



## 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**



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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.

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Mayor (Malcolm D. Brodie)

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