



Planning Committee

Date: Tuesday, March 5, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes – 4:05
Councillor Sue Halsey-Brandt
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 19, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **March 19, 2002**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **BUSINESS REGULATION BYLAW 7148
AMENDMENT BYLAW 7330**
(Report: February 11/02, File No.: 8060-20-7330) (REDMS No. 630190, 630212)

The Manager, Zoning, Alan Clark, reviewed the report.

Planning Committee

Tuesday, March 5, 2002

It was moved and seconded

That Bylaw 7330 which amends Schedule A of Business Regulation Bylaw 7148 to include Unit 125 – 8171 Ackroyd Road among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

4. **APPLICATION BY PALLADIUM DEVELOPMENT CORP. FOR REZONING AT 9111, 9131, AND 9151 BLUNDELL ROAD AND 7731, 7771, AND 7831 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129)**
(RZ 01-195763 - Report: February 14/02, File No.: 8060-20-7328) (REDMS No. 622523, 622016, 622006)

The Manager, Development Applications, Joe Erceg, reviewed the report. Suzanne Carter-Huffman, Planner, was also present.

In response to questions, Ms. Carter-Huffman provided information on i) access and parking; ii) driveways, iii) the ring road, and iv) the lot development potential of 7751 Heather Street.

Mrs. Helena Leung, 7751 Heather Street, expressed her concerns relating to the lack of inclusion of 7751 Heather St. in the land assembly. Mrs. Leung said that she appreciated the manner with staff had responded to those concerns.

Mr. Geoffrey Leung, 7751 Heather Street, distributed an e-mail that had been sent to Suzanne Carter-Huffman on February 28, 2002. Also provided were figures on the cost of integrating 7751 Heather St. into the land assembly for the project. Mr. Leung then reviewed the information outlined therein and expressed his concerns regarding i) the financial impact of the decision to not include 7751 Heather St. in the land assembly; ii) the future development potential of 7751 Heather St.; iii) the liveability of his home during and after construction; and iv) the affect Keefer Road will have on traffic safety and the Leung's driveway.

Mr. Chuck Brook, Brook Consulting, and Mr. Nelson Chan, Palladium Development Corporation, provided the information that they had held discussions with the Leungs but that an agreement for the purchase of 7751 Heather Street had not been reached. Mr. Brooke concurred with the staff opinion that the future development potential of 7751 Heather Street would not be diminished by the development of the adjacent properties.

Planning Committee

Tuesday, March 5, 2002

It was moved and seconded

That Bylaw No. 7328, for rezoning at 9111, 9131, and 9151 Blundell Road and 7731, 7771, and 7831 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/129)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY RALPH MAY FOR REZONING AT 4880 NO. 6 ROAD TO ALTER THE ZONING BOUNDARIES OF THE AG1 (AGRICULTURAL DISTRICT) ZONE AND THE AG2 (GOLF COURSE DISTRICT) ZONE**

(RZ 01-191961 – Report: February 15/02, File No.: 8060-20-7331) (REDMS No. 539286, 565432, 565437)

The Manager, Development Applications, Joe Erceg, reviewed the report. In response to questions from the Committee, Mr. Erceg provided the information that the rezoning was required in order that the boundaries of the AG2 property match the existing improvements at the Golf Centre.

It was moved and seconded

That Bylaw No. 7331, to rezone portions of 4880 No. 6 Road to alter the zoning boundaries of the "AG1 (Agricultural District)" zone and the "AG2 (Golf Course District)" zone, be introduced and given first reading.

CARRIED

6. **APPLICATION BY MR. DAVID GOERTZ FOR REZONING AT 9120 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-199665 – Report: February 14/02, File No.: 8060-20-7332) (REDMS No. 634969, 634967, 635007)

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

It was moved and seconded

That Bylaw No. 7332, for the rezoning of 9120 Railway Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

Planning Committee

Tuesday, March 5, 2002

7. **STATUS REPORT ON THE AFFORDABLE HOUSING, CHILDCARE AND PUBLIC ART STATUTORY RESERVE FUNDS**

(Report: February 19/02, File No.: 3070-03-01, 0970-01, 4057-05, 7000-09-01) (REDMS No. 614776, 113644, 113633, 113634, 614776)

The Manager, Policy Planning, Terry Crowe, reviewed the report. Mr. Kari Huhtala, Senior Planner, was also present. Mr. Crowe and Mr. Huhtala outlined the findings contained in the report including the amount of money in each Statutory Reserve Account and the amount of money intended to be spent in 2002.

A discussion ensued that included the following:

- clarification of the funds given, spent and remaining in the Public Art Reserve Fund;
- a suggestion that the stoneworks project could possibly be located at one of two locations, the Doggie Park or the intersection of Sea Island Way and Garden City Road;
- the need for a City policy on proposed Public Art gifts to evaluate proposed voluntary public art gifts from private sources;
- a question on the status of the Nikkei Fishermen's Committee project artwork. Mr. Huhtala provided the information that the Nikkei donation is the first project to be reviewed under the Public Art Program policy (Guidelines for Private Donations);
- the Committee took the information on the Reserve Funds under advisement and did not make any decisions on the allocation of funds at this time; and
- the status of the City's model of fishermen completed several years ago. Kari Huhtala indicated that no sponsor had yet been found; and
- the fact that the City has no policy for adding funds to the reserve accounts or for how priority between the three funds is determined.

It was moved and seconded

That the status report on the Affordable Housing, Childcare and Public Art Statutory Reserve Funds, (as outlined in the report dated February 19, 2002 from the Manager, Policy Planning), be received for information.

CARRIED

Planning Committee

Tuesday, March 5, 2002

8. MANAGER'S REPORT

The Manager, Development Applications, Joe Erceg, reported that development activity for January and February of 2002 has increased by 90% over the previous year. It was also noted that servicing agreement activity has increased substantially and that servicing agreements for Aberdeen Centre and Fraserport are nearing completion.

The Manager, Policy Planning, Terry Crowe, reported that three expressions of interest, to develop affordable housing and affordable seniors supportive housing, had been received.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:28 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 5, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant