



Planning Committee

- Date: Tuesday, December 20th, 2005
- Place: Anderson Room
Richmond City Hall
- Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Sue Halsey-Brandt
- Call to Order: The Chair called the meeting to order at 4:00 p.m., and advised that he wished to add the following two matters to the agenda as additional items:
- (1) The Garden City Lands; and
 - (2) Possible Iona Island Ferry Terminal.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, December 6th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

1. The next meeting of the Committee will be held on Tuesday, **January 17th, 2005**, at 4:00 p.m. in the Anderson Room.

Planning Committee

Tuesday, December 20th, 2005

URBAN DEVELOPMENT DIVISION

2. **APPLICATION BY ALL STAR DEVELOPMENT LIMITED FOR REZONING AT 5728 WOODWARDS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) & 9531 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 04-267411 - Report: Nov. 28/05, File No.: 12-8060-20-8008) (REDMS No. 1707262, 1687960, 1709565, 1709515)

The Acting Director of Development, Holger Burke, briefly reviewed the proposal with the Committee. In response to questions regarding future development of the properties on No. 2 Road located between Woodward Road and Williams Road, the comment was made that staff did not envision any further development to take place because of the newness of the homes in that area.

It was moved and seconded

That Bylaw No. 8008, for the rezoning of 5728 Woodward Road from "Single-Family Housing District, Subdivision Area B (R1/B)" and 9531 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

3. **GARDEN CITY LANDS**
(Oral report)

It was moved and seconded

That the following recommendations be forwarded to staff for comment:

- (1) *That the Canadian Government provide no net loss compensation; and*
- (2) *That Richmond Council investigate the acquisition of portions of the No. 4 Road lands at fair market value.*

The question on the motion was not called, as discussion ensued on whether staff would also consider other areas, with information being provided that the Agricultural Advisory Committee had indicated that it would look at other areas. Discussion also took place on the status of the DND lands, if these lands should be declared to be surplus.

Reference was made by staff to a previous referral on this matter, however, the comment was made that the referral in question dealt with general matters which had been forwarded to the Parks, Recreation & Cultural Services Division for response, and this referral dealt with specific issues.

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

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4. IONA ISLAND FERRY TERMINAL

(Oral report)

Cllr. Steves referred to a memorandum prepared by the Acting Director, Transportation, Victor Wei, in response to a referral which requested '*staff to provide a summary of the 1973 staff reports concerning the use of Iona Island as a ferry terminal site.*' He briefly reviewed the contents of the memorandum with the Committee, and as a result the following **referral** motion was introduced:

It was moved and seconded

That staff review the proposal to possibly locate a ferry terminal on Iona Island.

The question on the motion was not called, as considerable discussion ensued on the possible location of a ferry terminal on Iona Island and whether this location would be a suitable site for the dumping of fill material from the construction of the Richmond segment of the Canada Line, rather than the Gulf of Georgia.

As a result of the discussion, the referral motion was **WITHDRAWN**.

It was moved and seconded

That staff report to the Planning Committee on (i) the rationale as to why or why not the City would want a ferry terminal located on Iona Island; and (ii) whether the City supported the dumping of fill material from the Richmond segment of the Canada Line into the Gulf of Georgia.

The question on the motion was not called, as the request was made that staff first report to Committee on the environmental component (the dumping of fill material in the Gulf of Georgia), before undertaking any work on whether or not a ferry terminal should be located on Iona Island.

The request was made that the two components of the referral be dealt with separately.

The question on part (i) of the main motion was called, and it was **CARRIED**, with Cllrs. McNulty and Howard opposed.

The question on part (ii) of the main motion was called, and it was **CARRIED**.

In response to a question about the timing of the report to Committee on the environmental issues, staff advised that a report would be submitted to the January 17th, 2006 Planning Committee meeting on this matter.

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5. MANAGER'S REPORT

Mr. Burke provided an oral update on the status of the Onni rezoning proposal. He advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. Mr. Burke added that the key components were still included in the design, and that once staff had completed their review, the developer would be holding public information meetings in the area to present the proposal to area residents.

Further information was provided by the General Manager, Urban Development, Joe Erceg, that full vehicular access had been negotiated through the Onni property to the City-owned waterfront property; and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City.

Reference was made by the Chair to a referral to Parks, Recreation & Cultural Services Division staff, and he questioned whether Planning staff had been involved in determining the feasibility of using fill material to reclaim the two acre water lot. Cllr. Steves talked about a recommendation to place riprap around the perimeter of the City's property, and asked which department would be reviewing this recommendation.

Discussion ensued, with reference being made to the current zoning of the City-owned property as it related to the Onni proposal, and advice was given that staff would review that issue as part of their review of the Onni project. Information was also provided that the developer had been advised that the City would require the placement of a condition on the title of the Onni property to indicate that City-owned lands were located in front of the Onni property, and could be developed in the future.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:45 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 20th, 2005.

Councillor Harold Steves
Chair

Fran Ashton
Executive Assistant, City Clerk's Office