



Planning Committee

Date: Tuesday, February 17th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves (4.03 p.m.)
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
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, February 3rd, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **March 2nd, 2004**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY MARY LAU, BILLY WONG, AND ANGELINA LOWE; AND HSIAO-CHING FANG, FOR REZONING 7711 AND 7731 ACHESON ROAD RESPECTIVELY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE MINIMUM LOT SIZE REQUIREMENT AND MAXIMUM PERMITTED BUILDING HEIGHT UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

((RZ 03-238069; RZ 03-233948- Report: Jan. 29/04, File No.: 8060-20-7655/7656) (REDMS No. 1109372, 1109458, 1109621, 1109640)

Mr. Holger Burke, Acting Manager, Development Applications, advised that there were 5 development applications in the Acheson/Bennett Area on today's agenda. He noted that this application was being put forward simultaneously with Item 9 (7920 Bennett Road) and stated that the developer would provide a lane from Acheson Road. In response to queries from the Committee, Mr. Fiss, Policy Planner, advised that on this site:

- staff's intention was to keep buildings along Acheson Road to a maximum height of 9 metres or 2 ½ storeys. Those backing the park, could be built to the maximum allowable height for this zone (12 metres);
- the lane tapering was a temporary measure until nearby sites were developed; and
- site coverage for this zone was 45%, and the developer would have to provide a rationale to the Development Permit Panel for any variations in the building's footprints.

It was moved and seconded

(1) That Bylaw No. 7655, to reduce the minimum lot size requirement to 360 m² (3,875.13 ft².) and to limit the maximum building height to 9 m (29.528 ft) along Acheson Road in the Acheson Bennett Sub-Area under "Comprehensive Development District (CD/120)", be introduced and given first reading.

(2) That Bylaw No. 7656, for rezoning of 7711 and 7731 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

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4. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING 7731 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**

(RZ 03-250285- Report: Feb. 1/04, File No.: 8060-20-7657) (REDMS No. 1119736, 1119739, 1119740)

Mr. Holger Burke, Acting Manager, Development Applications, advised that this rezoning application was similar to a previously approved development application by Porte Realty to the south of this site.

It was moved and seconded

That Bylaw No. 7657, for the rezoning of 7731 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY HARRY S. TATLA FOR REZONING AT 9491 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-009739 - Report: Jan. 23/04, File No.: 8060-20-7660) (REDMS No. 1112450, 1116483, 1116532)

Mr. Holger Burke, Acting Manager, Development Applications, advised that this was the first fast track application report (a development of Project Why Not), and stated that staff was pleased with its outcome.

It was moved and seconded

That Bylaw No. 7660, for the rezoning of 9491 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

6. **APPLICATION BY PACIFIC WESTERN DEVELOPMENTS LTD. FOR REZONING AT 9071, 9091, 9131 AND 9191 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-255393 - Report: Feb. 5/04, File No.: 8060-20-7665) (REDMS No. 1120809, 1121300, 1121305)

Mr. Holger Burke, Acting Manager, Development Applications, advised that the applicant had already paid for lane upgrades and was working on the provision of land for road dedication along No. 1 Road.

It was moved and seconded

That Bylaw No. 7665, for the rezoning of 9071, 9091, 9131 and 9191 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

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7. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT 7520 GILBERT ROAD FROM TOWNHOUSE AND APARTMENT DISTRICT (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 03-240286 - Report: Jan. 9/04, File No.: 8060-20-7647) (REDMS No. 1108217, 1108369, 1108280)

Mr. Holger Burke, Acting Manager, Development Applications, advised that this was a small site, and that staff was encouraging the applicant to reorganize the parking in order to provide a liveable floor area at grade, as required in the guidelines for multiple family projects in the City Centre Area Plan.

Mr. Patrick Cotter, applicant, with the aid of design drawings, advised Committee that to be able to move living space to the ground level, the garages would have to be redesigned and pushed to the front of the building, which would create enough space for a small study or play area. He noted that this would compromise the floor plans for the buildings and that the owner preferred not to do this.

In response to a query from the Committee, Mr. Joe Erceg, General Manager, Urban Development Division, advised that this zone has the flexibility to accommodate the architect's design, and that, the Development Permit Panel would be able to evaluate Mr. Cotter's proposal more closely as part of the Development Permit process.

It was moved and seconded

That Bylaw No. 7647, for rezoning 7520 Gilbert Road from "Townhouse and Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY MARIKA WYNNE-JONES & CLARENCE LOWE FOR REZONING 7860 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**

(RZ 03-248184 - Report: Jan. 15/04, File No.: 8060-0-7221/7653) (REDMS No. 1109264, 1109247, 1109249)

Mr. Holger Burke, Acting Manager, Development Applications, advised that this development would be accessed from the lane off Minoru Boulevard.

It was moved and seconded

(1) That Bylaw No. 7221, for a previous application to rezone 7860 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)" in order to permit two single-family dwellings, be abandoned.

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- (2) *That Bylaw No. 7653, for the rezoning of 7860 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)" in order to permit 2 two-family dwellings, be introduced and given first reading.*

CARRIED

9. APPLICATION BY WEN-CHENG TSAI FOR REZONING 7920 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)

(RZ 03-235494 - Report: Jan. 15/04, File No.: 8060-20-7658) (REDMS No. 1109365, 1109548, 1109549)

It was moved and seconded

That Bylaw No. 7658, for rezoning of 7920 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.

CARRIED

10. APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 8360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA H (R1/H)

(RZ 03-223377 - Report: Feb. 3/04, File No.: 8060-20-7661) (REDMS No. 280011, 1063528, 1066474, 1116396, 1116404, 1106953,)

Mr. Holger Burke, Manager, Development Applications, advised that this application replaces a previous town-house proposal and would allow a 2 lot subdivision.

It was moved and seconded

- (1) *That Lot Size Policy 5423, adopted by Council on November 20th, 1989, be forwarded to a Public Hearing with a recommendation that the Policy be amended to permit five large lots, (as indicated on Attachment 8 to the report dated February 3rd, 2004, from the Acting Manager, Development Applications), to be able to subdivide as per Single Family Housing District, Subdivision Area H (R1/H).*

- (2) *That Bylaw No. 7661, for the rezoning of 8360 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)", be introduced and given first reading.*

CARRIED

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11. **APPLICATION BY GURDEV S. LEHL FOR REZONING AT 7831 BENNETT ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 03-231923 - Report: Jan. 9/04, File No.: 8060-20-7648/7649) (REDMS No. 1109132, 1109143, 1109139, 1109147)

In response to a query from the Committee, staff clarified that the intent was to allow 3 storey building heights as properties rezone for two or more dwelling units along Bennett Road only. Both Comprehensive Development Districts (CD/20 and CD/120) – which are the two zones used for rezonings in this neighbourhood, limit the building height along Acheson Road to 9m or 2 ½ storeys.

It was moved and seconded

- (1) *That Bylaw No. 7648, to amend Schedule 2.10B (Acheson Bennett Sub-Area Plan) of Official Community Plan Bylaw No. 7100, to increase the maximum permitted height from 2½ storeys to 3 storeys, be introduced and given first reading.*
- (2) *That Bylaw No. 7648, 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. 7648, 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. 7648, 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. 7649 for the rezoning of 7831 Bennett Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/120)”, be introduced and given first reading.*

CARRIED

12. **MANAGER’S REPORT**

Mr. Terry Crowe, Manager, Policy Planning, distributed the “West Cambie Open House” flyer which the City is using to advertise the open house for the City’s planning process for the West Cambie Area. He stated that:

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- the open houses would also be widely advertised through press releases, and during the Public Announcement Segment of Council meetings;
- the flyer would be translated to meet the requirements of residents in the area; and
- the theme for this event was to work closely with developers.

Discussions then ensued concerning this matter and Committee noted the following concerns that:

- the area plan was a city driven project and must be perceived as such;
- all Richmond residents should be encouraged to attend and participate in these sessions;
- if any developers wished to be a part of these sessions, they must be separate from the city and they must not advertise their proposed development;
- an explanation of “light industrial” should be available to ensure that residents were familiar with what the zoning entailed;
- the City Hall could be an appropriate venue for one of these sessions;
- all possible land use concepts for this area should be available for the public; and
- developers should be made aware that any developments in the area would have to be in keeping with the beautification of the City, in light of the proposed 2010 Olympic Games facility to the south.

In response to these concerns, Mr. Joe Erceg, Manager, Urban Development Division, advised that:

- a noise study in the area would be done in April, and results will be available to residents;
- staff would ensure that a “code of conduct” would be provided to developers; and
- their displays would be separated as widely as possible from those of the City’s.

Mr. Joe Erceg, General Manager of Urban Development Division advised that he attended the Georgie awards and stated that Onni Developments won several awards for their “Copper Sky” development, including best large scale development, best landscaping and best marketing.

He also provided an update on the Project Why Not initiative and noted that:

- over 100 staff have been involved in the project;
- 14 of 30 projects have been completed;
- over 42 “Quick Wins” have been completed including significant changes such as implementation of a fast tracking processing for development , use

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of a "supertech" to expedite processing of servicing agreements and streamlining of subdivision process to enable Building Permit Applications to be received 3 to 4 weeks earlier than in the past.

Mr. Erceg noted that staff have been able to achieve all of the improvements without any erosion of customer service or delay in application processing. He advised that this has been possible because of the hard work and enthusiasm that staff have demonstrated toward Project Why Not. He also advised that a recognition event was planned to thank staff for their excellent work.

It was moved and seconded

That a formal vote of thanks be forwarded to staff, through Mr. Joe Erceg, General Manager, Urban Development Division, from the Planning Committee, thanking them for the time expended and work done in making "Project Why Not" successful.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:01 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, February 17th, 2004.

Councillor Bill McNulty
Chair

Desiree Wong
Recording Secretary