



Planning Committee

Date: Tuesday, March 16th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
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, March 2nd, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, April 6th, 2004, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY SCOTT MCDERMID FOR A ZONING TEXT AMENDMENT TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/88) TO INCREASE THE NUMBER OF CHILDREN PERMITTED AT A CHILD CARE FACILITY AT 12720 CAMERON DRIVE**
(ZT - 03-234207 - Report: Mar. 2/04, File No.: ZT 03-234207) (REDMS No. 1096599)

Mr. Holger Burke, Development Coordinator, advised that the Scott McDermid, the applicant, and Greg Ritchie, Richmond Health Services, were available to address the Committee.

Mr. McDermid addressed Committee concerning his application to increase the number of children permitted at the childcare facility on 12720 Cameron Drive from 30 to between 46-56. (a copy of his submission is on file and is available for viewing in the City Clerk's Office). He also expressed concern about the manner in which his application was handled.

Discussion ensued concerning this matter and in response to a query from Committee, Mr. McDermid advised that:

- if 2 parking stalls were eliminated there would be enough outdoor play space to support the requested increase;
- if the text amendment were approved, the Health Services would also have to approve the licence.

In response to a query from Committee, Mr. Burke, Development Coordinator, advised that in 1998, the site was rezoned from Residential Child Care District (R6), which permits 16 children, to Comprehensive Development District (CD/88) which permits 30. He stated that the required number of parking stalls required for this facility was 3 and these could not be converted to outdoor play space unless the Zoning Bylaw was amended.

In response to a query from Committee, Mr. Greg Ritchey, Richmond Health Services, advised that:

- the site did not have the required amount of outdoor play space to accommodate 46-56 children;
- the quality of the existing space barely met the requirements for 30 children.

In response to a query from Committee, Mr. Burke, Development Coordinator advised that a traffic study had not been done in this area but that there was no known traffic issues

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Mr. Joe Erceg, General Manager, Urban Development Division advised that staff had handled this application in an appropriate manner and stated that prior to this text amendment being considered, the applicant must demonstrate the proposal will meet all Health Services requirements, including provision of additional outdoor play space for this facility.

It was moved and seconded

That the application for a zoning text amendment to permit 46-56 children in the child care facility at 12720 Cameron Drive be referred to:

- 1. the applicant to procure additional outdoor space which is acceptable to Richmond Health Services; and*
- 2. to staff to address traffic and parking issues if this proposal is deemed acceptable.*

CARRIED

4. **APPLICATION BY ADIL BHATHENA FOR REZONING AT 4471 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 03-240492 - Report: Feb. 6/04, File No.: 8060-20-7599; xr 4045-00) (REDMS No. 1121088, 280211, 1071832, 1071353, 1121823)

It was moved and seconded

- (1) That Single Family Lot Size Policy 5425, adopted by Council on December 18, 1989, be referred to Public Hearing with the recommendation that it be repealed; and*
- (2) That Bylaw No. 7599, for the rezoning of 4471 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY POLYGON DEVELOPMENT 150 LIMITED FOR REZONING AT 7040, 7060, 7080 AND 7100 HEATHER STREET; 9260 AND 9280 GRANVILLE AVENUE; AND REAR PORTIONS OF 7031, 7051 AND 7071 ASH STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 03-240810 - Report: Feb. 15/04, File No.: 8060-20-7672) (REDMS No. 1108395, 1108405, 1108497)

Mr. Burke advised that the staff reports on both this item and item (8) indicated that the applicants (Polygon Development 150 Limited and Polygon Development 43 Limited) agreed to contribute money to affordable housing, when in fact they had agreed that this contribution was to Public Art.

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In response to a query from the Committee, the applicant advised that the Public Art would be provided on site.

It was moved and seconded

That Bylaw No. 7672, to rezone 7040, 7060, 7080 and 7100 Heather Street; 9260 and 9280 Granville Avenue; and rear portions of 7031, 7051, 7071 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY WILLOW CONSTRUCTION LTD. FOR REZONING AT 9051 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 03-254683 – Report: Feb. 25/04, File No.: 8060-20-7680/7681) (REDMS No. 1128077, 1128140, 1128098, 1128099)

It was moved and seconded

(1) That Bylaw No. 7680, to reduce the minimum lot size from 0.405 ha (1 ac.) to 0.15 ha (0.371 ac.) in "Comprehensive Development District (CD/128)", be introduced and given first reading.

(2) That Bylaw No. 7681, for rezoning 9051 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 8131 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**

(RZ 04-264331 – Report: Feb. 26/04, File No.: 8060-20-7682) (REDMS No. 1127198, 1128146, 1128148)

It was moved and seconded

That Bylaw No. 7682, for the rezoning of 8131 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

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8. **APPLICATION BY POLYGON DEVELOPMENT 43 LIMITED FOR REZONING AT 7140, 7180, 7200, 7240, 7246, 7260, 7280, AND 7320 HEATHER STREET; AND REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, AND 7371 ASH STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/143)**

(RZ 03-254676 – Report: Feb. 15/04, File No.: 8060-20-7686/7671) (REDMS No. 1125213, 1128940, 1125439, 1125447)

It was moved and seconded

- (1) *That Bylaw No. 7686, to amend Richmond Zoning and Development Bylaw 5300 by creating a new townhouse residential zone, “Comprehensive Development District (CD/143)”, be introduced and given first reading.*
- (2) *That Bylaw No. 7671, to rezone 7140, 7180, 7200, 7240, 7246, 7260, 7280, and 7320 Heather Street and rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, and 7371 Ash Street from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/143)”, be introduced and given first reading.*

CARRIED

9. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING OF 7840 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**

(RZ 03-251048 - Report: Feb. 23/04, File No.: 8060-20-7678/7679) (REDMS No. 1127350, 1127709, 1128004, 1127713)

It was moved and seconded

- (1) *That Bylaw No. 7678, to reduce the minimum lot size requirement from 0.405 ha (1 ac.) to 0.162 ha (0.4 ac.) in “Comprehensive Development District (CD/127)”, be introduced and given first reading.*
- (2) *That Bylaw No. 7679, for the rezoning 7840 Garden City Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/127)” be introduced and given first reading.*

CARRIED

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10. **APPLICATION BY DGBK ARCHITECTS FOR REZONING AT 6260 BLUNDELL ROAD FROM LAND USE CONTRACT 010 TO HEALTH CARE FACILITIES DISTRICT (HCF)**

(RZ – 03-252957 - Report: Feb. 25/04, File No.: 8060-20-7674/7675) (REDMS No. 1115854, 1126156, 1126298, 1126299)

It was moved and seconded

- (1) *That “Land Use Contract 010” be discharged from 6260 Blundell Road and that Bylaw No. 7674, for the rezoning of 6260 Blundell Road from “Land Use Contract 010” to “Health Care Facilities District (HCF)”, be introduced and given first reading.*
- (2) *That Bylaw No. 7675 for an amendment to the “Health Care Facilities District (HCF)” zone to permit an increased height and lot coverage be introduced and given first reading.*

CARRIED

MANAGER'S REPORT

Mr. Terry Crowe, Manager, Policy Planning updated Committee on the West Cambie Area Open House. He stated that consultants were in the process of finalizing a report which would be brought to Committee for approval.

Mr. Joe Erceg, Urban Development Manager, formally introduced the new Director of Development, Mr. Raul Allueva to Committee.

Mr. Erceg updated Committee with regard to the School Site Acquisition fees. He stated that a facilitator had been appointed to oversee this matter and hopefully, it would be resolved over the next few weeks.

The Chair then noted his concerns about developers who used their voluntary cash contributions for their specific developments through on site beautification. Discussion ensued on this matter and it was suggested that voluntary cash contributions should be provided to the City to be used globally. It was also agreed that other voluntary cash contribution choices to things such as playing field development/upgrade should be provided.

It was moved and seconded

That in their report to Committee on voluntary contributions to affordable housing, child care and/or public art, staff include the option of voluntary cash contributions to playing field development/upgrade

CARRIED

Councillor Howard left the meeting at 5:15 pm.

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Discussion ensued about new development in the Trites Road area, and displacement of light industries by residential development. Staff advised that a report would be brought to Committee concerning this issue.

Councillor Howard returned at 5:20 pm.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:22 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 16th, 2004.

Councillor Bill McNulty
Chair

Desiree Wong
Recording Secretary – City Clerk's Office