + 8517

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 4, 2009 12:07 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #474)
Categories: UCRS Code FILE: 12-8060-20-8516

**SCHEDULE 11 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON WEDNESDAY,
 SEPTEMBER 9, 2009.**

Send a Submission Online (response #474)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-04 12:06:35 AM

Survey Response

Your Name:	MingFeng Ye
Your Address:	803-7362 ELMBRIDGE WAY, RICHMOND
Subject Property Address OR Bylaw Number:	7500 ALDERBRIDGE WAY BYLAW 8516 & 8517
Comments:	My family opposes this amendment because we believe we are affected by the proposed bylaw. It is just right opposite to our building, thus most of our sight of views will be blocked. Because the building is so close to ours, we are really concerned about the amount of dust and the noisy sound the construction of the building will bring to us. Moreover, we are also worried about the chance of being unsafe during the construction period since this will take quite a long time to finish, as well as the harsh sunlight reflection from the building's windows after it will be finished in the future. Therefore, because of all these concerns listed, my family is against the proposed rezoning - "Official Community Plan Amendment bylaw 8516 and Zoning Amendment bylaw 8517" (RZ 07 - 402059) . Thanks for your consideration.



To Public Hearing	
Date:	SEPT 9, 2009
Item #	11
Re:	Bylaws 8516 +
	8517

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 8, 2009 11:07 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #479)
Categories: UCRS Code FILE: 12-8060-20-8516

SCHEDULE 12 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 9,
 2009.

Send a Submission Online (response #479)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-08 11:06:09 AM

Survey Response

Your Name:	Simpson Hong
Your Address:	608 - 7360 Elmbridge Way
Subject Property Address OR Bylaw Number:	7500 Alderbridge Way
Comments:	As I do not feel that any action carried out by myself can stop the impending bylaw amendment, or stop the new proposed towers from being built, I would just like to make a few comments. I have read through the report addressed to the Planning Committee from Brian Jackson dated June 25, 2009. I am not at all happy with how many bylaw amendments are being proposed and recommended by the planning department to council. I do not agree with relaxing some bylaw requirements (ie. parking). The lot is not large enough for the proposed works, and I feel that this is being approved simply for the City to collect DCC's.



To Public Hearing	
Date:	SEPT 9, 2009
Item #	11
Re:	Bylaws 8516 + 8517

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 6, 2009 9:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #475)
Categories: UCRS Code FILE: 12-8060-20-8516

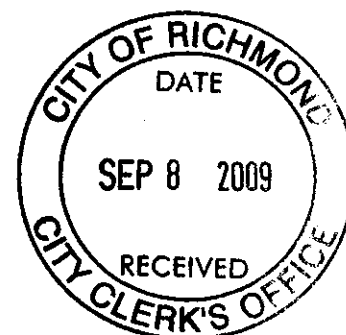
SCHEDULE 13 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 9,
2009.

Send a Submission Online (response #475)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-06 9:38:37 PM

Survey Response

Your Name:	Chan Frances Y
Your Address:	7535 Alderbridge Way
Subject Property Address OR Bylaw Number:	8516 & 8517
Comments:	I strongly object to the Bylaw Admendments 8516 & 8517. The density in this Area is already too high (The Residence, Lotus, Flo & Ocean Walk). We should not move so rapidly to the density level in the City Centre Area Plan. I concern is that the transportation infrastructure, transit services and other civic amenities are not in place to support further development at this time. Thank you.



To Public Hearing
Date: <u>SEPT 9, 2009</u>
Item # <u>11</u>
Re: <u>Bylaws 8516 +</u>
<u>8517</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 7, 2009 1:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #476)
Categories: UCRS Code FILE: 12-8060-20-8383

SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 9, 2009.

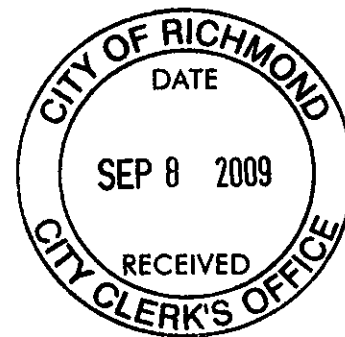
Send a Submission Online (response #476)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-07 1:38:03 PM

Survey Response

Your Name:	Tiffany Li
Your Address:	1707-6888 Alderbridge Way
Subject Property Address OR Bylaw Number:	7500 Alderbridge Way (Bylaw 8383)
Comments:	Disagree with the amendment due to some bad effect of north view.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 9, 2009 1:37 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #481)

To Public Hearing	
Date:	SEPT 9, 2009
Item #	11
Re:	Bylaw 8516 + 8517

SCHEDULE 15 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 9,
 2009.

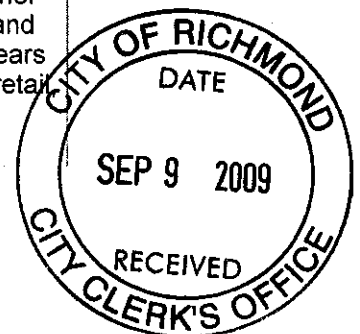
Send a Submission Online (response #481)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-09 1:36:42 PM

Survey Response

Your Name:	Kyle Gatz
Your Address:	907-7360 Elmbridge Way
Subject Property Address OR Bylaw Number:	7500 Alderbridge Way
Comments:	<p>Hello, This area of Richmond has been under heavy stress, noise, dust, and construction for 2 years now. Now we are at a point where almost everything is complete for the Olympics, and I can get some sleep at night. The dust has settled and my allergies have gone down. Adding another construction project to this area is over the top. This area is full of condominiums, and they are hardly even selling. This area needs something fresh, maybe some small retail space, town house units, and a small park. There is very little retail space, and the density of this area for condominiums is already very high. This proposed project will downgrade my property value, alter the city skyline in a very negative way, and provide nothing innovative for the area -- just another Chinese construction company coming to cash in on our area, that has already been greatly affected by the market. I am writing to present you with an alternative use for this land. Another skyscraper will no doubt affect our property, and the lifestyle here while living with another 2 years of construction. Turning this area into mixed retail, townhomes, and green areas will add to our neighborhood where this is lacking most.</p>



To Public Hearing	
Date:	SEPT. 9, 2009
Item #	12
Re:	Bylaws 8521 + 8522

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 7, 2009 8:43 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #477)
Categories: UCRS Code FILE: 12-8060-20-8521

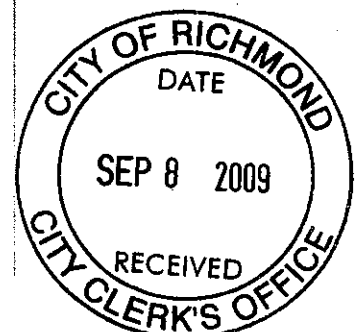
SCHEDULE 16 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 9,
2009.

Send a Submission Online (response #477)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-09-07 8:42:58 PM

Survey Response

Your Name:	Marion Smith
Your Address:	6580 Mayflower Drive
Subject Property Address OR Bylaw Number:	8521 and 8522
Comments:	<p>I am opposed to the rezoning of these properties from Industrial Storage District to Comprehensive Development District and SPU. This past spring, Richmond saw serious incursion into the ALR by Port Metro Vancouver when it purchased farmland near the South Arm of the river. The City of Richmond, as did other cities in Metro Vancouver, protested this incursion into the ALR. It does not make sense for City Council to decry the loss of farmland to industrial interests on the South Arm of the river, but allow the loss of industrial land to housing on the North Arm. It is very short sighted to allow this loss when in the near future, many businesses currently in the city centre corridor will be forced to relocate to make way for massive housing development. Industrial land will be the only appropriately-zoned land for many - but will Richmond have any available? In addition, we all know that waterfront land and views are highly prized and will sell quickly. However, it is irresponsible for this city to allow housing near the flight path,</p>



knowing the negative impact this will have on quality of life for those buyers. This isn't the first time Richmond has exhibited a buyer-beware attitude towards potential purchasers of similar properties. Such callous disregard for residents is not becoming for a city, nor its council. This housing development does not belong in this location. It is nowhere near the city centre. It is not near transit: contrary to the article that appeared in a local paper, most of the site is well over $\frac{3}{4}$ of a mile from the Bridgeport Station along a truck route. Most of the area is a half mile by crow to Bridgeport Road. Given TransLink's economic situation the area won't get local transit in decades. Residential housing is the wrong use for this property. It should remain as industrial land.

SCHEDULE 17 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 9, 2009.

Mayor and Councillors

From: Vera Smart [vsmart@mac.com]
Sent: September 9, 2009 3:49 PM
To: Mayor and Councillors
Cc: City Clerk
Subject: RZ 07380169

To Public Hearing	
Date:	SEP 9, 2009
Item #	12
Re:	Bylaw 8521 + 8522

Mayor, Councillors and City Staff

We are not able to attend the Public Hearing tonight on -RZ 07380169- but I would still like our opinions on the River Drive site known.

From all the information that we have seen and heard we feel that this new development has the potential of giving our neighbourhood a positive future. We have lived in the area for almost half a century and have seen many changes- This is a change that I could enjoy and has many good qualities. An improved dyke, Two small parks, A walking path along the river, School improvements and a small commercial space are all things that our neighbourhood could benefit from.

I've attended a planning meeting at City Hall and I feel comfortable with this neighbourhood change.

Of course with this change, A few concerns like safety of school children, No.4 Rd and Dirt trucks exist. And I've let my concerns be known and trust that the City and Developers respect that input.

No.4 Road is the street that most walking children use and is home to the Oak View Townhouses. We have witnessed life changing accidents that have left a neighbourhood child brain dead.

If a well planned truck route could be looked at, this would ease our concerns.

Thank you for the chance to give our input to you.

Regards,

Robert and Vera Smart

