



## Planning Committee

Date: Tuesday, January 20<sup>th</sup>, 2004  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Harold Steves  
Also Present: Councillor Derek Dang  
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, January 6<sup>th</sup>, 2004, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, February 3<sup>rd</sup>, 2004, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

3. APPLICATION BY ASPEN MARKETING LTD. FOR REZONING AT 5980 LANCING ROAD AND 7631, 7651, 7671 & 7711 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.7)  
(RZ 03-241131 Report: December 19/2003, File No.: 8060-20-7641/7642) (REDMS No. 1096993 1104215, 1104567, 1107604)

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The Development Co-ordinator, Holger Burke, and Jenny Beran, Planner, were present.

Discussion ensued among Committee and staff that included the following:

- a traffic light at No. 2 Road and Lancing Road was not being pursued due to the close proximity to the intersection of No. 2 Road and Blundell Road;
- the property at 7731 No. 2 Road would have a future opportunity of developing on it's own or in consolidation with 2 lots fronting Blundell Road;
- improvements are to be made to the Lancing Road frontage to bring it to the current standard; and
- corner cuts could be required of the 3 lots on the corner upon future development.

In response to a question from the Chair the developer said that the survey included in the staff report had been undertaken in order to determine the concerns of the neighbourhood prior to the project. He further said that as a result of the public meeting/survey process some landscaping had been redesigned to create a more significant buffer to the single-family lots.

It was moved and seconded

- (1) *That Bylaw 7641, to introduce a new Townhouse District (R2 – 0.7) zone, be introduced and given first reading.*
- (2) *That Bylaw No. 7642, for the rezoning of 5980 Lancing Road and 7631, 7651, 7671 & 7711 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)", be introduced and given first reading.*

Prior to the question being called an appreciation was expressed for the effort undertaken by the developer to meet with the residents of the area in an attempt to address their concerns.

The question was then called and it was **CARRIED**.

4. **APPLICATION BY GAGAN JAGPAL FOR REZONING AT 10680 AND 10700 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-251091 Report: December 29-2003, File No.: 8060-20-7644) (REDMS No. 1098074, 1109340, 1109341)

The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician – Design, were present.

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It was moved and seconded

*That Bylaw No. 7644, for the Rezoning of 10680 and 10700 Bird Road 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

5. **APPLICATION BY NKS ENTERPRISES FOR A REZONING AND STRATA TITLE CONVERSION AT 10611/10631 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**

(RZ 03-251707 SC 03-251708 Report: January 5/04, File No.: 8060-20-7645) (REDMS No. 1105766, 1109611, 1109614)

The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician – Design, were present.

It was moved and seconded

- (1) *That Bylaw No. 7645, for the rezoning of 10611/10631 Bird Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading; and*
- (2) *That the application by NKS Enterprises for a strata title conversion for 10611/10631 Bird Road be approved upon fulfillment of the following conditions:*
  - (a) *Adoption of Bylaw No. 7645, rezoning the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) and the registration of a restrictive covenant limiting the number of dwelling units to two (2);*
  - (b) *Payment of all City property taxes up to and including the year 2004; and*
  - (c) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of adoption of Bylaw No. 7645.*

CARRIED

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6. **CHILD CARE DEVELOPMENT STATUTORY RESERVE FUND EXPENDITURES**

(Report: December 15/2003, File No.: 1075-12) (REDMS No. 109S433, 1106041)

The Manager, Policy Planning, Terry Crowe, and Lesley Sherlock, Social Planner, were present. Mr. Crowe indicated that he had nothing further to the report and he then introduced Ms. Lesley Richardson, Child Care Development Board, to the Committee.

During the discussion that ensued among Committee, staff and the delegate, it was clarified that a denied application could be re-submitted later for consideration.

It was moved and seconded

*That an allocation of \$13,769.63 from Project #40709, originally approved in the 2003 Capital Plan, in the following amounts:*

- *\$10,924.43 to Bowling Green Road Children's Centre;*
- *\$900.49 to Terra Nova Children's Centre; and*
- *\$1,944.71 to Little Wings Day Care;*

*be approved.*

**CARRIED**

7. **UPDATE TO AREA PLANS & ADMINISTRATIVE AMENDMENTS**

(Report: December 19/2003, File No.: 8060-20-7639) (REDMS No. 1069254, 1102825, 1102841, 1103916, 951804, 1012887, 946459, 1018748, 947813, 557247, 946502, 1104071, 1103918)

The Manager, Policy Planning, Terry Crowe, and Jenny Beran, Planner, were present. Mr. Crowe spoke about the effort that had been undertaken by staff to consult with the YVR and the Land Reserve Commission in providing this third and final set of reformatted of the area plans.

In response to the questions of whether or not the City should review building height limitations due to the airport and the airport Noise Exposure Frequency (NEF) guidelines regarding residential development, the General Manager, Urban Development, Joe Erceg, said that staff were working on both issues. He further said that i) a consultant had been hired to review noise issues with a view to also reviewing where and how residential uses would be permitted; and, ii) discussions were underway with Transport Canada on the height issue. Mr. Erceg then indicated that a report to Committee would be provided in April 2004 regarding the airport noise-residential development issue.

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Discussion then ensued on both issues that included references to the correspondence received from Ms. A. Murray, Community and Environmental Affairs, YVR, and Mr. K.B. Miller, Chief Executive Officer, Provincial Agricultural Land Commission, and the response of City staff to the issues raised.

Staff were requested to provide information on the hours of operation of the airport.

It was moved and seconded

(1) *That Bylaw No. 7639, which amends Official Community Plan Bylaw No. 7100, by substituting the following Area Plans for the existing Area Plans:*

- *City Centre as Schedule 2.10;*
- *City Centre (St. Albans Sub-Area) as Schedule 2.10A;*
- *City Centre (Acheson Bennett Sub-Area) as Schedule 2.10B;*
- *City Centre (McLennan North Sub-Area) as Schedule 2.10C;*
- *City Centre (McLennan South Sub-Area) as Schedule 2.10D;*
- *East Richmond (McLennan Sub-Area) as Schedule 2.13A; and*
- *Hamilton as Schedule - 2.14;*

*be introduced and given first reading.*

(2) *That Bylaw No. 7639, having been considered in conjunction with:*

- *the City's Financial Plan and Capital Program; and*
- *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.*

(3) *That Bylaw No. 7639, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Land Reserve Commission for comment and response by February 13th, 2004.*

(4) *That Bylaw No. 7639 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

CARRIED

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8. **RICHMOND SENIORS ADVISORY COUNCIL 2003 ANNUAL REPORT AND 2004 WORK PROGRAM**

(Report: December 12/2003, File No.: 0100-20-SADV1-01) (REDMS No. 1105765, 1106080, 1106077, 1033789)

The Manager, Policy Planning, Terry Crowe, and Lesley Sherlock, Planner, were present. Mr. Crowe introduced Ms. Pat Kaspro, Chair of the Richmond Seniors Advisory Council, to the Committee.

Ms. Kaspro introduced Ms. Susan Higgenbotham, Vice Chair, to those present, and then recognized the excellence of the Richmond Seniors Advisory Council members that she is associated with.

In response to questions of Committee, Ms. Kaspro provided the following information:

- the Health/Wellness Day was an annual event that would be continued;
- healthy exercise programs were promoted;
- that the RSAC had an interest in expanding to work with schools and had been encouraged to look at ways to improve communication with youth;
- that RSAC member Mohinder Grewal had attended several meetings of the Intercultural Advisory Committee; and, along with Aileen Cormack and Angela Gauld, had participated in focus group activities. Ms. Kaspro noted the RSAC's interest in being more actively involved with the Intercultural Advisory Committee;
- a Peer Group representative had made a presentation to the RSAC who had spoken about the changes that had occurred as a result of funding through the health authority. Ms. Kaspro indicated that the RSAC would support a funding request for the program;
- representatives of the RSAC attend various meetings of the Health Authority that relate to seniors; and
- the RSAC currently receives no funding from the Health Authority.

Discussion then ensued on the wording of the staff recommendation, and clarification was provided that the \$1000 being requested as an additional level in 2004 would, if approved, subsequently become a part of the ongoing \$2,000 Committee annual operating base budget.

It was moved and seconded

- (1) *That the Richmond Seniors Advisory Council 2004 Work Program be endorsed; and*

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- (2) *That the Richmond Seniors Advisory Council 2004 operating budget request for an additional \$1,000 on an ongoing basis be added to the additional levels, for consideration in 2004.*

CARRIED

### 9. MANAGER'S REPORT

The General Manager, Urban Development, Joe Erceg, provided an update on Project "Why Not"

Cllr. Barnes questioned whether a need existed for a Strata Title Conversion Policy for Two-Family Dwellings. The Development Co-ordinator, Holger Burke, responded that as so few applications were received a policy was not a high priority, and that the existing process was working well.

Cllr. Barnes spoke about a recent change to provincial legislation that reduced the current legal working age from 15 to 12, and suggested that the Richmond Community Services Advisory Council might be best placed to investigate this and provide advocacy on the matter. As a result of the brief discussion that ensued the following *referral* motion was introduced:

It was moved and seconded

*That a referral be made to the Richmond Community Services Advisory Council requesting that the provincial legislation pertaining to the current legal working age be reviewed.*

CARRIED

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:15 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, January 20<sup>th</sup>, 2004.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant