



## Planning Committee

Date: Tuesday, December 19, 2006  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Absent: Councillor Sue Halsey-Brandt  
Also Present: Councillor Cynthia Chen  
Call to Order: The Chair called the meeting to order at 4:01 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, December 5, 2006, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

2. It was moved and seconded  
*That the next meeting of the Committee will be held on Tuesday, January 16, 2007, at 4:00 p.m. in the Anderson Room.*

### PLANNING & DEVELOPMENT DEPARTMENT

3. **ZONING AND DEVELOPMENT BYLAW NO. 5300 – OFF-STREET PARKING AND LOADING REQUIREMENTS**  
(Report: December 1, 2006, File No.: 12-8060-20-8169) (REDMS No. 2037905, 2034571)

Discussion took place among Committee members and Wayne Craig, Program Coordinator – Development on:

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- the minimum number of parking space required per sleeping unit for congregate housing or congregate care facility of 0.65 space for each sleeping unit includes parking for residents, staff and visitors to a care facility;
- the business community has previously expressed some concern regarding parking requirements and in response the City added a self-declaration question to its business and building permit application forms so applicants must verify if they have met the City's minimum parking requirements;
- as transportation continues to improve in the City, there is room for negotiations with developers. The development permit process gives the City and the developer the ability to vary the parking permit following a transportation analysis;
- if a variety of activities take place in a building, a provision of the Bylaw would enable shared parking for different uses that occur at different times of the day, provided that a parking study is reviewed and approved by the City's Transportation Division;

In response to Committee's query regarding a lack of comments from members of the Richmond Parking Advisory Committee, who reviewed a document summarizing the proposed revisions, Joe Erceg, General Manager, Planning and Development, advised that staff will re-submit the Zoning and Development Bylaw no. 5300 – Off-Street Parking and Loading Requirements to the Advisory Committee and will furnish Councillors with any remarks that are forthcoming.

It was moved and seconded

*That Bylaw No. 8169 to amend the Off-Street Parking and Loading Section (Division 400) of Richmond Zoning and Development Bylaw No. 5300 be introduced and given first reading.*

**CARRIED**

#### 4. **TRAFFIC SAFETY CONCERNS – SHELLMONT AREA**

(Report: December 4, 2006, File No.: 10-6450-09-01) (REDMS No. 2049949)

Victor Wei, Director, Transportation advised that the proposed traffic calming measures proposed for the Shellmont area could be used as a template for addressing traffic calming issues that may arise in other areas of the City. He added that the Transportation Division could require developers of future re-development of single-family lots to improve sub-standard back lanes.

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In response to a query, Mr. Wei stated that in some neighbourhoods residents park in the laneway, which is appropriate for lanes that were wider than 6 metres. If a complaint is made regarding parking in a laneway, the Transportation Division will assess the situation and if the laneway parking impacts on the safety of the area residents, the parking bylaw will be enforced.

Mr. Wei reported that the City would mail a letter to each of the residents in the Shellmont laneway area requesting feedback on the proposed traffic calming measures, as opposed to holding a public forum which might deter frank and open individual responses.

It was moved and seconded

- (1) *That the following proposed traffic calming measures for the Shellmont area be forwarded to the area residents for comments and indication of support:*
  - (a) *The installation of five pairs of speed humps and associated signage in the lanes where recent traffic speed and vehicle volume surveys indicated speeding vehicle activities;*
  - (b) *The installation of speed limit signs (20 km/h) at the entrances to all lanes in the study area;*
  - (c) *The installation of "No Parking Anytime in Lane" signs at the entrances to all lanes in the study area;*
  - (d) *The installation of advance warning signs in the lanes to advise motorists of where "blind corners" are caused by fences; and*
  - (e) *Trimming of foliage at locations in the study area as shown in the attached report where motorists' sightline is restricted*
- (2) *That if majority residents' support is received for the above proposed traffic calming measures, staff proceed with the implementation of the proposed traffic calming measures immediately.*
- (3) *That staff continue to ensure that the ultimate upgrading of existing substandard laneways such as traffic calming and widening of pavement be required as part of the site frontage improvements for the future re-development of single-family lots abutting arterial roads, including those in the Shellmont area, either through immediate construction or equivalent funding contribution by the developer.*

CARRIED

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5. **APPLICATION BY SANDHILL DEVELOPMENT LTD. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT TO THE MCLENNAN SOUTH SUB-AREA PLAN AND REZONING AT 7511 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**

(RZ 04-276082 - Report: December 8, 2006, File No.: 12-8060-20-8104, 8121, 7955) (REDMS No.2010864, 1615734, 2051561, 2012938, 2021866)

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7880, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a re-alignment in the proposed local roads between Ash and Bridge Streets, be abandoned;*
- (2) *That Bylaw No. 7903, to amend "Comprehensive Development District (CD/140)", be abandoned;*
- (3) *That Bylaw No. 7908, to rezone 7511 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/140)", be abandoned;*
- (4) *That Official Community Plan Amendment Bylaw No. 8104 to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a realignment of Keefer Avenue between Ash Street and Armstrong Street, be introduced and given first reading;*
- (5) *That Bylaw No. 8104, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (6) *That Bylaw No. 8104, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (7) *That Official Community Plan Amendment Bylaw No. 8121 to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a new east-west local road between Bridge Street and Armstrong Street, be introduced and given first reading;*

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- (8) *That Bylaw No. 8121, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (9) *That Bylaw No. 8121, having been considered in accordance with the City Policy 5043 on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (10) *That Bylaw No. 7955, to rezone 7511 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY WELLFIT (CANADA) INVESTMENT CO. LTD. FOR REZONING AT 7660 AND 7680 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**  
(RZ 06-331914 - Report: December 8, 2006, File No.: 12-8060-20-8105) (REDMS No. 2022485, 2031198)

It was moved and seconded

*That Bylaw No. 8105, for the rezoning of 7660 and 7680 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.*

CARRIED

7. **APPLICATION BY LAKHBIR SINGH KHANGURA FOR REZONING AT 10020 SEACOTE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(RZ 06-352151 - Report: November 20, 2006, File No.: 12-8060-20-8171) (REDMS No. 2042752, 2013902, 2042936, 2043096)

It was moved and seconded

*That Bylaw No. 8171, for the rezoning of 10020 Seacote Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

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8. **APPLICATION BY SONYA KRAEMER FOR REZONING AT 7600 LANCING COURT FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA H (R1/H)**

(RZ 06-351299 - Report: November 22, 2006, File No.: 12-8060-20-8174) (REDMS No. 2043154, 280115, 2044409)

It was moved and seconded

*That Bylaw No. 8174, for the rezoning of 7600 Lancing Court from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)", be introduced and given first reading.*

CARRIED

9. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING AT 11520 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-351245 - Report: November 21, 2006, File No.: 12-8060-20-8175) (REDMS No. 2042441, 2013902, 2043231)

It was moved and seconded

*That Bylaw No. 8175, for the rezoning of 11520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

10. **APPLICATION BY CHARAN SETHI FOR REZONING AT 10471 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-350211 - Report: November 23, 2006, File No.: 12-8060-20-8176) (REDMS No. 2043328, 2045560)

It was moved and seconded

*That Bylaw No. 8176, for the rezoning of 10471 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

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11. **APPLICATION BY SOHAN DHA AND LUCKY SANGHA FOR REZONING AT 11631/11651 MONTEGO STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ - 06-348076 Report: November 23, 2006, File No.: 12-8060-20-8177) (REDMS No. 2038607, 280602, 2045953)

It was moved and seconded

*That Bylaw No. 8177, for the rezoning of 11631/11651 Montego Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

CARRIED

12. **APPLICATION BY MALKIAT BOWAL FOR REZONING AT 10671 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-341608 - Report: November 27, 2006, File No.: 12-8060-20-8178) (REDMS No. 2046804, 2047177)

It was moved and seconded

*That Bylaw No. 8178, for the rezoning of 10671 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

13. **MANAGER'S REPORT**

- (1) *Affordable Housing* – Terry Crowe, Manager, Policy Planning advised that staff will present the Affordable Housing Strategy at the February 20, 2007 Planning Committee meeting. The Committee requested that staff circulate a copy of the Greater Vancouver Regional District's (GVRD) Draft Affordable Housing Strategy to each member of Council. In addition, the Committee requested that staff determine if GVRD staff, or members of the GVRD's Housing Committee, and its Social Issues Sub-Committee of the Technical Advisory Committee, had any comments on the City's Draft Affordable Housing Strategy.
- (2) *City Centre Plan* – Mr. Crowe advised that staff will present the plan at the January 16, 2007 Committee meeting.

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- (3) *Steveston Study* – Mr. Crowe advised that staff will present the study at the February 20, 2007 Committee meeting.
- (4) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was forthcoming.
- (5) *City-Wide Interim Amenity Contribution Policy* – Mr. Crowe advised that staff will present the study at the January 16, 2007 Committee meeting.
- (6) *Universal Housing Guideline Bylaw* – Mr. Crowe advised that, tentatively, staff will present the Bylaw at a February, 2007 Planning Committee meeting.

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (4:29 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 19, 2006.

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Councillor Harold Steves  
Chair

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Sheila Johnston  
Committee Clerk