

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 21, 2019.



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To Public Hearing
Date: <u>May 21, 2019</u>
Item # <u>40</u>
Re: <u>Bylaws 10020 + 10021</u>

May 17, 2019

Mayor and Council

City of Richmond,

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

Attention: Director, City Clerk's office ; Fax: 604-278-5139

Email: wcraig@richmond.ca

Your Worship Mayor Brodie and Respected Councillors:

RE: May 21, 2019 Notice of Public Hearing regarding Agenda Item # 4: Official Community Plan Bylaw 7100 Amendment Bylaw 10020 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10021 (Vancouver Airport Authority's Proposed Airport Zoning Regulations to the City Center Area Plan and Zoning Bylaw)

We write to express our concerns related to the reduction of Building heights for the property at 7851 Alderbridge Way. We do understand the Vancouver Airport Authority's (VAA) needs to seek reduction in heights on the part of affected properties to plan for future run ways. To this end, the above Bylaw proposes to decrease the building heights of the property at 7851 Alderbridge way to comply with the VAA's proposed decreased heights.

May we respectfully request that the city amend its City Center Area Plan (CCAP) to more fully comply with the VAA's proposed building heights for the property at 7851 Alderbridge Way, given that VAA allows greater building heights than that allowed in the CCAP for some portion of 7851 Alderbrisse Way and decreased building heights on some other portion than that allowed in the CCAP.

More specifically, City of Richmond Report to the Planning Committee dated April 10, 2019 (see page 2 of the attached) for Site 1A : 7851 Alderbridge Way states:

" --- The proposed AZR would restrict the portion of the property facing Alderbridge Way to a maximum building height ranging from 31 m to 34 m GSC. VAA has agreed to allow the southwest portion of the site facing Alderbridge Way to have a maximum building height of 35 m GSC, and the northeast portion of the site facing Alderbridge Way to have a maximum building height of 37 m , GSC.—"

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However, the above Bylaw amendment only proposes to decrease the building heights on portion of 7851 Alderbridge Way where such building heights are greater than that allowed in the CCAP but does NOT increase the building heights where the VAA so allows. (see page 3 of the attached)

Your Worship Mayor Brodie and Respected councillors, there is a significant negative financial impact on the property at 7851 Alderbridge Way caused by VAA's reduction in the building heights. We respectfully request that the above amendment then should also increase the building heights in the CAAP on all other portions of 7851 Alderbridge Way where VAA so permits.

In summary, our request is to grant exactly the same building heights for all portions of the 7851 Alderbridge Way in the CAAP as that included in the VAA's proposed AZR for future South Runway (7851 Alderbridge Way (see page 4 of the attached)

We thank the City for the opportunity to submit our concerns and our resolution for the above Bylaw amendment.

Respectfully submitted,

Sincerely,

Umendra Mital, M.A.Sc., P.Eng.

Executive Vice President and General Manager,

EBCO Industries Ltd.

See Attached

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City of Richmond

Report to Committee

To: Planning Committee **Date:** April 10, 2019
From: Barry Konkin **File:** 01-0153-01/2019-Vol
 Manager, Policy Planning 01
Re: **Vancouver Airport Authority's Proposed Airport Zoning Regulations:
 Proposed Amendments to the City Centre Area Plan and Zoning Bylaw**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, having been considered in conjunction with:
 - a. the City's Consolidated 5 Year Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation; and
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10021, be introduced and given first reading.

for 
 Barry Konkin
 Manager, Policy Planning
 (604-276-4139)

Att. 3

outs” have been proposed by VAA as part of their application for a new AZR to Transport Canada. Those “cut-outs” would allow a slightly higher building height than what would be permitted under the proposed new AZR.

Attachment 3 indicates the proposed AZR area along with the four specific “cut-out” areas (labeled Site 1A, 2A, 3A and 4A). Attachment 3 also indicates three additional sites that would be impacted by the new AZR (labeled Site 1B, 2B, and 3B) that do not have an approved “cut-out” by VAA.

The four approved “cut-out” areas include the following properties:

Site 1A: 7851 Alderbridge Way

This property is designated in the CCAP for a maximum building height of 35 m (37 m geodetic or GSC) along the Alderbridge Way frontage and a maximum building height of 25 m (27 m GSC) for the remainder of the property. The site is zoned Industrial Retail (IR1) and permits a maximum building height of up to 25 m (27 m GSC) in the City Centre.

The proposed AZR would restrict the portion of the property facing Alderbridge Way to a maximum building height ranging from 31 m to 34 m GSC. VAA has agreed to allow the southwest portion of the site facing Alderbridge Way to have a maximum building height of 35 m GSC, and the northeast portion of the site facing Alderbridge Way to have a maximum building height of 37 m GSC.

Proposed CCAP Amendment: In order to reflect this “cut-out”, proposed Bylaw 10020 would amend the Specific Land Use Map for Aberdeen Village (2031) to reflect the 35 m GSC maximum allowable height.

Zoning: The property is currently zoned Industrial Retail (IR1) and permits building heights up to 25 m (27 m GSC) in the City Centre which is less than the proposed approach surface of the new AZR. No amendments to the Zoning Bylaw are required for this site.

Site 2A: 7960 Alderbridge Way, 5333 No. 3 Road, and 5411 No. 3 Road

This property is designated in the CCAP for a maximum building height of 45 m (47 m GSC) and was recently rezoned to City Centre High Density Mixed Use (ZMU34) – Lansdowne Village. The ZMU34 zone has a maximum building height of 41.5 m GSC. This reflects the agreed upon proposed “cut-out” for this property at 41.5 m GSC with VAA.

CCAP: In order to reflect this “cut-out”, proposed Bylaw 10020 would amend the Specific Land Use Map for Lansdowne Village (2031) to reflect that the maximum building height is 41.5 m GSC.

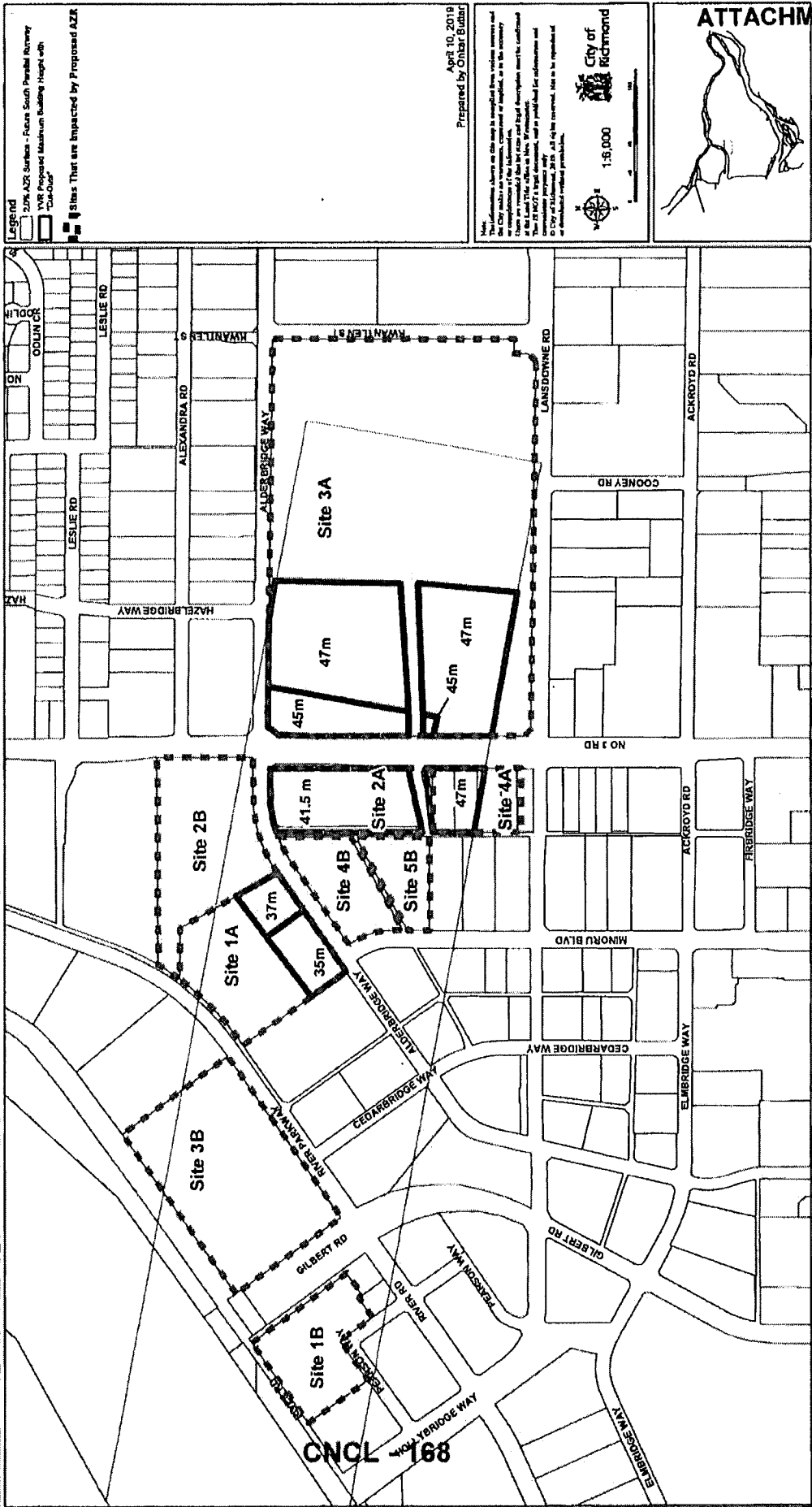
Zoning: As the ZMU34 zone already has a maximum building height of 41.5 m GSC, no further amendment to the Zoning Bylaw would be required.

Site 3A: 5300 No. 3 Road

This site, which includes Lansdowne Mall, has two land use designations that regulate building height. These height limits range from 45 m (47 m GSC) between No. 3 Road and the future Hazelbridge Way extension, and 25 m (27 m GSC) between the future Hazelbridge Way

Proposed AZR For Future South Runway

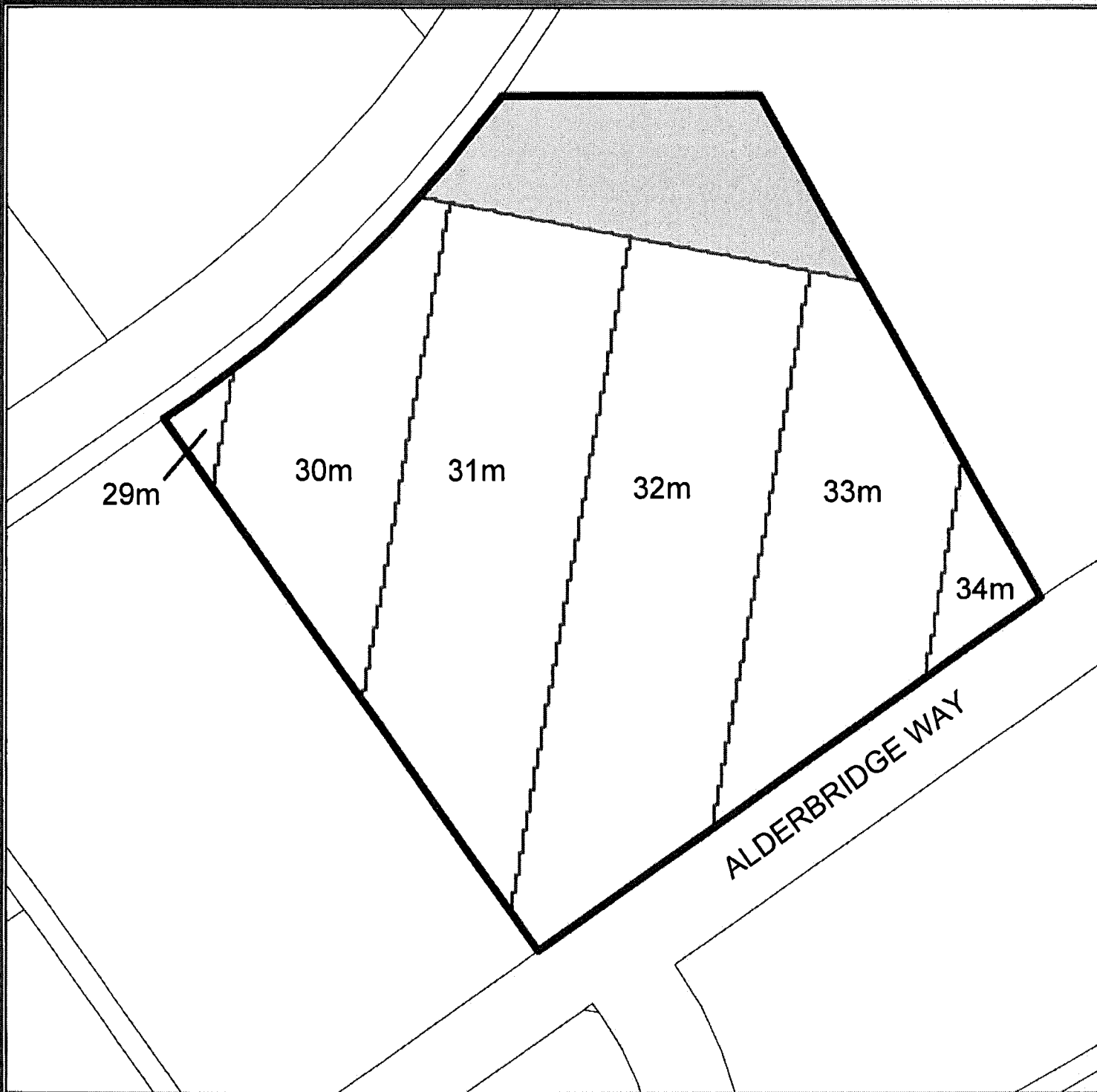
Richmond






ATTACHMENT 3

(3)

891-168 CNCL



Legend

-  7851 Alderbridge Way
-  2.0% AZR Surface - Future South Parallel Runway
-  Area Subject to Existing AZR

Note: Heights on the map are geodetic or GSC.
 May 3, 2019
 Prepared by Onkar Buttar

Note
 The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
 Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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