

Planning Committee

- Date: Tuesday, March 21, 2000
- Place: W.H. Anderson Room
Richmond City Hall
- Present: Councillor Malcolm Brodie, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Lyn Greenhill
Councillor Harold Steves
- Absent: Councillor Linda Barnes

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, March 7th, 2000 be adopted as circulated.

CARRIED

2. **NEXT COMMITTEE MEETING DATE**

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

URBAN DEVELOPMENT DIVISION

3. **RICHMOND PUBLIC ART PROGRAM & COMMISSION 1999 ANNUAL REPORT & YEAR 2000 WORK PLAN**

(Report: Feb. 28/00, File: 0100-20-RPAR-01, REDMS 137544)

Kari Huhtala, Senior Social & Community Planner, introduced Dan Campbell, Chair and Leesa Strembecki, member, of the Richmond Public Art Commission.

Mr. Campbell referred to the major accomplishments of the Commission for 1999 including the formulation of the Guidelines for Public Donations of Public Artwork and noted that the Guidelines for De-accessioning of Public Art was currently being worked upon. He stressed the importance of the development of the web page component with 1800 visits to this site in 1999. Openings of art projects had been well attended. The Chair referred to public art projects at Cosmo Plaza and Terra Nova Village and upcoming projects at Empire Centre and the new Shellmont Shopping Centre.

Further reference was made to the public art components for the new City Hall. The importance of community artwork projects was stressed, e.g. No. 2 Road Community Garden. Meetings have taken place regarding the Britannia Shipyard and the Japanese Heritage Trail. The year 2000 Work Plan was reviewed for the information of Committee members, a major component of which was a review of the Public Art Program itself. Mr. Campbell stated that the Commission felt positive and were looking forward to the coming year.

Mr. Huhtala provided an explanation of the process of making choices regarding art and noted the role of Council in making these decisions.

Councillor McNulty expressed concern that Council members felt "removed" from the public art process. He then requested that the report be changed to reflect that the city's "voluntary contribution" was, in fact, an annual city requirement (i.e. 1% surplus) from the city's previous year's surplus. He referenced European cities as well as the Britannia Shipyard project and noted that there were many opportunities available for providing art to the community.

Terry Crowe, Manager, Land Use, observed that the proposed work plan to review the Public Art Program would provide an opportunity for Council to enhance the Program.

It was moved and seconded

1. ***That the Richmond Public Art Program & Commission 1999 Annual Report (attached as Appendix A to this report dated February 28, 2000) be received for information.***
2. ***That the Richmond Public Art Program & Commission Year 2000 Work Plan (attached as Appendix B to this report dated February 28, 2000) be endorsed.***
3. ***That the Work Program for the Year 2000, Richmond Public Art Program Review (attached as Appendix C to this report dated February 28, 2000) be endorsed.***

CARRIED

4. **APPLICATION BY PAUL LEONG TO REZONE 4011 NO. 5 ROAD FROM SERVICE STATION DISTRICT (G2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/113)**

(Report: Mar. 2/00, File: RZ 99-170430, REDMS 136057)

Joe Erceg, Manager, Development Applications, reviewed the staff report. He advised that the purpose for rezoning was to accommodate a small commercial facility. Staff has recommended that the rezoning proceed.

Paul Leong, of Paul Leong Architect, was in attendance to answer questions from Committee. He stated that the proposed project consists of a one-storey commercial building.

It was moved and seconded

That Bylaw No. 7093 to rezone 4011 No. 5 Road from Service Station District (G2) to Comprehensive Development District (CD/113) be introduced and given first reading.

CARRIED

5. **APPLICATION BY THE RICHMOND PENTECOSTAL CHURCH FOR REZONING AT 9340 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO ASSEMBLY (ASY)**

(Report: Mar.3/00 File RZ 00-085291, REDMS 137634)

Joe Erceg, Manager, Development Applications, reviewed the staff report. He advised that the purpose of the rezoning was for enlargement of the church site and was consistent with the Official Community Plan. The intention was for the applicant to renovate the existing house for church use. Staff recommended that the rezoning proceed.

Suzanne Carter-Huffman, Senior Planner/Urban Design noted members of the church in attendance to answer questions from the Planning Committee.

It was moved and seconded

That Bylaw No. 7098, for the rezoning of 9340 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Assembly District (ASY)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY DARSHAN RANGI FOR NON-FARM USE AT 6120 NO. 5 ROAD.**

(Report: Mar. 6/00, File AG 00-084495, REDMS 138367)

This item has been postponed until the next meeting.

7. **3900 TO 3980 BAYVIEW STREET – STEVESTON HARBOUR AUTHORITY PROPERTY REQUEST BY MR. BOB BEILY TO CHANGE PROPOSED USE (FORMER RIVERSONG INN DEVELOPMENT PROPOSAL)**

(Report: Mar. 9/00, File: RZ 96-001, DP 96-015, REDMS 140772)

Joe Erceg, Manager, Development Applications, reviewed the staff report, noting that the Steveston Harbour Authority requested input from Council regarding a proposed change of use from hotel to commercial on the site. He gave a brief history of the rezoning. Mr. Erceg advised that a new development permit was required from the applicant and that the recommendation was that the Steveston Harbour Authority be so advised.

Mr. Beily provided some background information regarding attempts to build a hotel at this site. He noted that it was no longer economically feasible to develop a hotel on the site, hence the request that use be changed from hotel to commercial use. He provided assurance that the proposed commercial development would conform to the historic character of Steveston.

It was moved and seconded

That the Steveston Harbour Authority be advised that the request by Mr. Bob Beily to change the proposed use of 3900 to 3980 Bayview Street from the Riversong Inn to a commercial development will require a new Development Permit application in accordance with the Richmond Official Community Plan (OCP), Steveston Area Plan and Steveston Commercial (Two-Storey) District (C4) zone.

CARRIED

8. LANE POLICY

(Report: Feb. 16/00, File: 6360-00, REDMS 106558)

Terry Crowe, Manager, Land Use, reviewed the draft staff report. He referred to the need to protect arterial roads due to the increase in traffic, the many access points along these and the great possibility for increased densification. The proposed Lane Policy provides a way to protect the City's investment in arterial roads and to facilitate management. He referred to the options presented and discussion ensued.

Jenny Beran, Planner, utilized maps to explain the benefits of having lanes and noted the areas requiring lane development. She referenced the process used to determine how this was done and provided examples. Photographs illustrating current lane design standards were presented and explained. A diagram showing possible lane design was provided.

Councillor McNulty referred to security and parking issues regarding the use of lanes and drew attention to the issue of having traffic coming off from major arterial roads, which could cause accidents.

In response to a query, Victor Wei, Transportation Engineer explained the reasoning why Francis Road was not listed as an arterial road.

The Chair questioned the standards suggested which could result in more lane traffic and maintenance. Ms. Beran advised of the desirability of good lane drainage and lighting to deal with safety issues.

Eric Gilfillan, Director, Operations, advised that there was no existing City lane maintenance program other than responses to specific complaints. It was noted that it was easier to operate a street sweeper down lanes with curbs and further noted that the curbs were inexpensive and would be built incrementally over the years. In contrast, gravel lanes do require maintenance. He commented that new lane standards require mandatory drainage.

Discussion ensued regarding the possibility of increases in the cost of housing and City maintenance as well as an increase in taxes. Councillor Steves commented that increased drainage would increase the stress on the pumping stations.

It was moved and seconded

That the attached Lane Policy be referred back to staff to bring back a report on issues including:

- ***whether there should be two standards of lanes***
- ***cost implications of the Lane Policy***
- ***comments regarding new redevelopment in future***
- ***adding Francis Road to the arterial road system Policy Map.***

CARRIED

9. **IAN CHANG, RETIREMENT**

The Chair advised that staff member, Ian Chang, Community Planner, Land Use would be retiring at the end of March 2000. After starting with the City in 1969, this was his last Planning Committee meeting. Congratulations were given. The Chair thanked Ian for his long-term contribution.

10. **APPLICATION BY CAPE DEVELOPMENT CORPORATION TO REZONE PROPERTIES AT 9611, 9631, 9711, 9751, 9771, BRIDGEPORT ROAD, 9560 BECKWITH ROAD AND 2691, 2711, 2731, 2751, 2771 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT (R1/F AND R1/D) AND ROADSIDE STAND (CLASS C) DISTRICT (RSC) TO AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)**

(Report: Mar. 6/00, File No: RZ 99-171337, REDMS 140238)

Joe Erceg, Manager, Development Applications reviewed the staff report noting that this resulted from a request from the Planning Committee at the meeting of February 22, 2000. He noted that it was confirmed in report that there will be a westbound right turn lane into the project provided by the developer. Reference was made to issues detailed within the report.

Patrick Cotter, Architect, using maps and site plans, reviewed the location and details of the proposed project. He noted the impact of aircraft noise on residential development in the neighbourhood. He also provided details of pedestrian and vehicle circulation patterns, and noted the interim arrangement for area residents to make a left turn on Bridgeport Road. In response to previous comments, Mr. Cotter provided details of modifications associated with the Airport Connector project.

Discussion ensued on the traffic arrangements associated with this project and requirements of the Ministry of Transportation and Highways.

Chris Phillips, Landscape Architect, reviewed the landscape plan noting four different landscape conditions. He explained the landscape treatment for the perimeter of the property.

Bill Wright, of Cape Development Corporation, distributed information for the information of Committee members (a copy of which is available in the City Clerk's office). He referred to a map showing property owners that were supportive of the proposed rezoning. He further noted the presence of residents in the audience.

Peter Chow, of 9420 Beckwith Road, and Scott Green representing owners of 9551, 9553, 9411 Beckwith Road addressed the Committee. Mr. Green advised that all were supportive of the project and submitted correspondence to that effect (a copy of which is available in the City Clerk's office). He referred to the transition which has occurred in the area over the last ten years since the new Airport runway was built and the difficulty of selling property in this area. Upon query, Mr. Green noted that, although the tenant of 9411 Beckwith Road did not support the project, the owner was supportive. Mr. Chow stated that he supported the proposed rezoning.

Brad Langley, of 9391 Beckwith Road, stated that he had resided at this address, ran a business here for eight years and was in favour of the proposal. He drew attention to the difficulty of living in the area due to aircraft noise and traffic levels.

Lorne Chernochan, realtor with REMAX and representative of owners of 9491 Bridgeport Road and 9460, 9480 Beckwith Road, read letters stating their support for the proposed rezoning (copies of which are available in the City Clerk's office). Mr. Chan encouraged future rezoning of the area and noted the difficulty of assembling an economically feasible site for development.

It was moved and seconded

1. ***That Official Community Plan Amendment Bylaw No. 7116, to redesignate that area shown on Schedule A attached to and forming part of Bylaw 7116, from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.***
2. ***That Bylaw No. 7116, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, and the Economic Strategy Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Municipal Act.***
3. ***That Bylaw No. 7116, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 883(3)(d) and (e) of the Municipal Act.***
4. ***That Bylaw No. 7117, for the rezoning of that area shown cross-hatched on Schedule A attached to and forming part of Bylaw No.7117, from Single-Family Housing District (R1/D), Single-Family Housing District (R1/F) and Roadside Stand (Class C) District (RSC) to Automobile-Oriented Commercial District (C6), be introduced and given first reading.***

CARRIED

11. **RICHMOND AGRICULTURAL VIABILITY STRATEGY – PHASE 1 PROGRESS REPORT.**

(Report: Mar. 15/00, File: 4050-10, REDMS 140411)

Terry Crowe, Manager, Land Use, reviewed the staff report. Mr. Huhtala advised that the purpose of the report was to determine how to better manage and farm agricultural lands within the City of Richmond. He provided a brief background and highlighted the accomplishments of Phase 1 to date. He stated that staff had been working with the Richmond Farmers Institute (RFI), the Agricultural Land Commission (ALC), the Ministry of Agriculture and Food, and the federal Ministry of Agriculture and Agri-Foods Canada and referred to funding received,

Scott Aycock, Planning Assistant, presented highlights of the Agricultural Profile which included biophysical characteristics, human modifications, land uses, agricultural production, farms and farmers, agricultural economy. Highlights of the public opinion surveys were presented, and responses noted. These findings will be used to stimulate discussion in the Public Workshops and other meetings.

Bruce May, of 5220 No. 8 Road, was in attendance and stated that farmers seem to be becoming a smaller percentage of population. He further stated that the ideas of those actually farming need to be given a higher priority due to the lack of understanding by non-farmers. He expressed the desire to be involved in solutions.

W. Zylmans, of 17771 Westminster Highway, was present to express his concerns and stated the importance of being a part of the decision-making process. He referred to the decline in the rate of farming in the City of Richmond and agreed that farmers should have a voice.

Bill Jones, of Jones Nurseries, 16880 Westminster Highway, commented on the difficulty of issues faced by farmers, including the increasing conflict between urban and rural, and stated he was pleased to be part of the Agricultural Viability Task Force. He referred to the ticketing of farm machinery when being moved and the difficulties of having burns on farmland.

Dave Melnychuk, of the Ministry of Agriculture, was present to answer questions of the Committee. He noted that he works with farm organisations and referred to other municipalities, which have launched similar viability initiatives, i.e. Surrey, Delta, Kelowna.

Mr. Crowe drew attention to the Work Program, which proposes public consultation and further meetings with the farmers. The documents provided will assist these discussions.

It was suggested that a shift needed to be made from the current practice of managing for protection to managing for viability. He summarized the process and noted that a strategy should be in place by December 2000 and that the implementation would take longer.

Councillor McNulty brought forward the need to change attitudes and encouraged staff to ensure that the public workshops were educational as well. Discussion ensued on the implementation of the proposed strategy.

Mr. Melnychuk stated that he works with municipalities developing farm practice bylaws and referenced a readily available guide to bylaw development which contains a set of standards or recommended bylaws that would be supportive of farming.

Councillor McNulty suggested that representatives from the RFI speak to the report when this goes to Council in order to publicize the issues.

It was moved and seconded

1. ***That Council receive the staff report dated March, 15th, 2000 from the Manager, Land Use, for information with the accompanying reports:***
 - ***Agriculture Profile – Interim Report, and***
 - ***Agriculture Survey Report***
2. ***That staff continue to pursue additional partnership and support opportunities in the development of the Strategy.***
3. ***That staff report back with the Phase 2 Progress Report in the fall, 2000.***

CARRIED

11. **NO. 5 ROAD BACK LANDS**

(Report: Feb.8/00; File 4105-04-04, REDMS 132017, 113673)

Terry Crowe, Manager, Land Use reviewed the staff report. Ian Chang noted that the report was in response to a direction from the March 16, 1999 Planning Committee meeting to provide clarification, outlining the implications of the proposed policy and to separate this policy from the Agricultural Land Commission's policy. In addition, parcels requiring approval from the ALR were reviewed with the information to be used in the future review of taxes.

Mr. Chang provided clarification of the wording of the rescinded bylaw 5006 and the use of the word "initially".

Larger scale commercial gardening operations are encouraged and if not possible, then those on a smaller scale are permitted.

Attention was drawn to the comparison of the Firm and Flexible Procedural Approaches. or a stepped process, and discussion ensued as to the pros and cons of each approach.

Bill Zielman, farmer, gave a brief history of a piece of Richmond property owned by a Catholic Church, noting difficulties encountered.

D. McLellan, General Manager, Urban Development, advised that the City cannot restrict a person from filing an application, but can withhold approvals.

It was moved and seconded

1. ***That the proposed consolidated policy for the No. 5 Road back lands (attached as Appendix 3 to the report, dated February 8, 2000 from the Manager, Land Use), be adopted and forwarded to the Provincial Agricultural Land Commission for concurrence.***
2. ***That Policy 5006, "Non-farm use along the No. 5 Road corridor" and Policy 5035, "No. 5 Road Back Lands", be rescinded.***

3. ***That Council receive for information, the findings contained in Appendix 4 of the report, dated February 8, 2000 from the Manager, Land Use.***

Prior to the question being called, staff were directed to remove the "Flexible Approach" from the procedural options.

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

12. **MANAGER'S REPORT**

D. McLellan, General Manager, Urban Development, advised that a response had been received from the Minister of Education regarding the MacNeill School land dedication issue; the Minister has suggested that the City and School District work together to arrive at an acceptable solution. It was decided that a joint meeting on this issue would take place between School Trustees and members of the Planning Committee at 5:00 p.m., April 4, 2000 in the W. H. Anderson Room at City Hall. Suzanne Carter-Huffman, Sr. Planner/Urban Design reviewed various "Park Drive" options for the MacNeill School property with the Committee.

J. Erceg, Manager, Development Applications, advised that the Urban Development Institute have requested to meet with the Planning Committee to discuss the "State of the Development Industry". A delegation will be arranged for the April 18th or May 2nd Planning Committee meetings.

In discussion the Committee requested that staff highlight the range of permitted uses with rezoning reports.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:00 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 21, 2000.