



Public Works & Transportation Committee

Date: Wednesday, December 17th, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Rob Howard, Chair
Councillor Linda Barnes
Councillor Derek Dang
Mayor Malcolm D. Brodie
Absent: Councillor Kiichi Kumagai, Vice-Chair
Also Present: Councillor Bill McNulty
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 Public Works & Transportation Committee held on Wednesday, November 19th, 2003, be adopted as circulated.

CARRIED

DELEGATION

2. *Curtis Mearns and Ian Thomson, representing Canadian Biodiesel, regarding alternative fuel uses.(0665-01)*

The Manager, Fleet Operations, Ken Fryer, introduced Mr. Ian Thomson and Mr. Curtis Mearns, who provided a powerpoint presentation. A discussion then ensued among Committee members, staff and the delegates which included the following:

- the widespread use of biodiesel in Europe;

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- the increasing availability of the technology;
- the increase in use that results when a tax exempt status is set by government;
- no vehicle modifications are required;
- current product is imported from the United States although an objective is to produce the product domestically;
- the ability of biodiesel to provide both lubricity, lower emission values and extend engine life;
- the 20% mix was the preferred option;
- the results of the feedback provided to the GVRD by selected municipalities would be appended; and
- the benefits of a cleaner environment including the use of discarded grease that would eventually become toxic if discarded in the usual manner.

The delegation was thanked for their presentation and they left the meeting.

POLICIES / STRATEGIES (1)

URBAN DEVELOPMENT DIVISION

3. REVIEW OF LANE STANDARDS

(Report: Dec. 4/03, File No.: 6360-07 xr 6360-00) (REDMS No. 1099781)

The Manager, Development Applications, Joe Erceg, the Manager, Policy Planning, Terry Crowe, the Manager, Transportation Planning, Victor Wei, and the Manager, Engineering Design and Construction, Robert Gonzalez, were present. Mr. Crowe indicated that he had nothing further to add to the information contained in the report.

Discussion then ensued among Committee members and staff which included the following:

- the clarification that the City's Lane Policy deals with the location and necessity for a lane and that the City's Lane Standards Policy deals with the construction requirements for the lane;
- a suggestion that Smartgrowth and the University of British Columbia be included in the review of lane standards;
- a question as to the implications of changing the lane standards;

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- if a review of lane standards resulted in a lower lane standard being required those applications in stream without complete servicing agreements would have the option of providing the new standard;
- that the City's approach to lanes was consistent with other regions;
- the concern that the current lane policy/standard was not economically or environmentally sustainable;
- that a 400 metre section of lane cost the City \$2400 annually to maintain. This amount did not include a depreciation reserve;
- that the application of the lane policy contained some flexibility. This included: those areas where an established pattern of redevelopment existed, lanes have not been pursued; projects where it had been determined that there was no point to continuing a lane in a certain direction; and multi-family projects where an internal road and access were provided but no lane at the back of the property;
- the suggestion for a review of lane standards for more environmentally friendly materials and better cost efficiencies;
- the suggestion that narrower strips of asphalt with crushed gravel either side and a swale, with no lighting or drainage provided, was worthy of a review;
- the concern that development on arterial roads could be affected by a change to the lane policy;
- safety and consistency could be affected by a change in lane standards;
- that a different type of development could result from a change to the lane policy which could see developers having to assemble more land which could affect small developments.

Mr. Amar Sandhu, JAB Enterprises Ltd., 8671 Cambie Road, said that a simple solution would be to follow the example of North Vancouver where dedications for back lanes are taken until such time as a block is assembled and a consensus to proceed is successful. Mr. Sandhu questioned why lane construction is required when a lane cannot be extended.

In response to questions from Committee, the Manager, Development Applications, Joe Erceg, said that the Lane Implementation Policy required lane construction at 4 lots, however, at 3 lots and under land would be dedicated and a Neighbourhood Improvement Charge paid.

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Mr. Sandhu then questioned why the land could not be dedicated with the costs of construction shared in the future.

Further discussion then ensued on the benefits of reviewing the both the Lane Policy and lane standards as a result of which the following referral motion was introduced:

It was moved and seconded

That the report dated December 4, 2003, from the Manager of Policy Planning, the Manager, Engineering Design; and the Manager, Transportation Planning, be referred to staff in order that a joint meeting of the Public Works and Transportation and Planning Committees be held in January 2004, that would include presentations from the Urban Development Institute, the Greater Vancouver Home Builders Association, and the University of British Columbia, on various lane standards.

CARRIED

Cllr. McNulty left the meeting – 5:15 p.m. – and did not return.

INFORMATION / AWARENESS (2)

URBAN DEVELOPMENT DIVISION

4. **DEVELOPMENT AND ENGINEERING COSTS REFERRAL**

(Report: Oct. 29/2003; File No.: 1070-04-01/1070-02-02) (REDMS No. 1029287)

The Manager, Special Projects, Graham Willis, the Manager, Engineering Design and Construction, Robert Gonzalez, and the Manager, Development Applications, Joe Erceg, were present.

In response to questions, Mr. Willis elaborated on the phased approach to implementing new DCC rates undertaken by Council in November, 2002 and the reasons for continuing the use of a waiver form for subdivision applications.

Further discussion ensued that included the following:

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- whether the servicing agreement process could be simplified to allow small developers to do their own hookups etc. Advice was given that one of the benefits of not having a service agreement was that flat rate costs are laid out, which meant that the developer would not be required to retain the services of a professional engineer, and that staff would design the services for the project, which relieved the developer of the need to provide tendering, bonding, and maintenance;
- a question from Mr. Amar Sandhu, JAB Enterprise Ltd., as to whether a permanent inspector who inspected site services would replace servicing contracts. Mr. Sandhu felt that the cost of small subdivision utilizing City services would be lessened if developers could hire their own contractors who would work to engineering specifications and be subject to inspection. The General Manager, Engineering and Public Works, Jeff Day, responded that i) a developer had the option of entering into a Servicing Agreement; ii) the figures for small lot subdivision were competitive overall; and iii) any developer performing their own connections was required to pay for a full time inspector to ensure City standards were maintained.

It was moved and seconded

That the report (dated October 29, 2003, from the Manager, Special Projects, the Manager, Engineering Design & Construction, and the Manager, Development Applications) regarding development and engineering costs, be received for information.

CARRIED

5. **EAST RICHMOND COMMUNITY ASSOCIATION REQUEST FOR CONNECTION TO THE WILLIAMS ROAD COMMUNITY SHUTTLE SERVICE**

(Report: Dec. 3/03, File No.: 6480-03-01) (REDMS No. 1099527)

The Director, Transportation, Gordon Chan, was present.

It was moved and seconded

That the report (dated December 3rd, 2003, from the Acting Director, Transportation), regarding the potential transit connections between the East Richmond area and the planned Williams Road community shuttle service, be received for information.

CARRIED

6. **MANAGER'S REPORT**

The General Manager, Engineering and Public Works, Jeff Day, announced the appointment of Robert Gonzalez as the Director of Engineering, effective January 1st, 2004.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:37 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Public
Works & Transportation Committee of the
Council of the City of Richmond held on
Wednesday, December 17th, 2003.

Councillor Rob Howard
Chair

Deb MacLennan
Administrative Assistant