



Planning Committee

Date: Tuesday, December 4, 2001
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, November 20, 2001, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Tuesday, January 8, 2001, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

Planning Committee

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3. **SINGLE-FAMILY LOT SIZE POLICY FOR AN AREA LOCATED BETWEEN WESTMINSTER HIGHWAY, LYNAS LANE, GRANVILLE AVENUE, AND NO. 2 ROAD IN A PORTION OF SECTION 12-4-7**

APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR A REZONING AT 5640 WALTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 01-185672 - Report: Nov. 20/01, File No.: 8060-20-7309) (REDMS No. 558307, 559670, 280104, 466755, 559260, 559264)

The Manager, Development Applications, Joe Erceg, reviewed the report. Jenny Beran, Planner, provided the additional information that, having completed a review of the 702 policy, staff have recommended that R1/B be used for the majority of the study area with a small area of R1/K lot allowed on the south portion of the subject property. The applicant for the subject property had indicated that pure R1/B would not be economically viable - which would impact the completion of Garrison Court.

It was requested of staff that draft watermarks be placed on future draft revisions of the policy.

Discussion then ensued which included the following: i) the economic viability of the project would be improved if the lot to the bottom could be sold to the surrounding properties; ii) the completion of Garrison Court had always been anticipated therefore a turn-around at the end had not been provided; and, iii) the future connection of the two ends of Garrison Court could be impacted if the house on Walton Road were to be demolished and a new house constructed in the alignment.

Mr. Brian Dagneault, Dagneault Planning Consultants, representing the applicant, provided background details on the application. It was Mr. Dagneault's belief that the main concern of the area residents was the lot on Walton Road, due to the lot size and the existing road. The connection of Garrison Court was considered by Mr. Dagneault to be a safety issue as well as a development issue and he felt that it was important that these issues be resolved. Mr. Dagneault did not consider that the subdivision of lots on Garrison would negatively impact the surrounding properties as the homes would be of similar size and quality to the existing homes. In response to a staff request a proforma had been prepared and the calculations indicated that a four lot subdivision would be necessary to provide an economic benefit to the developer.

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Mr. Pinkhasik, 6266 Garrison Court, said that the owners of properties on Garrison Court were unanimously opposed to the proposed rezoning (not only for the subject property but the subdivision in general) as it would allow smaller lots which would devalue the existing property values. A petition submitted by the property owners on Garrison Court opposed to the application is on file in the City Clerk's office. Mr. Pinkhasik also suggested that the area owners were unanimously opposed to the connection of Garrison Court.

Mr. David Lee, D.S. Lee Engineering, said that he had been retained by the Property owners of Garrison Court to prepare the proforma. Mr. Lee provided a chart depicting the difference in lot costs between a two, three and four lot subdivision.

Mr. Dagneault said that research indicated the current values on Garrison Court were between \$269,000 and \$450,000. The proposed new homes would be easily comparable to the existing homes and it was Mr. Dagneault's opinion that the new homes would actually enhance the values the existing homes.

It was moved and seconded

(1) That the following recommendations be forwarded to Public Hearing:

(a) That Lot Size Policy 5419 (adopted by Council on November 27, 1989 in Section 12-4-7) be rescinded; and

(b) That the following Single-Family Lot Size Policy be adopted:

That properties within the area bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception of the southerly portion of 5640 Walton Road (north of Garrison Court) which is permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw No. 5300, and that this policy (shown on Attachment 1 to the report dated November 20, 2001, from the Manager, Development Applications) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

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- (2) *That Bylaw No. 7309, for the rezoning of the southerly portion of 5640 Walton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

CARRIED

4. **APPLICATION FOR INCREASE IN LICENCED CAPACITY FOR PUMPHOUSE BAR AND GRILL, 6031 BLUNDELL ROAD, RICHMOND**

(Report: November 22/01, File No.: 8275-05) (REDMS No. 563805)

The Manager, Zoning, Alan Clark, reviewed the report.

It was moved and seconded

That the application by Haynes Consulting Inc., on behalf of Pumphouse Pub and Grill to the Liquor Control and Licencing Branch for an increase in Licenced Capacity be supported, and that the Liquor Control and Licencing Branch be advised:

- (1) *of this recommendation; and*
(2) *that the RCMP does not object to this application.*

CARRIED

5. **APPLICATION BY POLYGON LEIGHTON COURT LTD. FOR REZONING AT 7060, 7140, 7180, 7220, AND 7240 GARDEN CITY ROAD AND 7055, 7071, 7091, AND 7111 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 01-191442 - Report: Nov. 20/01, File No.: 8060-20-7304) (REDMS No. 541350, 546702, 548445)

The Manager, Development Applications, Joe Erceg, reviewed the report. Suzanne Carter-Huffman, Planner, was also present. Mr. Erceg said that key elements of the ring road would be constructed as a result of this application.

Mr. Chris Barbati, Vice-President of Development for Polygon, and Mr. Doug Ramsay, Ramsay Worden Architects, were in attendance to answer questions. Mr. Barbati provided an estimate of the cost of the section of Heather Street in front of the Richmond Alliance Church.

It was moved and seconded

That Bylaw No. 7304, for rezoning at 7060, 7140, 7180, 7220, and 7240 Garden City Road and 7055, 7071, 7091, and 7111 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

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6. **APPLICATION BY TOM YAMAMOTO ARCHITECT INC. ON BEHALF OF 490375 BC LTD. TO REZONE 7780 AND 7820 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**

(RZ 01-185781 - Report: Nov. 19/01, File No.: 8060-20-7305) (REDMS No. 553668, 544556, 548547)

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg said that the applicant had agreed to make a contribution to the City public art program and would also complete a small portion of the ring road.

Planner Suzanne Carter-Huffman briefly explained the Public Art program with the note that the scope of possible options for contribution was very expansive.

A discussion then ensued on various aspects of the Public Art program and the lack of replenishment of the Affordable Housing Fund. The General Manager, Urban Development, David McLellan, said that the Community Charter process might present some opportunities to replenish the fund, however, no legal means existed to enforce a contribution to the Affordable Housing Fund. Mr. Erceg said that if the Committee wished to channel the Public Art contribution funds to affordable housing the applicant should be consulted.

It was moved and seconded

That Bylaw No. 7305, for rezoning at 7780 and 7820 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/127)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY CAPITAL WEST HOLDINGS LTD. TO REZONE 7611, 7651, 7691, AND PORTIONS OF 7591 AND 7731 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**

(RZ 01-116358 - Report: Nov. 19/01, File No.: 8060-20-7306) (REDMS No. 553673, 546764, 548653)

The Manager, Development Applications, Joe Erceg, reviewed the report.

It was moved and seconded

That Bylaw No. 7306, for rezoning at 7611, 7651, 7691, and portions of 7591 and 7731 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/126)", be introduced and given first reading.

CARRIED

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8. **APPLICATION BY DARSHAN RANGI TO REZONE 9191 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28), AND TO AMEND THE MINIMUM SETBACKS AND MAXIMUM HEIGHTS IN COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**
(RZ 01-112474 - Report: Nov. 18/01, File No.: 8060-20-7307/7308) (REDMS No. 559209, 559211, 559212, 559208, 559206)

The Manager, Development Applications, Joe Erceg, reviewed the report.

It was moved and seconded

- (1) *That Bylaw No. 7307, to amend the minimum setbacks and maximum heights in "Comprehensive Development District (CD/28)" such that buildings shall be required to setback a minimum of 1.2 m (3.937 ft.) from a public lane and shall be limited in height to a maximum of 12 m (39.370 ft.) and three (3) storeys outside the Acheson Bennett sub-area of the City Centre, be introduced and given first reading.*
- (2) *That Bylaw No. 7308, for the rezoning of 9191 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.*

CARRIED

9. **MANAGER'S REPORT**

In response to a question regarding the possibility of contributions being made to affordable housing and childcare instead of to public art, the General Manager, Urban Development, David McLellan, said that a current status report, including what had been accomplished to date, for each program, could be provided to the Committee in January.

It was moved and seconded

That a report on the status of the Public Art, Affordable Housing and Childcare Programs, including what has been accomplished to date, be provided to the Planning Committee in January, 2002.

CARRIED

Mr. McLellan reported that a representative of the Urban Development Institute would attend a January meeting of the Planning Committee.

The Manager, Development Applications, Joe Erceg, reported that four Development Permit applications had been received for the BC Packers site.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:14 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday,
December 4, 2001.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant