



Planning Committee

Date: Tuesday, February 22, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes (4:01 pm)
Councillor Rob Howard
Councillor Harold Steves (4:01 pm)
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 8th, 2005, be adopted as circulated.

CARRIED

Cllrs. Barnes and Steves joined the meeting – 4:01 pm.

NEXT COMMITTEE MEETING DATE

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

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR REZONING AT 14460 RIVER ROAD, 1231 BURDETTE STREET AND 14411 KNOX WAY FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/160)**
(RZ 03-251615 - Report: Feb. 9/05, File No.: 12-8060-20-7864) (REDMS No. 1354704, 1354582, 1354593, 1360395)

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A discussion ensued among Committee members, the Director of Development, Raul Allueva, and David Brownlee, Planner, during which staff responded to questions relating to the types of events that are anticipated (no rave events); the parking provisions; and, landscape improvements, including the provision of a checkerboard sign with flashing amber lights at the No. 6 Road and River Road intersection. Staff also noted, with appreciation, the extremely cooperative manner of the proponent while working through the many issues involved in the development of the project.

It was moved and seconded

That Bylaw No. 7864, for the rezoning of 14460 River Road, 1231 Burdette Street, 14411 Knox Way from "Light Industrial District (I2)" to "Comprehensive Development District (CD/160)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY CHARAN SETHI FOR REZONING AT 9791 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**
(RZ 04-272302 - Report: Feb. 3/05, File No.: 12-8060-20-7875) (REDMS No. 1417067, 1379810)

A discussion ensued among Committee members and the Director of Development, Raul Allueva, during which Mr. Allueva commented on the differences between this application, and an application on Francis Road which had been denied by Council on the previous night at Public Hearing. The most notable differences were that this application was for a property located in an area with an area plan adopted within the Official Community Plan, and that the surrounding area was under re-development, whereas Francis Road applications were contingent upon the Arterial Road Redevelopment Policy and comprised single-family lots. Mr. Allueva also spoke about the opportunities available for the public to obtain information and provide comment on development applications, and the role that staff undertake to apprise developers of concerns related to their projects.

The General Manager, Urban Development, Joe Erceg, indicated that a report would be made to Planning Committee in the near future that would include a review of signage for rezoning applications, and the information contained thereon.

Mr. Rocky Sethi, applicant, responded to questions from Committee members regarding the contact that had been made with immediately adjacent residents, and the re-development potential of several properties in close proximity to the subject property. Mr. Sethi indicated that a public information had not been held due to the small size of the proposed development, but that he was always pleased to consult with neighbours when requested.

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It was moved and seconded

That Bylaw No. 7875, which rezones 9791 Granville Avenue from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.

CARRIED

Cllr. McNulty questioned the feasibility of the City providing a brochure outlining the process of development applications, including the opportunities provided for comment during the process, that developers could distribute within an identified radius of a new development. Staff indicated this could be reviewed and explored.

5. **APPLICATION BY AZIM BHIMANI FOR REZONING AT 7071 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**
(RZ 04-286806 - Report: Feb. 1/05, File No.: 12-8060-20-7893) (REDMS No. 1396065, 1408362)

During a brief discussion that ensued staff was requested to include a tree survey/plan with the rezoning reports to Planning Committee.

It was moved and seconded

That Bylaw No. 7893 for the rezoning of 7071 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)" be introduced and given first reading.

CARRIED

6. **APPLICATION BY GURINDER BATH FOR THE REZONING OF A PORTION OF 23960 THOMPSON GATE FROM LOCAL COMMERCIAL DISTRICT (C1) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F)**
(RZ 05-288407 - Report: Feb. 3/05, File No.: 12-8060-20-7901) (REDMS No. 1421553, 1421818)

The Director of Development, Raul Allueva, in response to questions, spoke about the development of the plan in terms of its single-family interface; and, indicated that there was no plan at present for a sewer system to be developed in the area.

It was moved and seconded

That Bylaw No. 7901, for the rezoning of a portion of 23960 Thompson Gate from "Local Commercial District (C1)" to "Single-Family Housing District, Subdivision Area F (R1/F)", be introduced and given first reading.

CARRIED

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7. **APPLICATION BY BALDEV DHALIWAL FOR REZONING AT 8551 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-288055 - Report: Feb. 4/05, File No.: 12-8060-20-7904) (REDMS No. 1422410, 1424055, 1423968)

It was moved and seconded

That Bylaw No. 7904, for the rezoning of 8551 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

8. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 14291 TRIANGLE ROAD**

(AG 04-277909 - Report: Feb. 7/05, File No.: AG 04-277909) (REDMS No. 1352432)

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

Discussion then ensued among Committee members, the General Manager, Urban Development, Joe Erceg, and Janet Lee, Planner, during which Committee members indicated that they would not support i) viable farmland such as that in question to be taken out of the Agricultural Land Reserve; or ii) a Non-Farm Use. It was also noted that the Agricultural Advisory Committee had also not supported the application as it was felt to be contrary to the Agricultural Strategy in that the debilitated portion of the land could be used for non-soil based agricultural activities.

9. **MANAGER'S REPORT**

The Director of Development, Raul Allueva, provided an update of the work in progress on the review of the Arterial Road Development and Lane Re-establishment Policies. Discussion then ensued among Committee members, Mr. Allueva, the General Manager, Urban Development, Joe Erceg, and the Manager, Policy Planning, Terry Crowe, regarding various aspects of the review, including consultation options that are being considered (and the associated time-frames); in-stream applications, the benefits of a phased approach, and the environmental impacts that result from increased density along arterial roads.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:15 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 22nd, 2005.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant