



**Regular Council meeting for Public Hearings  
Monday, December 19, 2016**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

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

**1. TEMPORARY COMMERCIAL USE PERMIT APPLICATION  
(TU 16-732636)**

(Location: 8540 River Road; Applicant: Dunbar Equipment Ltd. (doing business as Don Dickey Supplies))

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



**Regular Council meeting for Public Hearings  
Monday, December 19, 2016**

PH16/12-1

It was moved and seconded

*That a Temporary Commercial Use Permit be issued to Dunbar Equipment Ltd. (doing business as Don Dickey Supplies) for property at 8540 River Road to allow the retail sale of outdoor power equipment as an accessory use.*

**CARRIED**

In accordance with Section 100 of the *Community Charter*, Councillors Dang and Johnston declared to be in a conflict of interest due to business interests, and left the meeting at 7:02 p.m.

**2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9603 AND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9604**

(Location: City-wide; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Jim McGrath, 10131 Lawson Drive (Schedule 1)
- (b) Brian Howe, 6233 London Road (Schedule 2)

*Submissions from the floor:*

None.

*Discussion:*

Council discussed the implications of a suggestion to omit from Amendment Bylaw 9603, the portion of "Sub-Section 14.4.13.D Rear Yard – Setbacks" pertaining to a ground floor setback of 4.5 metres.

In response to queries from Council, staff advised that: arterial road policies that are imbedded in the Official Community Plan establish a framework for arterial road redevelopment; and revisions to the arterial road policies can be initiated in the future (by Council or staff) as needed.



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PH16/12-2 It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 9603 be given second and third readings.*

**CARRIED**

Opposed: Cllr. Day

PH16/12-3 It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 9603 be adopted.*

**CARRIED**

Opposed: Cllr. Day

PH16/12-4 It was moved and seconded  
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9604 be given second and third readings.*

**CARRIED**

Opposed: Cllr. Day

PH16/12-5 It was moved and seconded  
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9604 be adopted.*

**CARRIED**

Opposed: Cllr. Day

Councillors Dang and Johnston returned to the meeting at 7:15 p.m.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9614  
(ZT 16-734106)**

(Location: 110-12500 Horseshoe Way; Applicant: Lloyd Kinney)

*Applicant's Comments:*

The applicant was available to respond to queries.



**Regular Council meeting for Public Hearings  
Monday, December 19, 2016**

*Written Submissions:*

- (a) Andrew French, #260-12500 Horseshoe Way (Schedule 3)
- (b) Nathalie Baker, Solicitor for the Strata Council (Schedule 4)
- (c) Richard Fayerman, #133-12520 Horseshoe Way (Schedule 5)
- (d) Andy Urbanowicz, #54-11771 Kingfisher Drive (Schedule 6)
- (e) Sean Sagar, BrightMinds Systems Intl. (Schedule 7)

*Submissions from the floor:*

None.

*Discussion:*

Council discussed some of the observations indicated in the written submissions, and the inclusion of breweries in industrial areas.

In response to queries from Council, staff advised that the application was to utilize a portion of the existing brewery space for a retail liquor store and there is no requirement to obtain the Strata Council's approval. It was further noted that two parking spaces were required for the proposed use, and that the existing parking complied with Zoning Bylaw requirements.

PH16/12-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9614 be given second and third readings.***

**CARRIED**

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9630 (RZ 699299)**

(Location: 8111 No. 3 Road; Applicant: Jacken Investments Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Feng Xiang, 4400 Steveston Highway (Schedule 8)



**Regular Council meeting for Public Hearings  
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*Submissions from the floor:*

None.

PH16/12-7

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9630 be given second and third readings.*

**CARRIED**

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9635  
(RZ 16-737903)**

(Location: 4780 Steveston Highway; Applicant: Architect 57 Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH16/12-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9635 be given second and third readings.*

**CARRIED**

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9636  
(RZ 16-740422)**

(Location: 11740 Williams Road; Applicant: 1080593 BC Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.



**Regular Council meeting for Public Hearings  
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*Written Submissions:*

None.

*Submissions from the floor:*

Daphne Hinz, on behalf of the Rose Hinz, 11720 Williams Road, expressed concerns regarding “quality of life” impacts of the application, given the proximity of the subject property to the neighbours. She read aloud a letter from Rose Hinz, which expressed further concerns regarding reduced sunlight and privacy in her back yard. Ms. Hinz noted that her concerns were shared by the residents at 11700 and 11760 Williams Road.

Anne Learner, 12633 No. 2 Road, expressed concerns about the size of homes that could be built on larger lots, and noted that living without green space was not supportive of healthy living.

*Discussion:*

In response to Council’s queries, staff noted that: the developer had met the minimum setback requirements; the same setbacks would apply to homes on the existing lot and the subdivided lots (i.e. larger homes could be constructed on larger lots); and, a detached garage with no coach house could be situated on the lot. In response to Council query, staff confirmed that should the subject property not be subdivided, the applicant could construct a 3340 square foot home with a 500 square foot garage without rezoning; the proposed subdivision would enable the construction of two 2100 square foot buildings. Staff advised that residents could discuss their concerns with City staff and with the applicant.

PH16/12-9

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9636 be given second and third readings.***

**CARRIED**

Opposed: Cllr. Day

In accordance with Section 100 of the Community Charter, Councillors Dang and Johnston declared to be in a conflict of interest due to business interests, and left the meeting at 7:47 p.m.



**Regular Council meeting for Public Hearings  
Monday, December 19, 2016**

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9642**  
(Location: 8360/8380 Sierpina Place; Applicant: 0868256 BC Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) Hongtao Lu, 8651 Greenfield Drive (Schedule 9)

*Submissions from the floor:*

In response to Council's query, staff confirmed that perimeter drainage would be addressed.

PH16/12-10

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9642 be given second and third readings.*

**CARRIED**

Councillor Dang returned to the meeting at 7:48 p.m.

**ADJOURNMENT**

PH16/12-11

It was moved and seconded

*That the meeting adjourn (7:49 p.m.).*

**CARRIED**



City of  
Richmond

Minutes

**Regular Council meeting for Public Hearings  
Monday, December 19, 2016**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, December 19, 2016.

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Mayor (Malcolm D. Brodie)

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Corporate Officer  
(David Weber)

I do not agree with the proposed 4.5 metre setback for 50 % width of the back wall (ground floor only).

- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. Lot coverage should be no greater than 45%.

2. Row Houses:

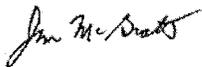
- a. Lot coverage should be no greater than 45%.
- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. 6 metre rear yard setback.

3. Compact Two Unit Dwelling:

- a. Lot coverage should be no greater than 45%.
- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. 6 metre rear yard setback.

New housing on arterial roads should be built to be lived in; designed to be harmonious with the height, setbacks and style of adjacent existing homes in the neighbourhood; retain mature trees and vegetation; and not designed for investment purposes only.

Thank you.



Jim McGrath  
10131 Lawson Drive,  
Richmond, BC V7E 5M2

**CityClerk**

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To Public Hearing
Date: December 19, 2016
Item # 2
Re: BYLAW 9603
BYLAW 9604

**From:** Weber,David  
**Sent:** Monday, 19 December 2016 09:19  
**To:** CityClerk  
**Subject:** FW: arterial road policy

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**From:** Brian Howe [mailto:Brian\_Howe@cbu.ca]  
**Sent:** Saturday, 17 December 2016 3:30 PM  
**To:** Weber,David  
**Cc:** Carol Day  
**Subject:** arterial road policy

Response to survey:

- 1) yes, to the need for densification along arterial roads (regrettable perhaps but necessary)
- 2) yes, to 2 storey building height, instead of 2 and 1/2 (more sky is much much better)
- 3) on rear year setbacks, a question should have been for 6 meters.  
Not clear why 4.5 was the option, not 6 meters.  
I would vote for 6 meters, in the interests of green space.

Brian Howe  
6233 London Road, Richmond BC



## Mayor and Councillors

Public Hearing
Date: December 19, 2016
Item # 3
Re: BYLAW 9614

**From:** Webgraphics  
**Sent:** Tuesday, 13 December 2016 11:49  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #996)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

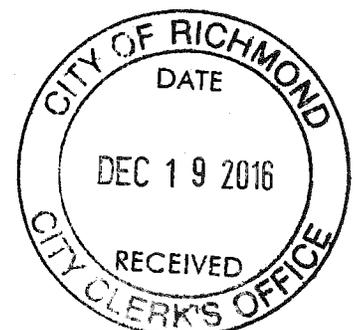
## Send a Submission Online (response #996)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/13/2016 11:48:57 AM

### Survey Response

Your Name	Andrew G French
Your Address	3146 Georgia Street Richmond
Subject Property Address OR Bylaw Number	#110-12500 Horseshoe Way Bylaw 9614(ZT16-734106)
Comments	As the owner occupier of unit 260 - 12500 Horseshoe Way i am opposed to the expansion of activities at unit 110 given the parking lot is already at capacity. Thank you.



To Public Hearing	
Date:	December 19, 2016
Item #:	3
Re:	BYLAW 9614

SUITE 1700 - 1040 WEST GEORGIA STREET  
 VANCOUVER, BC V6E 4H1  
 TEL 604.685.8877 FAX 604.685.3259  
 WWW.STEVENS VIRGIN.COM

# stevensVIRGIN

LITIGATION COUNSEL / law corporations

NATHALIE BAKER  
 DIRECT LINE 604.694.2831  
 NBAKER@STEVENS VIRGIN.COM

December 16, 2016

File No: 5340 -001

**VIA FAX**

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

**Attention: Mayor and Council**

Dear Sirs/Mesdames:

**Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9614**

We are the solicitors for the strata council for Strata Plan BCS 1607.

The owner of strata unit #110 has applied for a text amendment to the IB1 zone in order to permit a "Microbrewery, Winery and Distillery" with an ancillary store at #110-12500 Horseshoe Way, PID 026-556-791.

This rezoning application was not filed on behalf of the strata corporation but rather the owner of one of the units in this 26 unit strata. The City is proposing to amend the IB1 zone to permit the microbrewery use and ancillary retail store at unit #110 only.

I am writing on behalf of our client to express the Strata Council's opposition to this rezoning application.

Section 479 of the *Local Government Act* authorizes Local Governments to adopt zoning bylaws. S.479(4) provides that a bylaw under s.479 may make different provisions for one or more of the following:

- (a) different zones;
- (b) different uses within a zone;
- (c) different locations within a zone;
- (d) different standards of works and services provided;
- (e) different siting circumstances;
- (f) different protected heritage properties.

There is no authority in the *Local Government Act* to amend the IB1 Zone to permit a microbrewery and retail store in one of the 26 units. The proposed bylaw is contrary to section 479 and is unlawful. In order to permit this use at 12500/12520 Horseshoe Way



(the "Property"), the Property, as opposed to Unit #110, would have to be rezoned to permit the proposed use. The Strata Council, however, is opposed to the proposed use of a microbrewery and retail store and would not apply for or support such a rezoning application.

The 26 strata lots at the Property are housed in two separate buildings, with addresses at 12500 and 12520 Horseshoe Way. There are only 59 limited common property parking stalls assigned for the exclusive use of the 26 strata lots. These parking stalls are reserved for the exclusive use of the strata units to which they are assigned and cannot be used by visitors to other strata units.

In addition, there are 15 common property visitor parking stalls. These 15 stalls are shared amongst all of the businesses on the Property. 15 visitor parking stalls for 26 strata units is equivalent to only 0.6 stalls per strata unit. Furthermore, I am advised that the statement at page 4 of the Staff Report that the existing parking and loading for unit #110 meets the parking requirements for the proposed use is incorrect. There are not "two (2) shared loading spaces for the building complex near the front of the existing brewery and the proposed retail store". These two parking stalls referred to in the staff report are in fact limited common property, not shared loading spaces as stated.

I am advised by client that when the Strata Plan BCS 1607 was originally built, it was not zoned for retail uses. The applicable zoning bylaw permitted offices, wholesale and warehousing uses, not retail. The layout of the existing onsite parking reflects the permitted uses at the time of construction. There is simply insufficient parking at the Property or on the street for the proposed use.

Lack of parking has been a significant and persistent problem at the Property for the last several years. Any proposed zoning amendment to permit a Microbrewery with an ancillary store at this Property will only exacerbate the current problem.

The Strata Council is opposed to this rezoning.

Yours truly,

STEVENS VIRGIN

Per:



Nathalie Baker  
Associate Counsel

NB/

To Public Hearing
Date: <u>December 19, 2016</u>
Item # <u>3</u>
Re: <u>BYLAW 9614</u>

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Friday, 16 December 2016 11:27  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #997)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

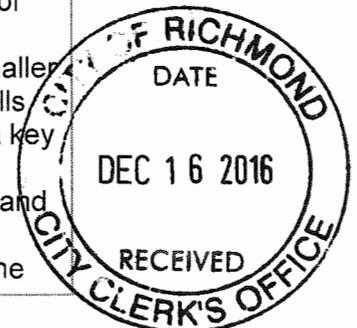
**Send a Submission Online (response #997)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/16/2016 11:27:01 AM

**Survey Response**

Your Name	Richard Fayerman
Your Address	#133-12520 Horseshoe Way
Subject Property Address OR Bylaw Number	#110-12500 Horseshoe Way (
Comments	<p>Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9614 (ZT16-734106) I write in opposition to the proposed zoning amendment. I am an original owner in the complex and president of the strata council. I am a lawyer and operate my law practice in the complex. The subject commercial strata complex was not designed or built to accomodate retail traffic. The council has had persistent and ongoing traffic issues in the complex for the past few years because of the number of businesses in the complex sharing a relatively small number of limited common property (LCP) parking stalls (which the owners purchased) and an even smaller number of common property visitor parking stalls (0.4 per business); parking issues have been a key focus of the strata council in the past 3 years requiring the issuance of warning letters, fines and implementation of a vehicle towing program. Parking problems have been exacerbated by the</p>



prohibition of street-side parking on Horseshoe Way. Because the complex was designed for and principally houses warehouse, wholesale and service types of businesses, there are numerous commercial deliveries that further compounds the parking access issues. The brewery has other options for selling their product without compounding an already problematic parking issue within the complex. I would respectfully ask the council to deny the rezoning application

## Mayor and Councillors

To Public Hearing
Date: December 19, 2016
Item # 3
No: BYLAW 9614

**From:** Webgraphics  
**Sent:** Monday, 19 December 2016 09:11  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #998)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

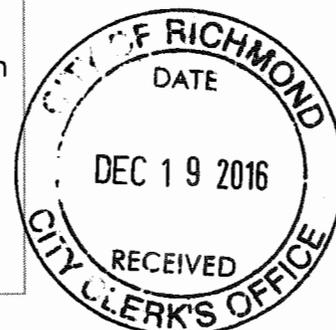
## Send a Submission Online (response #998)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/19/2016 9:10:23 AM

### Survey Response

Your Name	Andy Urbanowicz
Your Address	54-11771 Kingfisher Dr Richmond BC V7E 3T1
Subject Property Address OR Bylaw Number	ZT16-734106
Comments	<p>19 December 2016 Andy Urbanowicz (unit 105) 604-715-3694 TO WHOM IT MAY CONCERN My name is Andy Urbanowicz. I'm the owner of unit 105, adjacent to the unit 110. Generally speaking I have no reservations regarding operation of the microbrewery next door aside from occasionally strong smell permeating from that unit to mine. However, there is one issue that already concerns me: the parking. Often I find my designated parking spaces occupied by various visitor's vehicles which forces me to look after owners of those. Meantime I'm blocking drive through because I can't park in my spaces. I don't know how many people work on daily basis in unit 110 but conservative guess is 3-4. It seems to me that they are already short of parking space as often they park in visitor's spaces. By allowing an ancillary store, the bad parking situation is only going to get worse. Store clients will have no hesitation to park in any space</p>



“just for a few minutes” as I was told on several occasions by visitors to the other units. It will create chaos with steady comings and goings of additional cars as well as increased risk of damage to vehicles as the parking spaces are small. On Horseshoe Way in front of our complex there’s rightfully no parking allowed due to heavy traffic, so the option of parking on the street and walking hundreds of meters to the store does not seem to be a solution either. So for the record, I am opposed to the proposed amendment. I believe it will create additional parking congestion, it will increase likelihood accidents, and damage to vehicles and property, as well as will have negative effect on property values in our complex. Regards,  
Andy Urbanowicz 604-274-2505

To Public Hearing
Date: <u>December 19, 2016</u>
Item # <u>3</u>
Re: <u>BYLAW 9614</u>

December 12, 2016

Attn: David Weber  
Director, City Clerk's Office

Re: Zoning Bylaw 8500, Amendment Bylaw 9614 (ZT16-734106)  
#110 – 12500 Horseshoe Way

I have several concerns regarding the proposed bylaw amendment that I would like to have submitted for consideration by Council.

1. Visitor Parking:

Unit #110 only has two parking stalls assigned for their exclusive use. We have limited visitor parking stalls, and it is a constant problem for our visitors to find a place to park. There is no street parking allowed in the vicinity.

If they are successful in their venture, there will be a lot of conflict, with owners having to remove visitors parked in their assigned stalls. We are likely to also have a situation, where desperate owners resort to parking their vehicles in visitor parking to free up their assigned parking for their visitors.

2. Security:

The complex is quite isolated, and security is a concern after-hours and on weekends. There is a security gate that automatically locks in the evening and on weekends. I am concerned that the applicant will want to have the complex open late into the evening and on weekends. Unit 110 is near the very back of the complex and they would not be able to monitor activity at the front of the complex.

3. Loading Spaces:

There are no shared loading spaces available for the building complex. The "loading spaces" referred to in the application are Limited Common Property designated for the exclusive use of Units 158 and 160. Unit 110 only has two parking stalls available for their operations.

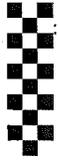
This is an office/warehouse complex and the infrastructure was not setup to accommodate retail sales. If the council decides to approve the amendment, then I would request that they

also amend the parking regulations to allow street parking outside the complex. I would also request an undertaking from the applicant that they not pursue extended opening hours during the evening and on weekends.

I believe the applicant currently has a brewpub/restaurant in Steveston. This would be a more appropriate location for a retail outlet.

Sincerely yours,

Sean Sagar  
President  
BrightMinds Systems International Inc.  
(DBA MyBadges.com)



# FAX

## FROM

Sean Sagar  
MyBadges.com

BC V7A5K2

**Phone** (800) 665-3775 \* 302  
**Fax Number**

## TO

Director, City Clerk;s Office

**Phone**  
**Fax Number** +16042785139

**DATE** 12/16/2016

## NOTE

Zoning Bylaw 8500, Amendment Bylaw 9614 (ZT16-734106)  
#110 – 12500 Horseshoe Way

**Mayor and Councillors**

TO Public Hearing  
Date: December 19, 2016  
Item # 4  
Re: Bylaw 9630

**From:** Webgraphics  
**Sent:** Friday, 9 December 2016 16:05  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #994)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

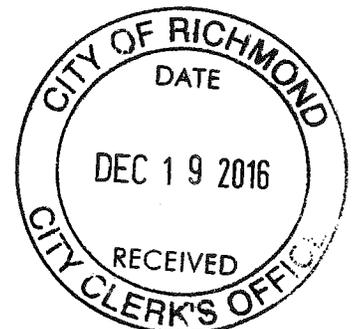
**Send a Submission Online (response #994)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/9/2016 4:04:31 PM

**Survey Response**

Your Name	feng xiang
Your Address	4400 steveston hwy
Subject Property Address OR Bylaw Number	zoning bylaw 8500, amendment bylaw 9630
Comments	agree to rezone the subject property



## Mayor and Councillors

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**From:** Webgraphics  
**Sent:** Saturday, 10 December 2016 21:35  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #995)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: December 19, 2016
Item # 7
Re: Bylaw 9642

## Send a Submission Online (response #995)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/10/2016 9:34:30 PM

### Survey Response

Your Name	hongtao Lu
Your Address	8651 greenfield drive, richmond, BC V7A4M2
Subject Property Address OR Bylaw Number	8500
Comments	my house is located next due south of 8360/8380 Sierpina. My deep concern is that my backyard elevation will be much lower than the new foundation & backfill level of the new house and all the surface rain water will be draining into my backyard.

