



Planning Committee

Date: Tuesday, March 18, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Rob Howard
Mayor Malcolm D. Brodie
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
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 18th, 2003, be adopted as circulated.

CARRIED

At this point the Chair requested that the order of the agenda be varied.

It was moved and seconded

That the order of the agenda be varied in order that:

1. *Item 12 be heard prior to Item 3;*
2. *Item 9 be tabled to accommodate the request of the Chair of the Child Care Development Board that the report be presented at the next committee meeting; and,*
3. *Design Guidelines in Steveston be added as an additional item.*

CARRIED

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NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **April 8th, 2003**, at 4:00 p.m. in the Anderson Room.

12. **RICHMOND AGRICULTURAL VIABILITY STRATEGY -- FINAL REPORT**
(Report: February 19/03, File No.: 4050-10) (REDMS No. 835259)

The Manager, Policy Planning, Terry Crowe, and Janet Lee, Planner, were present.

It was moved and seconded

That the final draft of the Richmond Agricultural Viability Strategy, dated February 18, 2003, be referred to staff to:

- (1) *distribute the Strategy to those individuals who attended the public meetings held in 2002;and,*
- (2) *hold a public meeting at City Hall within the next month in order to clarify the strategy and receive comments.*

CARRIED

The Chair acknowledged Mr. Bruce May, President of the Richmond Farmers Institute, who indicated that where the Institute and City were not in agreement with a solution for a controversial issue addressed in the Richmond Agricultural Viability Strategy, that the agreed upon approach was to 'consider' or 'review' the issue after the Strategy has been approved.

DELEGATIONS

3. *Mr. Leon Lam, Pacific Plaza Strata Plan LMS3259, regarding parking issues.*

Mr. Lam provided the history of events that had resulted in the present parking difficulties at Pacific Plaza, including the stratification of some parking stalls, and he requested that the City enforce the approved uses of the mall.

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The City Solicitor, Paul Kendrick, gave advice that the parking bylaw for mixed use was based on the permitted uses and not by square feet, and further, that all of the current uses are allowed by the Zoning Bylaw. Mr. Kendrick expanded on the process of determining the parking requirements for mixed use with the note that the City had never undertaken a review of parking requirements after a business licence had been issued in such circumstances. Further advice was given by Mr. Kendrick that Mr. Lam had indicated that the City might be involved in a lawsuit, at which point the Chair referred to the letter sent by the City solicitor to Mr. Lam that identified the City' position and called an end to the discussion.

URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY RAV BAINS FOR REZONING AT 7231 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

APPLICATION BY RAV BAINS FOR REZONING AT 9971 GREENLEES ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

(RZ 02-219757/221450 - Report: February 10/03, File No.: 8060-20-7493/7494) (REDMS No. 961591)

The Manager, Development Applications, and Jenny Beran, Planner, were present. Mr. Erceg briefly reviewed the report.

In response to questions, Ms. Beran said that the portion of the lane to be developed would be determined by an assessment of the frontage of the property. In addition, Mr. Erceg said that Williams/Greenlees project would upgrade the existing lane as part of the project, but that the Williams Road project would provide a land dedication for the future lane extension in addition to being assessed a Neighbourhood Improvement Charge.

It was moved and seconded

- (1) *That Lot Size Policy 5435, adopted by Council in March 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting No. 3 Road and Williams Road as shown on Attachment 3 to the report dated February 10, 2003 from the Manager, Development Applications.*

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- (2) *That Bylaw No. 7493, for the rezoning of 7231 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*
- (3) *That Bylaw No. 7494, for the rezoning of 9971 Greenlees Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY STEPHEN YIU-TONG LAM FOR REZONING AT 9811 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 02-221142 Report: February 10/03, File No.: 8060-20-7492) (REDMS No. 961588)

The Manager, Development Applications, and Jenny Beran, Planner, were present. Mr. Erceg briefly reviewed the report.

It was moved and seconded

- (1) *That Lot Size Policy 5441, adopted by Council in May 1990, be amended to exclude those properties fronting No. 4 Road, Williams Road and Garden City Road (as shown on Attachment 3 to the report dated February 10, 2003 from the Manager, Development Applications) and be forwarded to Public Hearing.*
- (2) *That Bylaw No. 7492, for the rezoning of 9811 Williams Road, from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY CENTRO PROPERTIES GROUP AND JEMA PROPERTIES CONSULTING LTD. FOR REZONING AT 12511 NO. 2 ROAD FROM I2 (LIGHT INDUSTRIAL DISTRICT) TO CD/126 (COMPREHENSIVE DEVELOPMENT DISTRICT)**
(RZ 02-209424 Report: February 18/03, File No.: 8060-20-7495/7490) (REDMS No. 782158)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present. Mr. Erceg said that the application was consistent with the changes made to the Steveston Area Plan and that the rezoning completed the residential redevelopment along the north side of Andrews Road. He also noted that a contribution to the Affordable Housing Fund had been committed.

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In response to a question, Mr. Erceg said that during the process a concern was expressed about how development of this site would integrate with the adjacent agricultural and industrial uses, and that this had been addressed by the provision of buffers on No. 2 Road and to the north, and also by a requirement of rezoning that a covenant be placed on title identifying the adjacent uses.

It was moved and seconded

- (1) *That Bylaw No. 7495, to amend the permitted density, minimum setbacks from property lines and maximum heights in "Comprehensive Development District (CD/126)", be introduced and given first reading.*
- (2) *That Bylaw No. 7490, to rezone 12511 No. 2 Road from "I2 (Light Industrial District)" to "CD/126 (Comprehensive Development District)", be introduced and given first reading.*

CARRIED

7. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT 22111, 22171, 22191 WESTMINSTER HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61), COACH HOUSE DISTRICT (R/9) AND SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 02-213387 - Report: Mar. 6/03, File No.: 8060-20-7450/7496/7491) (REDMS No. 955451, 963136, 963155)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present. Mr. Erceg said that during the process of rezoning the applicant had requested that coachhouses be added to the perimeter of the site.

It was moved and seconded

- (1) *That Zoning Amendment Bylaw No. 7450 be abandoned.*
- (2) *That Zoning Amendment Bylaw No. 7496, to amend the intent statement of the "Coach House District (R/9)" and to add minimum subdivision dimensions for this zone, be introduced and given first reading.*
- (3) *That Zoning Amendment Bylaw No. 7491, to rezone 22111, 22171, and 22191 Westminster Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/61)", "Coach House District (R/9)" and "Single Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.*

CARRIED

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8. **TIME LIMIT ON RE-APPLICATION FOR REZONING**
(Report: March 7/03, File No.: 4000-01) (REDMS No. 977556)

The General Manager, Urban Development, David McLellan, was present and in response to a question said that the one-year time limit would commence on the date the matter was dealt with by Council.

It was moved and seconded

That Zoning Amendment Bylaw No. 7499, to reduce the time limit on re-application for rezoning, be introduced and given first reading.

CARRIED

9. **CHILD CARE DEVELOPMENT BOARD 2002 ANNUAL REPORT AND 2003 WORK PROGRAM**
(Report: February 24/03, File No.: 4055-01) (REDMS No. 959924)

Please see Page 1 for action taken on this matter.

10. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2002 ANNUAL REPORT AND 2003 WORK PLAN**
(Report: February 24/03, File No.: 4055-01) (REDMS No. 958472)

Mr. Balwant Sanghera, Chair, and Mr. Everett MacKenzie, committee member, were present.

During a discussion on several components of the 2003 Work Plan, the use of facilitators and the request for \$20,000 to cover the costs of holding focus group sessions, the Manager, Policy Planning, Terry Crowe, said that the organization of focus group sessions, which would include facilitating, translating, interpreting, etc., was considered beyond the scope of the volunteer commitment of the committee members. In addition, staff participation would be limited by the constraints of overtime. In order to achieve substantial inter-cultural harmony solutions, and in light of the above, Mr. Crowe said that the Advisory Committee felt that additional resources in the amount of \$20,000 could be required.

Mr. MacKenzie said that he felt it was important that focus groups be held in a professional and organized manner, to receive the most benefit from the focus groups.

Mr. Sanghera, thanked Council for setting up the Richmond Intercultural Advisory Committee and then briefly summarized the two public input sessions held to date. Mr. Sanghera said the next step would be to hold a focus group to address the three issues identified by the Advisory Committee - youth, cultural barriers and community involvement. He then thanked the Planning Committee for its support.

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It was moved and seconded

That, as per the report dated February 24, 2003 from the Manager, Policy Planning,, the Richmond Intercultural Advisory Committee 2002 Annual Report and 2003 Work Plan be endorsed.

CARRIED

It was moved and seconded

That the Richmond Intercultural Advisory Committee provide an interim report to Planning Committee based on the work completed on the public consultation phase including any requests for further action and funding.

CARRIED

11. **ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE) 2002 ANNUAL REPORT AND 2003 WORK PROGRAM**
(Report: January 30/03, File No.: 0100-20-ACEN1-01) (REDMS No. 953715)

The Co-Chairs of the Advisory Committee on the Environment, Mr. Eric Sykes and Mr. Gordon Kibble, were present.

The Chair complimented the excellence of the report, a comment concurred with by Mayor Brodie and Cllr. Howard. The quality of the work program was also recognized.

Mr. Sykes, having noted the highly qualified group of citizens that participate on the committee, offered the services of the committee on any issues of environmental concern.

It was moved and seconded

That Council approve the ACE 2003 work program subject to the City's budget review process.

CARRIED

12. **DESIGN GUIDELINES FOR STEVESTON**

Mr. Graham Turnbull, identified himself as a member of the Richmond Heritage Commission and noted that the Commission had not dealt with this issue, but that he was bringing the matter forth as a private individual.

Mr. Turnbull explained the process that had been previously undertaken to protect buildings of historical significance in downtown Steveston by way of Development Permits and Design Guidelines, and then provided a summary of a recent alteration to a building on Moncton Street that had proven the process to be ineffective for projects under \$15,000.

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The General Manager, Urban Development, David McLellan, said that a profound concern had been raised, and suggested that the matter be referred to staff for consideration.

Mr. Bob Ransford, a member of the Richmond Heritage Commission, said that he wanted to reinforce the information that the Heritage Commission had been assured that protection was in place for those buildings in Steveston village that reflected the character the area. Mr. Ransford also noted his concern about small changes that are made to those buildings without consequence.

It was moved and seconded

The issue of Heritage Design Guidelines and Development Permits for Steveston was referred to staff for:

- 1) *a determination of how heritage guideline compliance can be achieved if Development Permits and Building Permits are not required; and,*
- 2) *recommendations from staff and the Heritage Commission on what would be considered an appropriate solution.*

CARRIED

13. MANAGER'S REPORT

There were no reports.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:08 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 18th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant