

Planning Committee

Date: Tuesday, March 7, 2000

Place: W.H. Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes (entered the meeting at 5:56 p.m.)
Councillor Lyn Greenhill
Councillor Harold Steves

Absent: Councillor Malcolm Brodie, Chair

The Chair called the meeting to order at 4:00 p.m.

1. **MINUTES**

It was moved and seconded

That the minutes of the Planning Committee meeting held on Tuesday, February 22, 2000 be adopted as circulated.

CARRIED

2. **NEXT COMMITTEE MEETING DATE**

The next committee meeting will take place on **Tuesday, March 21st, 2000** at 4:00 p.m. in the W. H. Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **UNSIGHTLY PREMISES – 7040 NO. 5 ROAD**

(Report: Feb. 10/00, File: 8075-20-26, REDMS 132543)

Mr. Roy Uzelac, tenant, was not in attendance to address the Committee.

It was moved and seconded

That Council authorise Staff (or designates) to undertake the clean-up of 7040 No. 5 Road, at an estimated cost of \$3900.00, as detailed in the "Order to Comply" attached to the staff report dated February 10, 2000 from the Manager, Property Use & Administration.

CARRIED

4. **VEHICLE ACCESS OPTIONS FOR LONDON PRINCESS – SURVEY RESULTS**

(Report: Feb. 24/00 File No: 4045-20-10-WA, REDMS 135075, 37560, 128441, 128831, 135075, 128714)

Joe Erceg, Manager, Development Applications, reviewed the staff report. He provided background information and noted that the present staff report was based on public input.

David Brownlee, Planner, advised that the proposed modified option resulted from analysis of public response. He commented on the survey information including analysis of duplicate and multiple responses and summarized the results, noting that no one option overwhelmed the others. Options 4 and 5 received an equal number of responses as a preferred option. He stated that written comments were analysed, and key issues were identified. It was noted that the resultant modified option was a compromise to provide balance between City interests and interests noted from the community. He then reviewed the modified option.

Upon query, Mr. Brownlee advised that Dyke Road would be kept open, in order to prevent the businesses along this roadway from feeling closed off, and to attract business. He stated that the intent was not to form a primary access route.

Councillor Steves expressed concern regarding the possible increase in traffic on Dyke Road due to the proposed plan.

Mr. Brownlee referred to future roadway improvements which would include widening to provide better traffic flow, with a long term solution seeking improvement of No. 2 road. He suggested that staff could work towards alleviating traffic difficulties by monitoring traffic and implementing traffic calming methods.

Councillor Steves advised that speeding commuters, visitors to the area, and pedestrian traffic all contribute to create a dangerous situation on Dyke Road and that residents have expressed concern.

Terry Crowe, Manager, Land Use, noted that, according to the Official Community Plan (OCP), a possibility of 300 dwelling units could be going into this area which would increase traffic activity going both ways, and may slow speeders.

The Chair called for comments from the gallery.

Denise North, of 8320 Fairfax Place, queried whether the City Parks Department had been solicited regarding the effect of the proposed option on recreational facilities and parking in the area. Mr. Brownlee responded that staff have been working with Yvonne Stich of the Community Services Department and have had discussions with Parks staff regarding the possibility of closing traffic immediately in front of the park. It was also noted that Parks staff had reviewed and signed off on the staff report. Ms. North further expressed concern regarding speeding and the use of speed bumps.

Councillor Greenhill commented on the noise of speed bumps in a quiet area.

In answer to a query regarding the possibility of utilizing paving stones, this was noted to be costly to maintain and considered to be ineffective as a traffic calming agent.

John White, of 6431 Dyke Road, was in attendance to make a presentation to the Committee. Mr. White referred to an example of a subdivision done on River Road, noted the location on a map and stated that this area had been a beautiful spot until a subdivision had been built. He noted the 27 km/hr traffic on Dyke Road and stated that speed bumps would have to be built to handicapped standards to accommodate traffic. He indicated that the proposed route would be used by commuters instead of No 2 Road. He suggested possible solutions to the recommended option – to negotiate an alternate road using industrially zoned lands and a portion of the former rail corridor towards No. 2 Road. He recommended that there be a temporary access on London Road and to leave the ditches. Mr. White referred to the staff report regarding the use of non-public driveways and further referred to the OCP. He suggested that staff review the cost benefit of the proposed roadways and that this should be discussed with area residents.

Curtis Eyestone, of McKinney House, Dyke Road, was present to address his concerns to the Committee. He referred to correspondence to the Planning Committee dated March 5, 2000 and reviewed the points. He stated that he disagreed with the idea of removing parkland from the area and referred to the impracticality of having a dead end road on Princess Lane. He suggested that the roadway be widened to accommodate parking and commented on the desirability of maintaining a buffer along the Agricultural Land Reserve (ALR). He referred to the necessity of having two accesses to accommodate fire and safety concerns. He drew attention to the corner of Dyke Road onto Princess Street and suggested ways to alleviate traffic concerns at this site.

Villanova Carvalho, of 13811 Gilbert Road, was in attendance to express his concern regarding the proposal to adding a new connection to Dyke Road. He referenced ongoing traffic problems in this area.

Amber Williamson, of 6461 Dyke Road, noted her agreement with the previous speaker but stated that the way to alleviate the problem was to not add this residential to the area. She stated that she lived close to the proposed emergency roadway. She requested that consideration be given to retaining their access to her property from Dyke Road, if this should be built.

Dana Westermarck, Developer, was in attendance and noted his property on the area map. He commended staff for their work and expressed concern that the noted access points to Dyke Road be the only access points. He requested that driveways not be allowed off this in order to maintain the recreational atmosphere of Dyke Road. He expressed further concern regarding traffic from Dyke Road onto Princess and suggested that traffic calming measures on Princess Street be implemented. He referred to the impact of the cost of relocating hydro lines, noting that this could make some of the sites "borderline undevelopable". He recommended that there be cost averaging among all property owners in the area. Mr. Westermarck agreed that traffic coming from Dyke Road into the area

be restricted as well as at the intersection of Dyke Road and Princess Street. Discussion ensued regarding traffic calming solutions including providing a right turn only option off Princess Street onto Dyke Road to direct traffic.

John Northey, Senior Vice-President, Polygon Developments, was in attendance and noted that his company has land interests in the study area. He advised that he supported staff recommendations for the area. He noted that design for his project has yet to be determined.

In response to a query, Mr. Brownlee advised that studies show that the size of the proposed cul de sac would accommodate the turning of large trucks.

It was moved and seconded,

That staff be directed to pursue the vehicle access option for the London-Princess area identified in Attachment 4 (to the staff report dated February 24, 2000 from the Manager, Development Applications), concurrent with the area's redevelopment.

Prior to the question being called, staff were directed to consider the following issues as the vehicle access option is implemented:

1. Apply traffic calming measures for the area, as appropriate,
2. Ensure that a right hand turn only off Princess Street on to Dyke Road is achieved,
3. Ensure that the size of the turnaround for trucks at the end of Princess Lane is adequate,
4. Seek to place the proposed loop driveway further north to connect with the east end of London Road.

The question on the motion was then called and it was **CARRIED**.

OPPOSED: Councillor Lyn Greenhill

5. **APPLICATION BY TOMIZO YAMAMOTO ARCHITECT INC. FOR REZONING AT 13020 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/112)**

(Report: Feb. 24/00, File No: RZ 99-163044, 8060-20-7087, REDMS 125329, 134894, 125773)

Joe Erceg, Manager, Development Applications reviewed the staff report. He advised that purpose of rezoning was to accommodate mixed use on site. He noted the proposed commercial and office space on the ground floor and 25 residential units on the second and third floors, in two separate buildings. A future trail will be constructed along the former rail line to the north. There will be upgrading on No. 2 Road to an interim standard with some widening of the existing paved surfaces, and construction of a trail, grass boulevards with street trees. Staff recommended that the rezoning proceed.

Mr. Erceg clarified the reference to the London Princess "town square" as being in the OCP as an objective to provide a specific focus for the area which will be city-owned with dedication.

Tomizo Yamamoto, of Yamamoto Architect Inc., was in attendance to make a presentation to the Committee. He referred to the location showing site plans and an artistic rendering. He reviewed the design of the proposed project. He noted the shape of the proposed building due to the configuration of the property. Reference was made to the home office-type arrangement or artist's studio on the ground floor with living space found above. He noted the easement along the property line and stated that he was proposing to provide trees as a buffer along the public walkway system.

Councillor Greenhill expressed concern regarding the number of parking spaces provided for this project, i.e. 57 spaces including garages, 10 spaces outside the garages. Staff advised that there was no intention to provide for street parking along No. 2 Road. Mr. Erceg explained the parking requirements. Discussion ensued regarding the necessity of providing adequate parking for the project.

It was moved and seconded

That Bylaw No. 7087, for the rezoning of 13020 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/112)", be referred back to staff for review of parking standards.

CARRIED

6. **APPLICATION BY LOUIE AND MAUREEN PULICE FOR REZONING AT 9371 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**

(Report: Feb.18/00, File RZ 99-167465, 8060-20-7092, REDMS 136427, 136431)

Joe Erceg, Manager, Development Applications, reviewed the staff report. He noted that the proposal was to rezone the site to accommodate 5 dwelling units arranged in two buildings. He further noted that this was consistent with the Official Community Plan. He then provided background information. It was observed that access would be off Ash Street.

In response to a query from the Chair, Suzanne Carter-Huffman, Senior Planner, observed that no parking was permitted along Blundell Road or Ash Street. Reference was made to CD-28, which had been reviewed a year ago, for use throughout the City Centre.

Louie Pulice, owner, was present to answer questions from the Committee.

It was moved and seconded

That Bylaw No. 7092, for the rezoning of 9371 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.

CARRIED

7. **ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE) 2000 BUDGET**

(Report: Feb. 14/00, File: 0100-20-ACEN1-06, REDMS 136373)

Terry Crowe, Manager, Urban Development reviewed the staff report.

Dr. Adrian Wade, Chair, ACE provided background information, noting that the requests were for funding:

1. To produce materials for a state of the environment (SOE) public education program (\$5,000), to hire a student assistant to help prepare presentations.
2. To update the SOE report (\$30,000)

Mr. Crowe drew attention to a third request for \$5,000 which had been withdrawn by ACE earlier.

It was moved and seconded

That the report dated February 14, 2000, from the Manager, Land Use, on the budget details of the Advisory Committee on the Environment (ACE) 2000 Work Program, be received for information.

CARRIED

8. **GROUP HOME POLICY REVIEW**

(Report: Feb. 23/00, File: 4055-00, REDMS 138004)

Terry Crowe, Manager, Land Use Department reviewed the staff report. He provided a brief background of project and outlined two options for the review. He then reviewed the options and referenced the information in Appendices 1, 2, and 3.

Margaret Picard, Social and Community Planner, gave a background based on how the Policy had been developed. She reviewed the proposed options and noted the major differences between them. Ms. Picard noted that with the second option, City bylaws would have to be adjusted.

Ms. Picard stated that it was important to note that, for group homes which have six persons in care and up to ten persons in total, the Provincial Community Care Facility Act supersedes any City bylaw. Staff were recommending Option 1 which, they felt would provide clarification, yet maintain the philosophy of integrating group homes within residential areas.

The Chair called for comments from the gallery.

John Wong, of 3858 Mckay Drive, representative of 35 members of the Oaks Residents Association, congratulated the City of Richmond for winning the Nations in Bloom competition. Mr. Wong stated that he lives in a peaceful and safe neighbourhood and expressed the wish to be included in the process of any change to the landscape of the community. He submitted a letter to Mayor and members of City Council from The Oaks Residents Association dated March 3, 2000 (Schedule A) and reviewed the goals listed by the Association. He then read a portion of the staff report. He expressed concern that there could be up to 10 residents in one dwelling and further concern regarding the ambiguity of the definition of the term "family".

Ms. Picard explained that the City cannot enact a bylaw to override the Provincial regulation.

A resident of The Oaks area expressed concern regarding the safety of children due to the close proximity of schools and a public park. She expressed further concern regarding the possibility of there being non-licensed group care home facilities.

Stella Wong, of 3828 Cunningham Drive, advised that she was concerned about needles being found in parks where children play and the elevation of the crime rate in the City. She referred to the presence of an elementary school in the neighbourhood and the negative impact within the community which would be unfair to the group home residents.

Hanson Lau, of 7680 River Road, requested confirmation that the Provincial Government overrules Municipal bylaws and stated that this was unreasonable. He commented on the proposal and suggested that residents of upcoming group home locations be notified. He recommended that communication take place with the Vancouver-Richmond Health Board.

The Manager, Land Use, advised that staff would be reviewing policies and seeking ways to enhance communication among the parties involved.

It was moved and seconded

That staff be directed to proceed with housekeeping amendments to the Group Home Policy, as outlined in Option 1 of the Manager, Land Use report, dated February 23, 2000, and to report back to Planning Committee in May, 2000.

CARRIED

Councillor L. Barnes entered the meeting at 5:50 p.m.

9. **MANAGER'S REPORT**

- (a) David McLellan, General Manager, Urban Development advised that Mr. Rick Bortoluzzi has been announced as President of the Canadian Alliance of Building Officials.

The Chair congratulated Mr. Bortoluzzi on behalf of the Planning Committee.

- (b) Mr. McLellan advised that staff have been working with seniors groups on housing for seniors in the City Centre. He commented on the demand for housing for senior residents with a limited degree of difficulty. Staff are currently working with various public groups as well as the Vancouver-Richmond Health Board to determine needs and identify potential sites. A grant of \$10,000 has been received for this endeavour from the ACT Program which is sponsored by the FCM, Canadian Homebuilders Association, CHRA, and CMHC.

- (c) Mr. Crowe advised that funds totalling \$15,000 have been received from the Investment Agriculture Foundation towards the Agricultural Viability Strategy.
- (d) Mr. Erceg advised that the Health Department has recently advised that they will no longer be involved in approving and monitoring holding tanks for sewage disposal.

Staff will bring forward a report listing what options are available within the next month.

Staff were requested to clarify, in writing, the Health Department's authority and reasoning behind this decision

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:00 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, March 7, 2000.

Councillor Bill McNulty
(Vice-Chair)

Susan Kopeschny
(Administrative Assistant)

The Oaks Residents Association
#1000 -8888 Odlin Crescent
Richmond BC
V6X 3Z8
(604) 279-8638

The Mayor and members of the Council
Richmond City Council

March 3, 2000

Dear Sir/Madam,
Re: GROUP HOME BY-LAW REVIEW

I represent the residents of The Oaks Neighbourhood. I was elected the Chairperson of the Oaks Residents Association. We currently have 45 sign-up members from a total of 110 households in the neighbourhood.

First the Oaks Residents Association would like to take this moment to congratulate the fine work of our Mayor and Members of the Council for helping Richmond to win the prestigious honour of "NATION IN BLOOM".

Our association was formed with the following goals in mind:

1. Continue this favourable report for the City of Richmond.
2. To have a peaceful and safe neighbourhood for our citizen and community to grow. Richmond has accomplished this so well for so long with its good prudent planning of its single family housing policy and by-laws.
3. As a concerned citizen's group of Richmond we wish to be included in the process of any landscape changes to our city or neighbourhood.
4. The Oaks Residents Association would like to motion that City to enact a 2/3 rule for its stakeholders before any future change will be make to its neighbourhoods.
5. Lowering numbers of non-related person living in one home to 4 and anything above it would require city permit and licensing.
6. Changing of traffic patterns in the neighbourhood, i.e. lowering of speed zone.
7. More police presence, i.e. make designated parking stalls for R.C.M.Ps.

I look forward in receiving your positive input and assistance for achieving our association's goals.

Yours truly,


THE OAKS RESIDENTS ASSOCIATION

Per: John Wong, Chairperson

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P.S. WE WOULD LIKE TO BE KEPT INFORM OF ANY CHANGES OR DEVELOPMENT REGARDING THIS PROJECT.