



Planning Committee

Date: Tuesday, January 18th, 2005
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
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 4th, 2005, be adopted as circulated.

CARRIED

The order of the agenda was varied in order that Item 9 be heard first and Items 7 and 8 be heard after Item 10.

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **February 8th, 2005**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

Planning Committee

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9. **RICHMOND SENIORS' ADVISORY COMMITTEE 2004 ANNUAL REPORT AND 2005 WORK PROGRAM**

(Report: December 15/04, File No.: 0100-20-SADV1-01) (REDMS No. 1370203, 1368380, 1370207, 1350614)

Ms. Olive Bassett, Chair, Richmond Seniors' Advisory Committee (RSAC), introduced several members of the RSAC that were in attendance.

Ms. Bassett said that the RSAC was successful in reviewing most of the areas requested of it, the most interesting of which was the connection of seniors and youth, and asset development in youth. In response to this, a new sub-committee had been formed, Seniors and Youth, and grant applications were submitted to support this.

Ms. Bassett then responded to questions from Committee regarding:

- Richmond Youth Services Association. Ms. Bassett said that the Senior and Youth sub-committee had met with staff from the Richmond Youth Services and Minoru Place Seniors Centre, and that an Asset Development Program had been developed that was an intergenerational program. It was hoped that funding would be received for the program, and that it would become a sustainable and permanent program within the community;
- the Wellness Fair. Ms. Bassett indicated that a letter had been submitted to Council in support of staff position that supports the Fair. In addition, Ms. Bassett said that a different format would be used this year, and that the Minoru Seniors Centre would hold the Fair. It was felt that the new format might attract more attendees during a shorter span of time each day;
- the approach made to the youth groups associated with various community centres;
- whether a connection existed between the RSAC and the BC Seniors; and
- seniors housing.

Ms. Bassett and the Richmond Seniors Advisory Committee members were thanked by the Chair, and Committee members, for their work.

It was moved and seconded

That, as per the report (dated December 15, 2004 from the Manager, Policy Planning), the Richmond Seniors' Advisory Committee's 2005 Work Program be approved.

CARRIED

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3. **APPLICATION BY WOODRIDGE DEVELOPMENTS LTD. FOR REZONING AT 7751 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 04-273797 Report: January 6/2005, File No.: 8060-20-7878) (REDMS No. 1360600, 1360756, 1360757, 1361515, 1379056, 1361185, 1379058)

Revised drawings for the application were distributed, a copy of which are attached as Schedule 1 and form a part of these minutes.

It was moved and seconded

That Bylaw No. 7878 to rezone 7751 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)" be introduced and given first reading.

CARRIED

4. **APPLICATION BY TARA DEVELOPMENT LTD. FOR REZONING AT 5540 AND 5560 GARRISON ROAD FROM "SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)" TO "SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)"**

(RZ 04-275991 Report: January 6/2004, File No.: 8060-20-7879) (REDMS No. 1335119, 1379362, 1335009, 1379077)

It was moved and seconded

That Bylaw No. 7879, to rezone 5540 and 5560 Garrison 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 SANDHILL HOLDINGS LTD. AND J.A.B. ENTERPRISES LTD. FOR REZONING AT 11000, 11020, 11040, 11080, 11100 NO. 5 ROAD AND 12000 STEVESTON HIGHWAY FROM "AGRICULTURAL DISTRICT (AG1)", "LOCAL COMMERCIAL DISTRICT (C1)" AND "BUSINESS INDUSTRIAL PARK DISTRICT (I3)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)"**

(RZ 04-286494 Report: January 7/2005, File No.: 8060-20-7755/7884) (REDMS No. 1363402, 1292946, 1308779, 1389787, 114325, 114343, 1363420, 1388246)

A discussion ensued among Committee members, and the Director of Development, Raul Allueva, and the Manager, Customer Service, Anne Stevens, on various aspects of the applications, and in particular on:

- the changes to the Liquor Licence Regulations that were made at the Provincial level that rendered a number of Richmond policies inapplicable. A joint report will be forthcoming from the Director of Development and the Manager, Customer Service, once a review of all of the regulations and policies is complete;

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- the ability to now use a public hearing as a notification for a liquor licence application;
- the liquor license application and notification procedures;
- the notification area, which would be the same as that for rezoning applications, that would be applicable for a liquor license application.

It was moved and seconded

That:

- (1) *Bylaw No. 7755 be abandoned;*
- (2) *City Policies No. 9000 and 9301, concerning neighbourhood pubs, be rescinded;*
- (3) *Bylaw No. 7884, for the rezoning of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway from "Agricultural District (AG1)", "Local Commercial District (C1)" and "Business Industrial Park District (I3)" to "Comprehensive Development District (CD/161)", be introduced and given first reading; and*
- (4) *the notification area be expanded to include the area shown in Attachment G.*

CARRIED

6. **APPLICATION BY KHALID HASAN FOR REZONING AT 8191 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-287060 Report: January 6/2005, File No.: 8060-20-7881) (REDMS No. 1382050, 1382148, 1382154)

It was moved and seconded

That Bylaw No. 7881, for the rezoning of 8191 No. 1 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. **CITY CENTRE & WEST CAMBIE COMMUNITY FACILITY NEEDS**

(Report: January 7/2005, File No.: 11-7140-01) (REDMS No. 1372116)

Discussion ensued among Committee members, the Director, Recreation and Cultural Services, Kate Sparrow, the General Manager, Urban Development, Joe Erceg, and the Manager, Policy Planning, Terry Crowe, during which information was provided that:

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- the density of population indicated that the best area for a community centre would be near Garden City Road and Cambie Road in the City Centre;
- an opportunity existed for capitalization on development projects that occur in the City Centre area;
- the review of the City Centre Plan would identify the appropriate location for community centres. An overview and work program would be brought forth in the near future;
- the value of City Centre property as compared to that of the West Cambie Area, and especially the land under the flight path; and
- whether a modified Development Cost Charge (DCC) for the West Cambie area, or a DCC specific to the area, was needed;
- whether a satellite center concept would be more appropriate than a traditional community center.

It was moved and seconded

That:

- (1) *the following be referred to staff for further review: for the West Cambie Planning Area, land not be acquired for a community recreation facility and the community recreation facility needs of the West Cambie area be incorporated into City Centre planning; and*
- (2) *staff identify the specific North City Centre and South City Centre community facility needs, funding alternatives and report back to Council for further direction.*

CARRIED

7. **REVIEW OF THE LANE ESTABLISHMENT AND ARTERIAL ROAD REDEVELOPMENT POLICIES**

(Report: Jan. 5/05, File No.: 08-4105-00 xr:10-6360-00) (REDMS No. 1352908)

The Director of Development, Raul Allueva, gave a brief overview of the process that had included the development of an interim strategy that would manage applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies. The Development Co-ordinator, Holger Burke, displayed graphics that demonstrated each issue.

Discussion then ensued among Committee members and staff, which included Mr. Allueva and Mr. Burke, the General Manager, Urban Development, Joe Erceg, and the Manager, Policy Planning, Terry Crowe, on the following aspects of the review:

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- that the Engineering Department had reviewed the policies and were confident that appropriate servicing was in place. Additional servicing studies would be undertaken for larger developments as they occur;
- that a policy would be built into the Official Community Plan that would require a public hearing on rezoning applications;
- the difficulty of integrating single-family and multi-family development along arterials roads;
- that the proposed amendments are consistent with Richmond's population growth in the GVRD plan;
- that there was no change to the current plan of .7 FAR along arterials;
- that the clustering of development along arterial roads allowed for better protection of the interior neighbourhoods while driving growth to those locations that are more accessible, and in maintaining better efficiency of services and land use;
- that the intent was that this be a public process that would garner public input; and
- that the encouragement of larger assemblies by allowing a higher density was significantly different than previous policy.

Further discussion then ensued as to how the public consultation should be developed; and, whether the Arterial Road Redevelopment Policy was intended to add density.

As a result of the discussion the following *referral* motion was introduced:

It was moved and seconded

That:

- (1) *the recommendations (attached to the report dated January 5, 2005 from the Director of Development) regarding the review of the Lane Establishment and Arterial Road Redevelopment Policies, and*
- (2) *the necessary amendments to the Official Community Plan, Zoning & Development Bylaw and Single-Family Lot Size Policies to implement the recommendations.*

be referred to staff in order that public consultation options on these policies be provided.

CARRIED

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8. **IN-STREAM REZONING APPLICATIONS PENDING THE REVIEW OF THE LANE ESTABLISHMENT AND ARTERIAL ROAD REDEVELOPMENT POLICIES**

(Report: Jan. 6/05, File No.: 08-4105-00 xr: 12-8060-20-7764/7772/7780) (REDMS No. 1356146, 1302512, 1307506, 1311375, 1356707, 1356712, 1356855)

It was moved and seconded

That Bylaw No. 7764 (RZ 04-269086, 4240 No. 5 Road; Rav Bains) be referred to the February 21, 2005 Public Hearing.

CARRIED

It was moved and seconded

That Bylaw No. 7772 (RZ 04-271606, 9831 Williams Road; Les Cohen & Azim Bhimani) be referred to the February 21, 2005 Public Hearing.

CARRIED

It was moved and seconded

That Bylaw No. 7780 (RZ 04-269537, 6791 and 6811 Steveston Highway; Elegant Development Inc.) be introduced and given first reading.

CARRIED

The Director of Development, Raul Allueva, gave advice that there was not yet a policy framework to deal with the applications received prior to the August 30, 2004, and further, that in keeping with the interim strategy, an attempt was being made to achieve consolidations for townhouses. Mr. Allueva recommended that the applications should be held in abeyance until the public consultation process referred to in Item 7 was complete, and he suggested that at the same time as the public consultation were brought forth, a strategy and timeline on the existing applications could be provided also.

Discussion ensued among Committee members and staff regarding the difficulty of dealing with applications that were not in accordance with the interim strategy while being cognizant of the impact further delay would have on the developers.

It was moved and seconded

That the moratorium be lifted on all of the rezoning applications received prior to the August 30, 2004 approval of the "Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies" and that the applications proceed as per the normal process.

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Prior to the question being called further discussion ensued during which Cllr. Steves requested that staff identify the location of City owned lanes that are undeveloped.

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

11. MANAGER'S REPORT

There were no reports

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:30 p.m.).

CARRIED

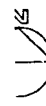
Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 18th, 2005.

Councillor Bill McNulty
Chair

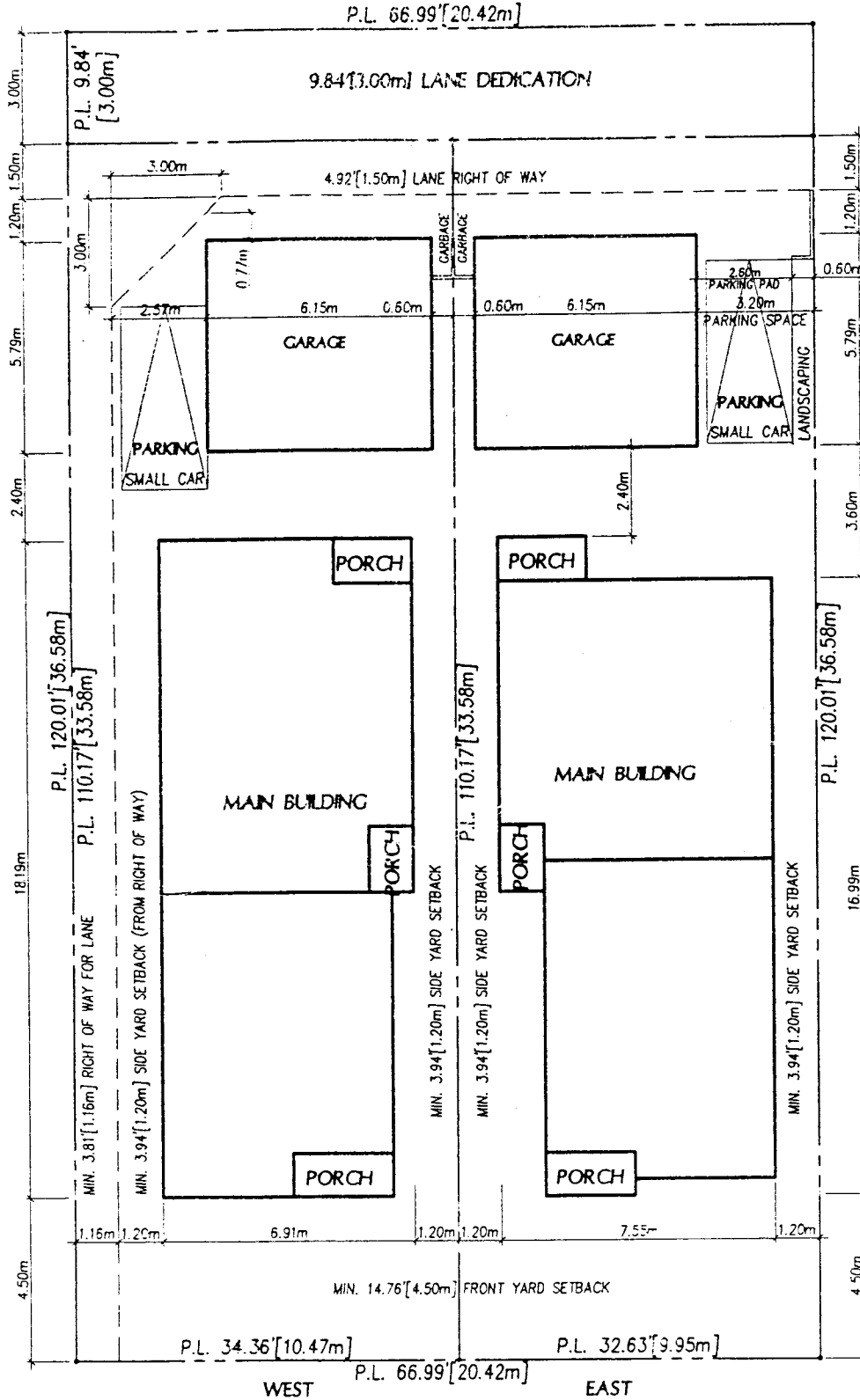
Deborah MacLennan
Administrative Assistant

ITEM 3 - REVISED DRAWINGS
REZONING - 7751 ACHESON ROAD

Schedule 1 to the minutes of the
 Planning Committee meeting held on
 Tuesday, January 18th, 2004.



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7751 ACHESON ROAD

RZ04-273797
 SITE PLAN

PROJECT NO. H0024

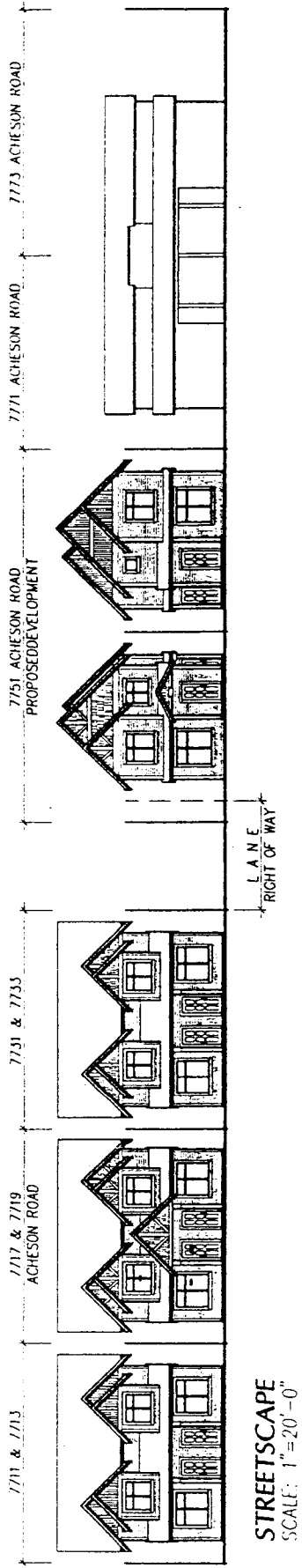
Z2

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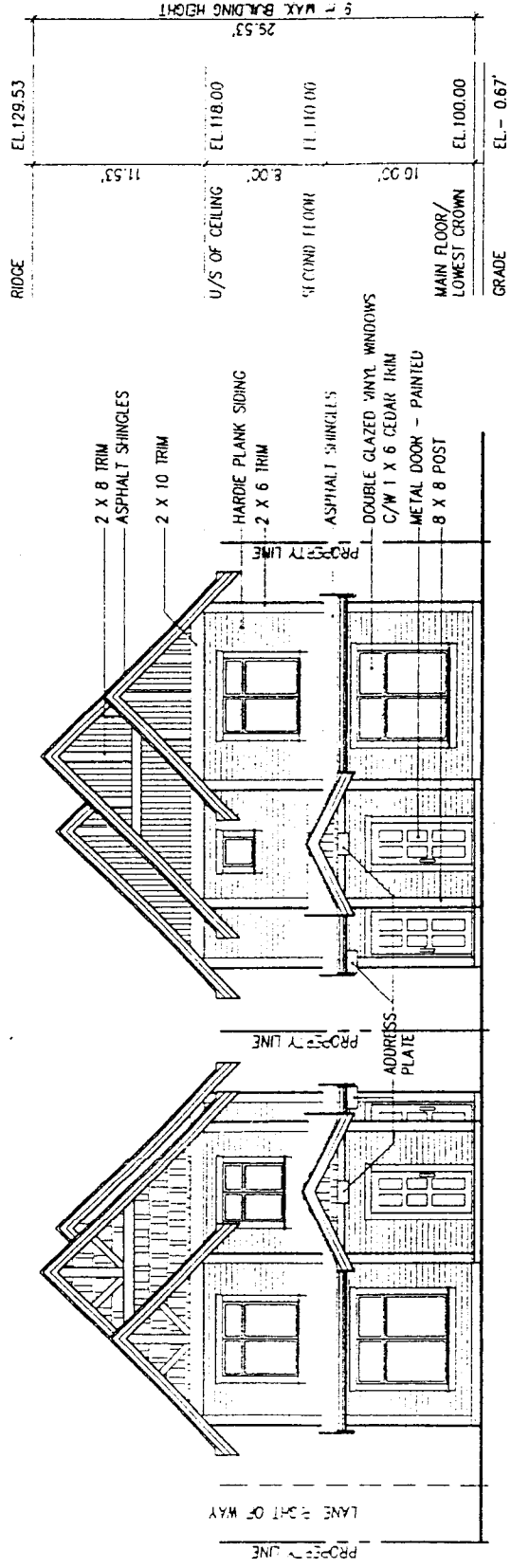
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PROPOSED DUPLEX at 7751 ACHESON ROAD, RICHMOND, B.C.
 DESIGN CONCEPT

ITEM 3 - REVISED DRAWINGS
REZONING - 7751 ACHESON ROAD



STREETSCAPE
 SCALE: 1" = 20'-0"



ELEVATION
 SCALE: 1/8" = 1'-0"

RZ04-273797
STREETSCAPE AND BUILDING ELEVATION
 PROJECT NO. 10044
 SCALE AS SHOWN

PROPOSED DUPLEX at 7751 ACHESON ROAD, RICHMOND, B.C.
 DESIGN CONCEPT

Z3
 revision
 date 09JAN05

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