



**Regular Council Meeting for Public Hearings
Monday, June 16, 2014**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. TEMPORARY USE PERMIT (TU 14-653009)

(Location: 8320 Cambie Road and 8431 Brownwood Road; Applicant:
Fairchild Developments Limited)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Marian and Charles Dean, 8411 Browngate Road (Schedule 1)
- (b) Zaynub Mia and Captain Zimmerman, 8451 Brownwood Road (Schedule 2)

Submissions from the floor:

In response to queries from Council, Wayne Craig, Director, Development, noted that access to the parking lot will be through Hazelbridge Way, and that the existing hedge on the property will be trimmed by the Applicant.

Discussion ensued regarding the existing sidewalk, and the length of the Temporary Use Permit.



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Cameron Owen, IBI Group, was of the opinion that the current sidewalk in the area would sufficiently address pedestrian traffic for the duration of the Temporary Use Permit. Mr. Owen also advised that the Applicant will use the parking lot for a three-year term for contractors working on the site.

PH14/6-1

It was moved and seconded

That a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road, to allow an outdoor parking lot for a period not to exceed three years, be issued.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9108
(RZ 13-641596)**

(Location: 4160 Garry Street; Applicant: Penta Homes (Princess Lane) Ltd.)

Applicant's Comments:

Dana Westermarck, Oris Consulting, provided an overview of the changes to the proposed development and listed several residents in the area who are now in support of the proposed development as a result of such changes. Mr. Westermarck spoke of the recent Open House and noted that residents were primarily concerned with (i) vehicle access on Yoshida Court, and (ii) the increase in traffic in the area. In an effort to address these concerns, vehicle access to the site was changed from Yoshida Court to Garry Street. Mr. Westermarck noted that the Transportation division has reviewed the proposal, and they do not believe that it will have a major impact on the neighbourhood. He also noted that as a result of these changes, green space will be slightly decreased.

Written Submissions:

- (a) Stephanie Freiter, 11753 Yoshida Court (Schedule 3)
- (b) Scott Silverthorn, 4051 Garry Street (Schedule 4)



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Submissions from the floor:

In response to a query from Council, Wayne Craig, Director, Development, stated that this development will be more energy efficient than what is currently required of new townhouse developments.

Doug Shearer, 4111 Garry Street, spoke in favour of the proposed development and stated that he believes that the design of the townhouses will compliment the neighbourhood. Mr. Shearer was of the opinion that this townhouse complex will provide more affordable housing in Steveston, and it will not negatively impact the flow of traffic.

Mark Sakai, 11762 Fentiman Place, spoke in support of the proposed development, as he believes it will create more housing opportunities in the area. He also remarked that the proposal satisfies the requirements of the Official Community Plan, and that he is not concerned about parking.

Richard Hunter, 11720 Yoshida Court, spoke in favour of the proposed development and was of the opinion that the design will compliment the character of the neighbourhood, and thus, property values should not be impacted.

Anne Piche, 11800 6th Avenue, was opposed to the proposed development as she wished to see infrastructure in Steveston replaced prior to any future developments. Ms. Piche expressed her concern with regard to the rezoning sign on the site, and wished for the site to remained zoned RS1/E.

In response to a query from Council, Mr. Craig stated that, according to the Affordable Housing Strategy, if any lot is subdivided into two lots, one of those two lots is required to have a suite.

Discussion ensued regarding the Official Community Plan, and it was noted that this area is designated for townhouses.

Barbara Bunting, 11726 Yoshida Court, was of the opinion that the RS1/E zone should be maintained. She expressed her concern with regards to traffic and parking, noting that the proposed development would further exasperate the existing problems.

John Pitcairn, 3880 Garry Street, spoke in favour of the proposed development as he welcomed more housing options in Steveston.



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Derek Gray, 11744 Yoshida Court, was in favour of the proposed development as the Applicant addressed his concern related to the access from Yoshida Court. He expressed his concern regarding parking and green space in the area; however, he did not believe that the proposed development would cause additional traffic problems.

PH14/6-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 be given third reading.

The question on Resolution PH14/6-2 was not called as discussion ensued regarding the reduction of green space in the area, the increase of traffic on Garry Street due to the access point being changed, and the design of the proposed townhouse development in comparison to other homes in the area.

The question on Resolution PH14/6-2 was then called and it was **CARRIED.**

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9145
(ZT 14-660990)**

(Location: 9111 Beckwith Road; Applicant: Traschet Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/6-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 be given second and third readings.

CARRIED



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PH14/6-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 be adopted.
CARRIED

ADJOURNMENT

PH14/6-5 It was moved and seconded
That the meeting adjourn (8:00 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, June 16, 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, June 16, 2014.

To Public Hearing
Date: June 16/14
Item # 1
Re: 8320 Cambie Rd 18431 Brownwood Rd TU 14-653009

June 13, 2014

Marian & Charles Dean
8411 Browngate Road
Richmond, B.C.
V6X 1G7
Tel: 604-278-5204

City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1
Attention: Director, City Clerk's Office

Re: Temporary Use Permit (TU 14-653009)

Dear Sir,

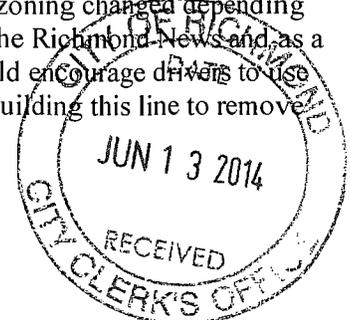
My husband and I strongly oppose the recent proposal of Fairchild Developments Limited to build an outdoor parking lot in our neighbourhood. My husband and I were extremely surprised to read in our local newspaper of the pending Public Hearing this coming Monday evening, June 16th, 2014 at Richmond City Hall regarding the Temporary Use Permit to allow an outdoor parking lot for a period not to exceed 3 years on the green space area bordering the corner of Cambie Road, Hazelbridge Way and Brownwood Road. I was surprised a letter was not sent out to our home as we live in this neighbourhood and have been homeowners since 1978 (36 years). We feel that we will be harmed by the proposed temporary use permit.

Being homeowners there has been many changes in our once quiet residential subdivision. Fairchild has, over the years, radically changed the dynamics of this neighbourhood. They were allowed to build the Aberdeen Centre and after only a few short years, tore it down, moved the road over and rebuilt a second Aberdeen Centre. We have endured many years of construction and noise while they built around us. We now look out from our back garden patio, where we once had a quiet, peaceful garden, we now overlook Aberdeen Centre's dome roof which hovers over the roadway and hear the noise of the continual traffic congestion which goes day and night along Hazelbridge Way and Cambie.

This latest proposal is only another step in Fairchild's dominance in this area. Our neighbourhood is already under pressure with increased volume of traffic in and out of our subdivision, increased parking on our small roadways, increased pedestrian traffic which continues into the small hours of the early morning. There is a lack of green space within this area and now they want to "pave paradise and put up a parking lot" in a lovely green area where there are beautiful trees, grass, shrubbery and many small birds. This is an area that I walk by almost every single day of the year. I always enjoy looking at the trees and feel calmed that at least we have a small green area that we can overlook and enjoy.

Where we once had a quiet neighbourhood, we now have to plan a route when we want to leave by car and now Fairchild wants to increase more cars within this neighbourhood area. We will very soon need a helicopter to get us in and out of this area.

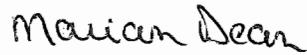
You would think that as homeowners we would be happy with these changes as our home would have increased over time, especially being close now to the Canada Line which was recently built. But several years ago our residential properties were changed from residential / commercial to residential / industrial significantly decreasing the value of our properties. We note that Fairchild can get their property zoning changed depending on what they are building. The "city bows to the developers" was a recent quote in the Richmond News and, as a homeowner in this neighbourhood, I believe this to be the case. Why doesn't Fairchild encourage drivers to use the Canada Line as it is right at their doorstep? After all, this was the intention for building this line to remove some of the congestion on our roadways.



In conclusion we strongly oppose this recent proposal of Fairchild Developments Limited. We question what will happen after the temporary use permit of three (3) years. We feel this is a joke. If business decreases will they then get rid of this parking lot? Not likely! Or if business increases will they take over more green space?

We hope that you read our concerns and take them to heart. Once this is paved over we will never get this green space back and in light of what we are hearing, there is not enough green space and eventually the beautiful Richmond that we knew as children growing up here, will all be paved over.

Sincerely,

Handwritten signature of Charles Dean in cursive script.Handwritten signature of Marian Dean in cursive script.

Marian and Charles Dean

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 16, 2014.

To Public Hearing
Date: <u>June 16, 2014</u>
Item # <u>1</u>
Re: <u>TU 14-653009</u> <u>8320 Cambie Rd</u> <u>8431 Brownwood Road</u>

Mayor and Councillors

From: Webgraphics
 Sent: Friday, 13 June 2014 2:03 PM
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #793)

Categories: 08-4105-20-2014653009 - 8320 Cambie Road & 8431 Brownwood Road

Send a Submission Online (response #793)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2014 2:03:06 PM



Survey Response

Your Name	Captain Zimmerman
Your Address	zimmer44@telus.net
Subject Property Address OR Bylaw Number	8320 Cambie Road & 8431 Brownwood Road (TU 14-653009)
Comments	<p>Dear Mr. Hopkins Thank you for meeting with me on June 11, 2014 to explain some of the concerns I raised regarding the issuance of a temporary use permit to allow an outdoor parking lot on the property next to ours. I have listed some of the salient points we discussed as well as other concerns both my husband and I have regarding the parking lot. 1. Entry and egress into the parking lot, which you explained will be from Hazelbridge Road. 2. There is a gradient on the lot in question. We are concerned about the drainage run-off onto our property, especially during heavy rainfalls. You had explained to me that drainage is important and that it should not impact our property. 3. You mentioned that two trees will be planted in order to block off access to the lot from Brownwood Road. We are hoping that the trees to be planted will be of a low profile in nature so as to not block further sunshine on our property. In addition, we discussed the trimming of the hedge next door to have an</p>

even look and to allow sunshine into our yard. We are stressing the need to have sunshine as Aberdeen Centre already blocks the afternoon sun by about 4:30 pm. 4. Another concern we have is about having a proper sidewalk installed on Hazelbridge, as the current pathway is too narrow. It is also unsafe, especially when walking two abreast as we do when we have our grandchildren with us, as the sides are crumbling away. 5. Will the lot be fenced off on the sidewalk end as a safety measure for pedestrian traffic? 6. We are also concerned about increased noise (especially at night) and a proliferation of garbage. Our neighbourhood is quiet and we try to keep it clean, and we hope that it will remain this way. 7. We would like to ensure that no cars are allowed to back into parking stalls as we do not want exhaust fumes in our yard, as a precautionary measure for both our health and the health of the plants. 8. Will the parking lot affect our property value? As you know we are right next door to the proposed changes in the property, from green space to parking lot. 9. What will happen to after the expiration of the three year permit? Will the property revert back to a park-like setting? Thank you for addressing our concerns. Naturally, we would prefer to maintain the green space as there certainly is a lack of it in the downtown area. As you are aware, most cities understand the benefits of flora and fauna and are making efforts to protect it. Once again, thank you for your time and attention to this matter. Yours very truly, Zaynub Mia & Captain Zimmerman 8451 Brownwood Road 604-273-5071

Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 16, 2014.

RECEIVED
CITY CLERKS OFFICE

To Public Hearing
Date: June 16, 2014
Item # 2
Re: BYLAW 9108
R213-6115916

		INT
	DW	
	MJ	
	DB	
	JHB	

June 4, 2014

12-396-009108

Attention: City Clerk, Richmond BC

Regarding: Bylaw 9108, Development of 4160 Garry Street

I am writing in support of the revised proposal for the 4160 Garry site that was presented at the Public Information Meeting on May 6, 2014:

- Entrance on Garry Street (at east side of property)
- Additional articulation on the sides of these units, as first presented at the Public Information Meeting on April 2, 2014

After attending the two public information meetings and reflecting on the different options, I believe that this is the most favourable of the three possible development scenarios that have been presented by Oris Consulting.

I am very glad that the developers have been able to find a way to move the access roadway to Garry Street, and I appreciate their efforts to address this major neighbourhood concern. This change will mean less of an increase in traffic on Yoshida Court, keeping it safer for the many pedestrians who use it to access Steveston Park, as well as for the families on the cul-de-sac.

The increased 'articulation' is supposed to contribute to a visual integration with Yoshida Court and the surrounding neighbourhood.

Also on the subject of visual integration with the surrounding neighbourhood:

Regarding the replacement of the current cherry and evergreen trees along the side of the property, I hope and request that the new 'street trees' will fit in with the existing trees along Yoshida Court, and help to soften the side view of the town homes.

And given that the common garbage and recycling enclosure is necessary with the new layout, I am glad that it is going to be screened with a trellis and plant material, and hope that as much as possible is done in this regard.

Thank you.

Stephanie Freiter

Stephanie Freiter
11753 Yoshida Court, Richmond V7E 5C5

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Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 16, 2014.

To Public Hearing
Date: <u>June 16, 2014</u>
Item # <u>2</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-041596</u>

Mayor and Councillors

From: Webgraphics
 Sent: Monday, 16 June 2014 11:05 AM
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #794)

Send a Submission Online (response #794)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/16/2014 11:04:49 AM

Survey Response

Your Name	Scott Silverthorn
Your Address	4051 Garry St Richmond BC V7E2T9
Subject Property Address OR Bylaw Number	4160 Garry St
Comments	This is more a suggestion about dividing Lots into more than what the lots are zoned for. When the builders are creating more draw and energy consumption than what there was prior. The builders should have to build more energy efficient homes. Like energuide 80 or higher on the Energuide scale (NRCAN). It does cost more to build, but they can receive upto \$2000 or more from the PowerSmart Program. The house will use less energy than the houses being built to code.

