



Planning Committee

Date: Tuesday, February 20, 2007
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard
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, February 6, 2007, be adopted as circulated.

CARRIED

The Chair advised that before hearing oral reports under Item 8, the Committee would hear a referral from Councillor Barnes with regard to the "Trade, Investment and Labour Mobility Agreement (TILMA) – British Columbia and Alberta".

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, March 6, 2007, at 4:00 p.m. in the Anderson Room.

Planning Committee

Tuesday, February 20, 2007

PLANNING & DEVELOPMENT DEPARTMENT

3. APPLICATION BY CHARAN SETHI FOR REZONING AT 10491 & 10511 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/44)

(RZ 06-333355 - Report: January 18, 2007, File No: 12-8060-20-8190) (REDMS No: 2065169, 2068230)

It was moved and seconded

That Bylaw No. 8190 to (1) Revise the zoning requirements in "Comprehensive Development District (CD/44)" to improve feasibility for the development of an accessible secondary suites in a one-family dwelling; and (2) to rezone 10491 and 10511 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/44)", be introduced and given first reading.

CARRIED

The Committee commended the applicant on providing a universal accessible housing unit on the ground floor. In addition, the applicant was recognized by the Committee for his participation in building the City's first example of flex-housing.

4. APPLICATION BY PARMJIT S. RANDHAWA FOR REZONING AT 11480 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 06-352822 - Report: January 30, 2007, File No: 12-8060-20-8197) (REDMS No: 2073455, 2013902, 2073536)

In response to an inquiry Jean Lamontagne, Director of Development advised that the "Single-Family Housing District (R1-0.6)" is an existing zoning district and is part of the lot size policy for this area. Staff will encourage future applicants.

It was moved and seconded

That Bylaw No. 8197, for the rezoning of 11480 Williams 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

Planning Committee

Tuesday, February 20, 2007

5. **APPLICATION BY DANSON CONSTRUCTION CO. LTD. FOR REZONING 7471 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO TOWNHOUSE DISTRICT (R2 - 0.7)**

(RZ 05-312975 - Report: February 5, 2007, File No. 12-8060-20-8198) (REDMS No. 2071323, 2073885)

Mr. Lamontagne stated that this development comprises 6 units that are designed for accessibility, and that the applicant has agreed to the payment of a contribution of \$0.60 per buildable square feet towards the City's Affordable Housing Reserve fund in lieu of an affordable unit in the structure.

It was moved and seconded

That Bylaw No. 8198, for the rezoning of 7471 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.

CARRIED

6. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE REVISED CHARTER**

(Report: December 18, 2006, File No. 0100-20-RCSA1-01) (REDMS No. 2053993, 1799731, 1965059, 2052579, 2054851)

Co-Chairs Belinda Boyd and Michael McCoy represented the Richmond Community Services Advisory Committee (RCSAC).

With respect to the RCSAC advising City Council on social issues affecting community services, Mr. McCoy stated that if the RCSAC identifies an issue that has been consistently raised in the community, it would be a matter of this being communicated to Council through its RCSAC liaison, Councillor Derek Dang.

In response to an inquiry, Ms. Boyd stated that there is no limit to potential membership on the RCSAC and that every social service agency in the community has the option to belong as a member organization.

With regard to the RCSAC reviewing grant applications, Terry Crowe, Manager, Policy Planning responded: no, that it is an internal City review process and that staff is currently reviewing the grant policy.

Mr. McCoy stated that, in the past, the City had sought the advice of the RCSAC for input on the merit of grant applicants, but that the RCSAC had not, and should not, have a direct role in the awarding of City grants.

Discussion continued with the Committee seeking input on how the RCSAC's advocacy role would be maintained. Mr. McCoy responded that the proposed revisions made to the RCSAC's charter enables the Committee to advise City Council.

Ms. Boyd remarked that discussions on advocacy would be held at RCSAC meetings but that advocacy would not be the sole role of the RCSAC.

Planning Committee

Tuesday, February 20, 2007

Mr. McCoy added that RCSAC's task was to provide information in a transparent and respectful way to Council. The RCSAC's advocacy action would take the form of coming forward and ensuring that its message was understood at the Council level, but that Council taking advice from the RCSAC goes beyond the control of the RCSAC.

RCSAC Council liaison, Councillor Dang, stated that the City benefits from each of the organizations that hold membership in the RCSAC.

It was moved and seconded

That (as per the report dated December 18, 2006, from the Manager, Policy Planning, and entitled "Richmond Community Services Advisory Committee Revised Charter") the revised Charter (Attachment 4) of the Richmond Community Services Advisory Committee be endorsed.

CARRIED

7. AGRICULTURAL ADVISORY COMMITTEE 2006 ANNUAL REPORT AND 2007 WORK PROGRAM

(Report: February 2, 2007, File No.: 10-0100-20-AADV1) (REDMS No. 2074306)

In response to an inquiry Kevin Eng, staff liaison to the Agricultural Advisory Committee (AAC), advised that he and the staff liaison to the Advisory Committee on the Environment are making arrangements for a joint meeting and will soon establish a date when both committees can meet to discuss issues of mutual interest.

With regard to the status of the Draft Soil Fill and Removal Bylaw, Mr. Eng advised that the City's Community Bylaws Division has forwarded it to the Province for review and comment.

Discussion ensued with favourable comments regarding (i) the AAC's examination of the time and format of the 2007 Farm Tour in order to maximize attendance, and (ii) the idea to develop a "Farm Fresh Guide" identifying agricultural products available in Richmond.

The Chair remarked that the AAC needs to follow up on the rabbit, snow geese and duck populations in agricultural areas.

It was moved and seconded

That the 2007 Work Program of the Agricultural Advisory Committee be approved.

CARRIED

Planning Committee

Tuesday, February 20, 2007

7a. **TRADE, INVESTMENT, AND LABOUR MOBILITY AGREEMENT (TILMA)**

Councillor Linda Barnes referred to a letter from Burnaby Mayor Derek R. Corrigan, dated February 8, 2007, regarding the Trade, Investment, and Labour Mobility Agreement (TILMA). She stated her belief that staff should review the agreement. (The letter is on file in the City Clerk's Office.)

It was moved and seconded

That staff review the Trade, Investment, and Labour Mobility Agreement (TILMA), as referred to in the letter from Mayor Derek Corrigan dated February 8, 2007, City of Burnaby, and provide comment and advice to the Planning Committee at a future meeting.

CARRIED

8. **MANAGER'S REPORT**

- (1) *Affordable Housing Strategy* - Holger Burke, Development Coordinator reported that staff anticipates presenting the Strategy, as well as the City-Wide Interim Voluntary Amenity Contribution Guideline and the Secondary Suite Policy reports, to the Committee at its April 17, 2007 meeting.

Based on legal advice, staff is now utilizing a density bonusing bylaw approach, rather than an amenity guideline approach. This will ensure that the policies are legally sound, and will avoid any future possible legal challenges.

In response to an inquiry, Mr. Burke stated that staff are working to bring the policies into effect on July 1, 2007.

- (2) *City Centre Area Plan (CCAP)* – In response to an inquiry regarding the CCAP, Mr. Crowe advised that City staff members have recently held meetings with representatives of the Health Authority, that it is a good partnership, and that health interests are being accommodated in the CCAP.
- (3) *Steveston Study* – No report was given.
- (4) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was given.

Planning Committee

Tuesday, February 20, 2007

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:41 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, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk