



**Regular Council meeting for Public Hearings  
Monday, April 16, 2018**

Place: Council Chambers  
Richmond City Hall

Present: Acting Mayor Bill McNulty  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Linda McPhail  
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie  
Councillor Alexa Loo

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9841**  
(Location: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway; Applicant: Anthem Properties Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Gordon Bird, 11091 Swallow Drive (April 6, 2018) (Schedule 1)
- (b) Gordon Bird, 11091 Swallow Drive (April 10, 2018) (Schedule 2)
- (c) Les Kiss, 5251 Hummingbird Drive (Schedule 3)
- (d) Michael & Donna Chan, 11020 Swallow Drive (Schedule 4)
- (e) Bob Hardacre, 5391 Woodpecker Drive (Schedule 5)
- (f) Kostya Polyakov, 5780 Woodpecker Drive (Schedule 6)
- (g) Thomas King, Richmond resident (Schedule 7)
- (h) W. Easton, 5431 Warbler Avenue (Schedule 8)



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- (i) Arnold & Gina Singh, 11080 Chickadee Court (Schedule 9)
- (j) Sam Nakhleh, 11471 Lapwing Crescent (Schedule 10)
- (k) Doug Porter, 11071 Swallow Drive (Schedule 11)
- (l) Mark & Deanna Talbott, 11591 Kestrel Drive (Schedule 12)
- (m) Deborah Strub, 11771 Kingfisher Drive (Schedule 13)
- (n) D.L. Trueman, Richmond resident (April 11, 2018) (Schedule 14)
- (o) S.W. Trueman, Richmond resident (Schedule 15)
- (p) Victor Perry, 5488 Hummingbird Drive (Schedule 16)
- (q) D.L. Trueman, Richmond Resident (April 12, 2018) (Schedule 17)
- (r) Daken Ariel, 11080 Swallow Drive (Schedule 18)
- (s) James Strilesky, Richmond resident (Schedule 19)
- (t) Korianne Ariel, 11080 Swallow Drive (Schedule 20)
- (u) Lindsay Murray, Richmond resident (Schedule 21)
- (v) Violet & Ken Battersby, Richmond residents (Schedule 22)
- (w) Collins Family, 11107 Chickadee Court (Schedule 23)
- (x) Brian & Joan Jalmarson, 10761 Hollymount Court (Schedule 24)
- (y) Richard & Maureen Landahl, Richmond resident (Schedule 25)
- (z) Ramzi Jaafar, 22086 Wilson Avenue (Schedule 26)
- (aa) Maria Anastacia Lozada-Jaafar, 22086 Wilson Avenue (Schedule 27)
- (bb) Marilyn & Terence Peters, 5500 Woodpecker Drive (Schedule 28)
- (cc) Pamela Lin, Richmond resident (Schedule 29)
- (dd) Susanna Cheung, 3088 Airey Drive (Schedule 30)
- (ee) Samuel Yeung, Richmond resident (Schedule 31)
- (ff) Debbie Kim, 8040 Railway Avenue (Schedule 32)
- (gg) Michael Bishop, 7320 Woolridge Court (Schedule 33)
- (hh) Kenny Ho, 4791 Steveston Highway (Schedule 34)
- (ii) Jay Chambers, 5491 Hummingbird Drive (Schedule 35)



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- (jj) Allison Lee, 11311 Lapwing Crescent (Schedule 36)
- (kk) Chris & Denise Couzelis, 5931 Goldeneye Place (Schedule 37)
- (ll) Brian Snellings, Richmond resident (Schedule 38)
- (mm) Don Jury, 11940 Flamingo Court (Schedule 39)
- (nn) Les Kiss, 5251 Hummingbird Drive (Schedule 40)
- (oo) Joan Johnson, 11031 Swallow Drive (Schedule 41)
- (pp) Martin Woolford, 5951 Egret Court (Schedule 42)
- (qq) Marilyn Lew, Richmond resident (Schedule 43)
- (rr) Karen Wheeler, 11551 Kingfisher Drive (Schedule 44)
- (ss) Lynda Steblin, Richmond resident (Schedule 45)
- (tt) Martin Yeung, 7733 Heather Street (Schedule 46)
- (uu) Anuj Sharma, Richmond resident (Schedule 47)
- (vv) Mackenzie Biggar, 3900 Moncton Street (Schedule 48)
- (ww) Chris Pughe, 4791 Steveston Highway (Schedule 49)
- (xx) Sean O'Brien, 3151 Springfield Drive (Schedule 50)
- (yy) Suzy & Richard Lin, Richmond resident (Schedule 51)
- (zz) Michael & Laura Brawn, 5217 Hummingbird Drive (Schedule 52)
- (aaa) Tracy Wu, 8851 Lansdowne Road (Schedule 53)
- (bbb) Denise & Mel Dear, 11771 Kingfisher Drive (Schedule 54)
- (ccc) Niti Sharma, 11380 Kingfisher Drive (Schedule 55)



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*Submissions from the floor:*

Les Kiss, 5251 Hummingbird Drive, expressed concern with the (i) proposed single access point to the development, (ii) proposed traffic light directly opposite Swallow Drive, and (iii) proposed traffic light at Kingfisher Drive. He was of the opinion that residents were not provided sufficient rationale as to the decision to install a traffic light at Swallow Drive by the Transportation Department. Mr. Kiss then suggested that the access point be relocated, and be configured in such a manner to only permit right in/right out access. Mr. Kiss spoke of the existing pedestrian crosswalk at Lassam Road, and other transportation features adjacent to this crosswalk like the bus stops and was of the opinion that a signalized intersection at Swallow Drive and Steveston Highway may increase traffic into Swallow Drive.

Lynda ter Borg, 5860 Sandpiper Court, made references to past discussions on the City's arterial road policy and in particular with regard to town house developments. She was of the opinion that traffic lights cause accidents, noting that drivers may accelerate to cross an intersection when the traffic light is changing. Also, Ms. ter Borg cited concern with the potential noise of start/stop traffic for those whose properties back onto Steveston Highway. Ms. ter Borg queried whether the proposed transportation features meet Provincial highway standards, and was of the opinion that two-way left turn lanes around the city sufficiently maintain the flow of traffic. Ms. ter Borg noted that installing more traffic lights along Steveston Highway will lessen the safety of the pedestrian crosswalk at Lassam Road, and suggested that it be improved to include in-pavement flashers for increased safety. Ms. ter Borg spoke of other townhouse developments along Steveston Highway that provide effective access without a traffic signal.

Connie Fernie, 5760 Wagtail Avenue, expressed concern with the proposed traffic light at Swallow Drive, and was of the opinion that an additional traffic light will only encourage drivers to speed through the pedestrian crosswalk at Lassam Road.

Karen Wagner, 5411 Woodpecker Drive, was in favour of the proposed development but expressed concern with the proposed traffic light as she believes it will increase traffic on Swallow Drive. She noted that the area is residential and the installation of a traffic light will alter the neighbourhood's atmosphere and render the use of the road unsafe for kids to play on.



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Julia Nickerson, 10560 Yarmish Drive, spoke in favour of the proposed development and in particular to the benefits of a townhouse complex in the neighbourhood. Ms. Nickerson spoke in support of the (i) various housing options provided by the proposed development, (ii) proposed sidewalk upgrades, ie. boulevards, and (iii) proposed traffic light, at Swallow Drive, as she believed it would increase pedestrian safety.

Carmen McCracken, 5600 Wagtail Avenue, spoke in support of the proposed traffic light on Swallow Drive, noting that in her experience, turning onto Steveston Highway is challenging due to poor visibility. She expressed concern with the existing pedestrian crosswalk at Lassam Road, noting that a controlled traffic light would be beneficial.

Gary Kwong, 11651 4<sup>th</sup> Avenue, spoke in support of the proposed development, noting that townhomes provide an affordable housing option for young families.

Max Madrussan, 12506 Wescott Street, spoke of the calibre of the Applicant, and was of the opinion that Applicant has been professional and informative throughout the rezoning process. He spoke of the Applicants' willingness to ensure the development fits in the neighbourhood and in particular, the proposed development would provide a suitable option for younger generations.

Kostya Polyakov, 5780 Woodpecker Drive, expressed concern with the proposed traffic light at Swallow Drive.

Debbie Kim, 8040 Railway Avenue, spoke in support of the proposed townhouse development, and was of the opinion that its design is beautiful and townhomes are an excellent option for families.

Mackenzie Biggar, 3900 Moncton Street, spoke in support of the proposed townhouse development, noting that it provides an alternative housing option in the area, and allows residents to remain in Richmond.

Pamela Lin, 9800 Odlin Road, spoke in support of the proposed townhouse development, and was of the opinion that townhomes are under supplied in Richmond. Also, she was pleased to see that the proposal includes a widened sidewalk with a boulevard, and the provision of public art and green space.

Judy Bird, 11091 Swallow Drive, spoke in support of the proposed development, however expressed concern with the addition of a new traffic light along Steveston Highway.



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Anita Boyles, 11131 Swallow Drive, was of the opinion that a traffic light at Swallow Drive would confuse drivers. She commented on the existing pedestrian crosswalk at Lassam Road, noting that it should be upgraded to enhance pedestrian safety. She expressed concern with regard to the number of onsite visitor parking stalls, noting that it was insufficient and therefore, visitors would likely park on Swallow Drive.

Stacey Leduc, 5320 Hummingbird Drive, expressed concern regarding the potential increase in traffic in the neighbourhood as a result of the proposed development, and was of the opinion that the installation of a traffic light would worsen the situation. She was of the opinion that a single access point to the subject site would cause accidents, and remarked that the proposal has insufficient visitor parking to accommodate all units. Ms. Leduc wished to see the pedestrian crosswalk at Lassam Road be upgraded, and the access point to the development site shifted to the east, and increased to two.

Rocky Sethi, 12095 No. 2 Road, spoke in support of the proposed development, noting that the proposed secondary suites will benefit new owners. He was of the opinion that the proposed traffic light would be advantageous for pedestrians, as it would allow for shorter routes through the Westwind neighbourhood away from Steveston Highway. Mr. Sethi then stated that he believed the proposal was aesthetically pleasing. Also, he spoke to parking, noting that there was a good provision of it onsite.

Niti Sharma, 11380 Kingfisher Drive, spoke in opposition to the proposed traffic light, and was of the opinion that the traffic light would increase traffic and congestion along Steveston Highway. She spoke of vehicular traffic at peak hours of the day, noting that with a traffic light at Swallow Drive, traffic may navigate through, which would affect the safety of the residents in the area.

Ben Gwaltney, 5671 Wagtail Avenue, queried whether the proposed development is a multi-storey complex. He expressed concern with the proposed single access point to the proposed development noting that it may hinder emergency services access, and was of the opinion that the proposal does not provide adequate parking and therefore, visitors and residents may park in adjacent neighbourhoods; therefore Mr. Gwaltney suggested restricting parking along Swallow Drive to residents only. Also, he spoke of the pedestrian crosswalk at Lassam Road, noting that it is an unsafe crosswalk, and expressed concern with the sidewalk on the north side of Steveston Highway, noting that the Applicant's fencing has encroached on the sidewalks.



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Martin Dash, 12146 Osprey Drive, spoke of potential solutions to the proposed traffic light, the pedestrian crosswalk at Lassam Road and the potential for a right in/right out access point configuration. He suggested that the crosswalk at Lassam Road removed completely, and replaced with a pedestrian crosswalk at Swallow Drive.

In reply to queries from Council, Victor Wei, Director, Transportation, advised that the placement of a traffic light within 200 metres of one another falls within transportation engineering guidelines. He noted that staffs' assessment has indicated that the installation of a traffic light at Swallow Drive would not increase traffic through the internal roads. Wayne Craig, Director, Development, noted all provisions of parking are in compliance with City Bylaws and that first responders are part of the standard referral system and therefore actively involved in the rezoning process with regard to site access. Also, he noted that prior to the building permit application stage the developer is required to provide traffic, construction and parking management plans to be reviewed by staff.

Acting Mayor McNulty acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for a second time with new information.

Lynda ter Borg, 5860 Sandpiper Court, was of the opinion that residents are not opposed to the proposed townhouse development but are urging Council to provide alternative solutions to the proposed traffic light at Swallow Drive.

PH18/4-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 be given second and third readings.***

The question on Resolution PH18/4-1 was not called as the following **amendment motion** was introduced:

It was moved and seconded

- (1) That the traffic control light at Swallow Drive be removed;***
- (2) That the driveway access be moved to the east and limited to right in/right out only; and***
- (3) That the pedestrian crosswalk at Lassam Road be upgraded.***



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The question on the amendment motion was not called as discussion took place on traffic along Steveston Highway and the potential to use the developer's contribution for a traffic signal at Swallow Drive to upgrade the Lassam Road pedestrian crosswalk. As a result of the discussion, the amendment motion was **WITHDRAWN**.

The question on Resolution PH18/4-1 was then called and it was **CARRIED** with Cllr. Day opposed.

Discussion further took place on the potential right in/right out configuration and the need to upgrade the pedestrian crosswalk at Lassam Road, and as result the following **motion** was introduced:

PH18/4-2

It was moved and seconded

- (1) *That the proposed driveway location remain, however be restricted to right in/right out only access; and*
- (2) *That the rezoning consideration #11 be amended to have the developer's voluntary contribution be directed towards upgrading the Lassam Road pedestrian crosswalk.*

The question on Resolution PH18/4-2 was not called as in reply to queries from Council, Nick Kasidoulis, representing the Applicant, advised that a right in/right out access configuration at Swallow Drive is agreeable. Also, Mr. Kasidoulis shared the same concerns as the delegations with regard to the safety of the Lassam Road pedestrian crosswalk and was pleased to see this crosswalk upgraded.

The question on the motion was then called and it was **CARRIED**.

**ADJOURNMENT**

PH18/4-3

It was moved and seconded

*That the meeting adjourn (8:41 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 Monday, April 16, 2018.

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Acting Mayor (Bill McNulty)

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Acting Corporate Officer (Claudia Jesson)