



MINUTES

PLANNING COMMITTEE

Date: Tuesday, February 20, 2001
Place: Anderson Room
Richmond City Hall
Present: Councillor Malcolm Brodie, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Lyn Greenhill
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, February 06, 2001, be adopted as circulated.

CARRIED

2. The next Planning Committee meeting is scheduled for Tuesday, **March 6, 2001, at 4:00 p.m. in the Council Chambers.**

3. **ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7208**
(Report: February 1/01, File No.: 8060-20-7208) (REDMS No. 278110,278128,278547)

The Manager, Zoning, Alan Clark reviewed the report.

It was moved and seconded

That Bylaw 7208, which amends Zoning and Development Bylaw 5300 to eliminate Banquet Hall Facilities from Industrial Zoning Districts, be introduced and given first reading.

CARRIED

The Chair advised at this time that Item 8 had been withdrawn from the agenda.

4. **ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE) 2000 ANNUAL REPORT AND PROPOSED 2001 WORK PROGRAM**
(Report: January 31, 2001, File No.: 0100-20-ACEN1-01) (REDMS No. 276694,124100)

The Manager, Policy Planning, Terry Crowe, reviewed the report. Rob Innes, Planner, provided further information.

A brief discussion took place on the relationship between the Advisory Committee on the Environment and the Nature Park Society. Also referred to was the role ACE has in the Pesticide Management process.

It was moved and seconded

That Council

- (1) ***receive the ACE 2000 Annual Report (dated January 31, 2001 from the Manager, Policy Planning) for information, and;***
- (2) ***approve the ACE 2001 work program subject to the City's budget review process.***

CARRIED

5. **APPLICATION BY GRAND SPAN DEVELOPMENT LTD. TO REZONE 4107, 4109 GARRY STREET AND PARCELS A AND B AS SHOWN ON BYLAW PLAN LMP 38154 FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/79) AND TO AMEND THE MINIMUM LOT SIZE IN COMPREHENSIVE DEVELOPMENT DISTRICT (CD/79)**
(RZ 00-182693 - Report: February 1/01, File No.: 8060-20-7209) (REDMS No. 272527,274922,274900)

The Manager, Development Applications, Joe Erceg, reviewed the report. In response to a question from the Chair Mr. Erceg stated that property previously utilized by the lane would be sold to the applicant at market value.

Dana Westermarck, Cedar Developments, gave a brief presentation of the development. The development would continue the theme of the development to the east using the street rhythm, colour schemes, and finishes. The form of roof lines, with slight changes to the roof shapes, would also be consistent between the two developments.

In response to a question from Councillor Barnes Mr. Westermarck stated that an agreement to obtain the property to the east of the subject site at a future date was in place. Mr. Westermarck also stated that the neighbouring strata councils as well as the area residents were supportive of the proposed plans.

It was moved and seconded

That Bylaw No. 7209, to rezone 4107, 4109 Garry Street and parcels A and B as shown on Bylaw Plan LMP 38154 from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/79)", and to amend the minimum lot size in "Comprehensive Development District (CD/79)" from 4645 m² (20,750 ft²) to 1,865 m² (2075 ft²), be introduced and given first reading.

CARRIED

6. **APPLICATION BY SURINDER GREWAL ON BEHALF OF NAVJEVEN GREWAL AND RAJ BRINDER DHALIWAL FOR REZONING AT 3100/3120 BLUNDELL ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**
(RZ 00-184645 - Report: February 7/01, File No.: 8060-20-7210) (REDMS No. 273748, 275549,275602)

The Manager, Development Applications, Joe Erceg, reviewed the report.

It was moved and seconded

That Bylaw 7210, for the rezoning of 3100/3120 Blundell Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY SIAN ENTERPRISES LTD. FOR REZONING AT 9331 DAYTON AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

APPLICATION BY SELINA JOHAL FOR REZONING AT 8920 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 01-111838, RZ 01-112490 - Report: February 5/01)

(File No.: RZ 01-111838, RZ 8060-20-7204,8060-20-7213) (REDMS No. 278112,265422,279778,279782,265433)

The Manager, Development Applications, Joe Erceg, reviewed the report.

It was moved and seconded

(1) *That Bylaw 7204, for the rezoning of 9331 Dayton Avenue from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

(2) *That Bylaw 7213, for the rezoning of 8920 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

CARRIED

9. **PROPOSAL TO AMEND THE MCLENNAN NORTH SUB-AREA PLAN**

(Report: February 13/01, FILE NO.: 8060-20-7215) (REDMS NO. 286121,286170,286663)

Suzanne Carter-Huffman, Planner, reviewed the staff report noting that a change to the Local Government Act necessitated review of the McLennan North Sub-Area Plan to maintain its accordance with the new legislation.

At this point the City Solicitor was requested to join the meeting and further discussion was delayed until Mr. Kendrick arrived.

10. **MANAGERS' REPORT**

The Manager, Policy Planning, Terry Crowe reported on the public information meeting held the previous night for discussion on the Group Home policy. Seventy residents were in attendance at the meeting and, at times with the aid of a translator, their concerns over the policy were identified. The California Point residents were to meet again on February 22, 2001. Written comments were requested to be received by Friday, February 23, 2001. A memo outlining neighbourhood, operators', RCSAC and Health comments would be attached to the staff report.

The Chair requested that Mr. Crowe provide the Committee with a list (including map) of Group Home locations and also an overview of the management of Group Homes from other Cities.

In response to a suggestion from the Manager, Communications and Public Affairs, Ted Townsend, it was decided to hold the March 6, 2001 Planning Committee meeting in Council Chambers. An interpreter will be made available for those requiring assistance.

RESUMPTION OF ITEM 9

The City Solicitor, Paul Kendrick, and Mr. Gary MacLean, Manager, Facilities and Buildings, Richmond School District, joined the meeting and the discussion on item 9 resumed.

Mr. MacLean reported that the School Board response would be forthcoming. Mr. Kendrick advised that at this time only an amendment to the OCP could be considered.

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 7215, to amend Schedule 2.10C (McLennan North Sub-Area Plan) by repealing and replacing Attachment 1 ("Land Use Designation & Circulation System" map) and by introducing text amendments affecting the area designated for Community Park/School use, be introduced and given first reading.

Prior to the question being called a brief discussion took place. Councillor McNulty left the meeting at 4:45 p.m. The question was then called and it was **CARRIED**.

MANAGERS' REPORT CONTINUED

Upon resuming the Manager's Reports, the Manager, Development Applications advised that a report on the Steveston Parking issue would be presented to the Planning Committee in March.

The City Solicitor, Paul Kendrick reported on recent activities of the Ontario Jockey Club.

ADJOURNMENT

It was MOVED and SECONDED
That the meeting adjourn (4:50 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 20, 2001.

Councillor Malcolm Brodie
Chair

Deborah MacLennan
Administrative Assistant