



Planning Committee

Date: Tuesday, January 21st, 2003
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 – 4:02 p.m.
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 07th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **February 4th, 2003**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY BELL MOBILITY INC. TO AMEND LAND USE CONTRACT LUC 009 (BYLAW NO. 3185) AT 9300 PARKSVILLE DRIVE**
(LU 02-212073 - Report: Jan. 2/03, File No.: 8060-20-7477) (REDMS No. 889791, 932643, 932723)

The Manager, Zoning, Alan Clark, was present.

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It was moved and seconded

That Bylaw No. 7477, which amends Land Use Contract LUC 009 (Bylaw No. 3185) in order to permit Radio and Television Transmission Facilities at 9300 Parksville Drive provided that this use does not occur within 18 m (59.055 ft.) of the ground, be introduced and given first reading.

CARRIED

4. **APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 7071 NO. 4 ROAD AND 7060 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO TOWNHOUSE DISTRICT (R2)**

(RZ 02-215547 - Report: December 19/02, File No.: 8060-20-7474) (REDMS No. 928210, 928221, 928222)

The Manager, Development Applications, Joe Erceg, was present.

Councillor Steves joined the meeting – 4:02 p.m.

It was moved and seconded

That Bylaw No. 7474, for the rezoning of 7071 No. 4 Road and 7060 Bridge Street from “Single-Family Housing District, Subdivision Area F (R1F)” to “Townhouse District (R2)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY PARMJIT GILL FOR REZONING AT 7611 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 02-217709 - Report: December 31/02, File No.: 8060-20-7479) (REDMS No. 931714, 931778, 931786)

The Manager, Development Applications, Joe Erceg, and Suzanne Carter-Huffman, Planner, were present.

It was moved and seconded

That Bylaw No. 7479 for the rezoning of 7611 Acheson Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.

CARRIED

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6. **APPLICATION BY AUSTIN KAY FOR REZONING AT 10151 LASSAM ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-219197 Report: January 3/03, File No.: 8060-20-7469) (REDMS No. 915647, 924026, 924052)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

It was moved and seconded

That Bylaw No. 7469, for the rezoning of 10151 Lassam 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

7. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 7131 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COACH HOUSE DISTRICT (R9), AND TO AMEND THE INTENT STATEMENT AND SIDE YARD SETBACK REQUIREMENT UNDER COACH HOUSE DISTRICT (R9)**

(RZ 02-218186 - Report: Dec. 23/02, File No.: 8060-20-7475/7476) (REDMS No. 929929, 929966, 929932, 929931, 929933)

The Manager, Development Applications, Joe Erceg, and Suzanne Carter-Huffman, Planner, were present.

Ms. Nagy, joint owner of 7180 Ash Street, read a written submission which is attached as Schedule 1 and forms a part of these minutes.

In response to the comments of Ms. Nagy, Ms. Carter-Huffman said that this was the first development application in the low density portion of McLennan South and that the location of the new road, which is somewhat flexible in the area plan, had been driven by the application. Further to this, she said that the location of the road would draw the line between future single-family and multi family opportunities for development in that, while potential exists for similar density, the number of units allowable would differ, which would directly impact neighbouring properties. Due to the unusual nature of this situation, Ms. Carter-Huffman said that she had met with Ms. Nagy and the Manager, Lands, Christine McGilveray, to review the road system. As the Area Plan exists today, multi-family development is limited to the property north of the new road, making it necessary to amend the Area Plan if coachhouses were to be desired on property south of the new road.

It was requested that the concept map included in the 1995 Community Consultation process, the current McLennan South Sub-Area Plan map, and a map showing existing road acquisitions in the Sub-Area, be included in the material going forward to Council and provided to Mr. Yu.

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Mr. Erceg said that the application is consistent with the McLennan South Area Plan. Further to this, advice was given that the struggle to make the road system work in the subject area had previously been experienced in development to the west, and, in this case, was compounded by the Area Plan designation of some single-family development in the area. Mr. Erceg expressed the opinion that if the rezoning were to proceed, the public hearing and development permits processes would allow for further discussion with concerned residents of the area. In response to a question, Mr. Erceg confirmed that compulsory acquisition of land for the development of the new roads in the neighbourhood is not planned.

Mr. David Yu, 7151 Bridge Street, referred to a letter he had written to Ms. Carter-Huffman, which is attached as Schedule 2 and forms a part of these minutes. Mr. Yu then expressed his concerns relating to the short duration of the development sign on the subject property, the damage that could be caused to his house during construction of the proposed development, and the impact and location of the new road.

Mr. Erceg said that the processes of Engineering, Servicing Agreement and Road Design would include the consideration of the issues put forth by Mr. Yu.

The General Manager, Urban Development, David McLellan gave advice that the development sign was required to be in place 10 days prior to the first reading of Council and remain on the site until the resolution of the matter. Further advice was given that the Community Consultation process referred to by Mr. Yu had included several neighbourhood meetings, the formation of an area resident committee and extensive advertising including the distribution of flyers.

Ms. Carter-Huffman, in response to Mr. Yu's understanding that Bridge Street would remain single-family, said that the intent of the Area Plan was always to include multi-family north of the east/west road but confusion could be understood due to the undetermined location of that road.

Mr. A. McBurney, 7171 Bridge Street, said that his understanding from the community consultation process had been that single family development would continue along Bridge and Ash Streets, however, 1/3 of what should have been single-family designation had become multi-family designation solely due to the relocation of the ring road. It was Mr. McBurney's opinion that the location of the road should not result from a rezoning application, and further, that if the ring road was the demarcation line the lower density lots should not provide for 1/3 of the road allowance. Mr. McBurney also expressed concern that the proposed parking might not be sufficient which would impact Bridge St.

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Mr. Cotter, architect, with the aid of a site plan, floor plans and an artists' rendering, briefly reviewed the project noting that multi-family and single-family base density was the same which resulted in the issues of form and character and the number of units. Mr. Cotter said that it was his intent to come forward with a design that would be appropriate to its context, and, in support of this, he reviewed the proposed placement of buildings and open spaces which were consistent with single-family character while providing the public benefit of the roadway. The proposed square-footage of the different layouts and the proposed landscaping were also reviewed.

A brief discussion ensued on the McLennan South Area Plan.

It was moved and seconded

- (1) *That Bylaw No. 7475 to amend the intent statement and side yard setback permitted under "Coach House District (R9)", be introduced and given first reading.*
- (2) *That Bylaw No. 7476, for the rezoning of 7131 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1F)" to "Coach House District (R9)", be introduced and given first reading.*

CARRIED

8. **APPLICATION BY JEMA PROPERTIES CONSULTING INC. FOR REZONING AT 7531 MOFFATT ROAD FROM TOWNHOUSE & APARTMENT DISTRICT (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**

(RZ 02-218208 - Report: Jan. 3/03, File No.: 8060-20-7478) (REDMS No. 911524, 933364, 933361)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

It was moved and seconded

That Bylaw No. 7478, for the rezoning of 7531 Moffatt Road from "Townhouse & Apartment District (R3)" to "Comprehensive Development District (CD/127)" and for the amendment to Comprehensive Development District (CD/127), be introduced and given first reading.

CARRIED

9. **APPLICATION BY PORTE REALTY LTD. FOR REZONING AT 7491, 7511, 7551, AND 7571 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35), AND TO AMEND THE BUILDING SETBACKS, LOT COVERAGE, BUILDING HEIGHT, AND LOT SIZE REQUIREMENTS UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**

(RZ 02-213224 - Report: December 19/02, File No.: 8060-20-7471/7472/7473) (REDMS No. 926228, 927812, 927816, 927817, 927814)

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The Manager, Development Applications, Joe Erceg, and Suzanne Carter-Huffman, Planner, were present.

In response to a question, Ms. Carter-Huffman said that the owner of the property surrounded by the proposed development had expressed her acceptance of the proposal.

It was moved and seconded

- (1) *That Bylaw No. 7471, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100 by introducing a number of text amendments affecting the area designated for "Residential, 2½ storeys, Triplex, Duplex, Single-Family, 0.55 base FAR", be introduced and given first reading.*
- (2) *That Bylaw No. 7471, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.*
- (3) *That Bylaw No. 7471, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.*
- (4) *That Bylaw No. 7471, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.*
- (5) *That Bylaw No. 7472, to amend the building setbacks, lot coverage, building height, and lot size permitted under "Comprehensive Development District (CD/35)", be introduced and given first reading.*
- (6) *That Bylaw No. 7473, for the rezoning of 7491, 7511, 7551, and 7571 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.*

CARRIED

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10. **APPLICATION BY AMRITSAR ENTERPRISES LTD. FOR A STRATA TITLE CONVERSION AT 8180 LUNDY ROAD**
(SC 02-221391 - Report: January 3/03, File No.: SC 02-221391) (REDMS No. 933499)

The Manager, Development Applications, Joe Erceg, said that staff had no concerns on the matter.

It was moved and seconded

That the application for a strata title conversion by Amritsar Enterprises Ltd. for the property located at 8180 Lundy Road be approved on fulfilment of the following conditions:

- (1) *Payment of all City utility charges and property taxes up to and including the year 2003; and*
- (2) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.*

CARRIED

11. **MANAGER'S REPORT**

There were no reports.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:12 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 21st, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

January 21st, 2003

Dear Sirs/Mesdames,

Re: Rezoning in the McLennan South Sub-Area

Thank you for this opportunity to address the Planning Committee on the application put forward by Patrick Cotter on behalf of J.A.B. Enterprises Ltd. I speak on behalf of William Michael Saunders and myself, Sandra-Faye Nagy, formerly Saunders. We are joint owners of 7180 Ash Street. We are directly affected by the proposed rezoning of 7131 Bridge Street.

The situation is, as we understand it:

1. Single Family residential is designated for land use within the area where both the current owners, Chuang's, and our properties are located.
2. To date no change has been made in this Single Family zoning designation.
3. The proposed application by Patrick Cotter makes a case for a new type of designation, namely R9 called Coach House District housing on only one lot, not for the area as a whole.

On page 2 of the Staff Report under Origin, on the 7th line down I read, "This report proposes minor amendments to the zoning district to enable it to be applied to the subject site and similar properties concentrated within the McLennan North and South areas."

On page 6 of the Report to Committee under Proposed Amendments to Coach House District (R9) it is written, "R9 was recently drafted to facilitate the development of single-family homes with coach houses on lots that front section line roads, etc."

On page 7 under Conclusion, it is written, “The subject development is in conformance with objectives for development and population growth within the McLennan South area of the City Centre” and the last sentence, “Overall, the subject application appears to be well thought out and to merit favourable consideration.” This rezoning application lists no consideration as to the affect such a change would have on the adjacent properties, only on preservation of trees and minimizing visual impact of the driveways.

4. Should this proposed rezoning be approved to go forward in the application, how does it affect us?

On page 5 under Analysis, Conformance with the McLennan South Sub-Area Plan, starting halfway along the 5th line it is written, “The demarcation line between the two land uses is a new east-west road (e.g. the “ring road”) that is intended to connect Bridge Street, Ash Street, and a proposed north-south road that will access the backlands of the Bridge and Ash Street lots.” Simply stated, by approving this application, the proposed new road which is to run down the south side of 7131 Bridge Street will run 5 metres (15 feet) down the north side of our property on 7180 Ash Street.

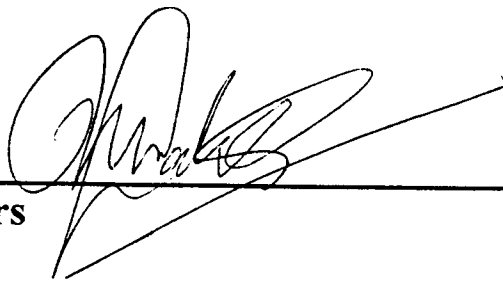
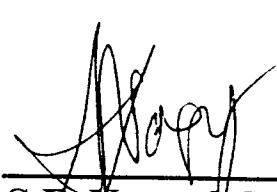
Only by a telephone call by myself to Suzanne Carter-Huffman, Senior Planner/Urban Design, on Thursday, January 16th did we learn anything about these changes to our property. For us, it was a total shock.

We met yesterday, Monday January 20th with Suzanne, and again this morning with both Christine McGillvery, Manager, Lands & Property, and Suzanne to discuss the situation and how to make the proposed application more workable for the City, while attending to our concerns. We were pleased with the ideas put forward and agreed in principle. We respect the fact that Christine will need several days to implement the direction she feels will resolve our issues. To this end, she has agreed to work quickly on key issues.

Our acceptance of the rezoning application before you, which adversely affects our property, now rests within the City to resolve. We are not opposed to development, but we do believe in fair play. It is only fair that our situation be addressed in conjunction with any changes planned by the City. To this end, we are hopeful for a good resolution for everyone.

Because of the timing of all parts to this problem our comments on this rezoning application will be stayed at this time. However, we want it on record, that we have attended this meeting prepared to voice our concerns. We reserve the right to bring to your attention exactly the same observations and complaints that I have not voiced at this time, should no solution be forthcoming from Christine's efforts.

Thank you for your time and patience.



S.F. Nagy & W.M. Saunders
Without prejudice

Schedule 2 to the minutes of the
Planning Committee meeting held
on Tuesday, January 21st, 2003.

To Planning Cttee
January 21, 03.
Item. 7

David Yu

7151 Bridge Street, Richmond, BC V6Y 2S6
Tel 604-270-3566
Fax 604-482-8248
Email dyu@infoserve.net

Rec'd Jan 20/03
City of Richmond
1027

Jan 20, 2003

Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Attention: Suzanne Carter-Huffman – Senior Planner/Urban Design

Re: RZ02-218186

Dear Suzanne,

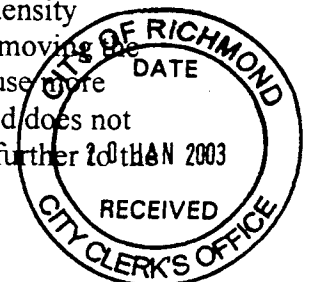
Thank you for the telephone conversation we had on Jan 14, 2003 and the information you provided me with regarding this zoning application. I have since obtained additional details about this application from the City's web site.

As a long time resident of this neighborhood I have a few comments about this rezoning application. The subject property is located immediately to the north side of my property (7151 Bridge Street) and at such has direct impact on the livability of my property. On page four (4) of the document under Staff Comments there are reference as to "Ensure that the design of the coach houses respects the privacy and livability of the lot to the north by varying ...", however, there were no references to my property on the south side of the proposed development.

I have a number of concerns regarding the rezoning application of 7131 Bridge Street that I have listed below in no particular order:

- a) The subject property is located on the "single" family homes of McLennan South Sub-Area. The developer is looking to rezone the property to "coach house (R9) district" which are really multiple dwelling units with legalized rental units. I have done extensive landscaping and renovations to my property based on the fact that my neighborhood will remain single family homes.
- b) The proposed "ring" road is much further south of the original ring road in the official plan. The ring road in the original plan had double duty to separate higher density development on the north from the single homes south of the ring road. By moving the ring road further south this will increase the density of the whole area because more properties will be developed at higher densities. Also, the proposed ring road does not line up with another rezoning application (RZ02 -215547) for townhouses further north on the east side of Bridge Street.

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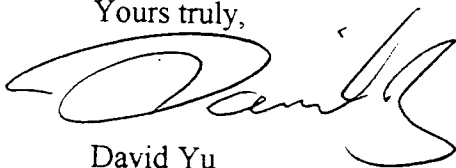
- c) Only a portion of the proposed ring road will be provided by the developer, the remaining portion to be "taken" from my property on the south side of the proposed development. There was no mention of what incentives/compensations the City/Developer will be given me for contributing over 25% of my property for the proposed ring road. The propose development is perhaps too small to be economical and therefore counting on other property owners to contribute their land so that the Developer can make a profit from the development.
- d) The building of the proposed ring road require excavating and removing of peat varying in depth from 7 to 10 feet within 4 feet of the foundation of my house. There are no engineering data in the application providing any analysis on the impact of this operation to the neighboring houses. There is no doubt in my mind such operation will cause serious structural damages to my house and perhaps other houses nearby. Ground movement and shaking from heavy machineries will also make my house unlivable while this is going on.
- e) Assuming my house survived after the road construction the trees and hedges I planted on the property line will certainly die when all this is done. Will the City or Developer replant the trees or build a new fence to ensure privacy and livability of my property?
- f) In my experience peat removal of this scale and close proximity to my house will make living in my house unbearable. Will the City/Developer pay for all my living expenses if my family members have to live somewhere else temporarily?

As a resident of over 25 years in the neighborhood I have no plans to live somewhere else. Judging by the tone of the staff recommendation on this rezoning application the planning department appear eager to push through this application. However, I want the planning committee to take note of my concerns documented above and make sure those concerns are addressed properly. Please pay special attention to my concerns about the very likelihood of structural damages to my house. I want the City and the Developer to provide me with a written guarantee that my house will suffer no damages and if it turn out that my house is unlivable due to site preparation and road construction, all costs incurred while living somewhere else to be fully compensated by the City/Developer.

Last but not the least what is the City/Developer willing to compensate me for the lost of over 25% of my property should the rezoning application go through as proposed? Without any compensation agreement in place this would just be like expropriation without compensation.

I look forward to the feedbacks from the planning department on my concerns.

Yours truly,



David Yu