



Planning Committee

Date: Tuesday, March 22nd, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt, Vice-Chair
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 22nd, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, April 5th, 2005, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORPORATION FOR REZONING AT 6111, 6225 AND 6233 LONDON ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/83)**
(RZ 03-246394 - Report: Mar. 8/05, File No.: 12-8060-20-7684-7912) (REDMS No. 1437631, 1437903, 1109305, 1214223)

The Director of Development, Raul Allueva, indicated that the applicant was now providing a full amenity and therefore would not be making a contribution to the Affordable Housing Fund.

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It was moved and seconded

- (1) *That Bylaw No. 7684 be abandoned; and*
- (2) *That Bylaw No. 7912, to create "Comprehensive Development District (CD/83)", and to rezone 6111, 6225 and 6233 London Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/83)", be introduced and given first reading.*

CARRIED

At this point, in order to accommodate the number of individuals in attendance, the Chair announced a 10 minute recess in order to relocate the meeting to the Council Chambers (4:05 p.m.)

The meeting reconvened in Council Chambers at 4:15 p.m.

The order of the agenda was varied in order that Item 4 be heard after Item 10.

5. **APPLICATION BY HENRY AND WENDY CHAN FOR REZONING AT 6331 AND 6351 COMSTOCK ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 04-279231 - Report: Mar. 7/05, File No.: 12-8060-20-7923) (REDMS No. 1447323, 1066242, 1447410, 1447353)

It was moved and seconded

- That Bylaw No. 7923, for the rezoning of 6331 and 6351 Comstock Road 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

6. **APPLICATION BY ESTLIN HOLDINGS LTD. FOR REZONING AT 10760 / 10780 CAMBIE ROAD FROM I4 TO C6**
(RZ 04-277643 - Report: Mar. 9/05, File No.: 12-8060-20-7899/7900) (REDMS No. 1363940, 1363903, 1363848, 1363812, 1371399)

It was moved and seconded

- (1) *That Bylaw No. 7899, to:*
 - (a) *redesignate 10760 / 10780 Cambie Road from "Business and Industry" to "Commercial" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100, and*
 - (b) *redesignate 10760 / 10780 Cambie Road from "Industrial" to "Commercial" in the Land Use Map in Schedule 2.11B (East Cambie Area Plan) of Official Community Plan Bylaw No. 7100,*

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be introduced and given first reading.

- (2) *That Bylaw No. 7899, having been considered in conjunction with:
 - (a) the City's Financial Plan and Capital Program;
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7899, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7900, for the rezoning of 10760 / 10780 Cambie Road from "Limited Industrial Retail District (I4)" to "Automobile-Oriented Commercial District (C6)", be introduced and given first reading.*

CARRIED

7. OCP BYLAW AMENDMENT 7892 MCLENNAN SOUTH SUB-AREA PLAN: SINGLE-FAMILY LOT SIZE POLICY

(Report: Mar. 7/05, File No.: 12-8060-20-7611/7738/7892 xr: 4045-00) (REDMS No. 1391976, 1407472)

It was moved and seconded

- (1) *That Bylaw Nos. 7611 and 7738, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be abandoned.*
- (2) *That No. 7892, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100 by introducing a map amendment aimed at permitting:
 - (a) large-sized lots (e.g. 18 m/59 ft. minimum frontage) fronting Ash and Bridge Streets, and
 - (b) medium-sized lots (e.g. 11.3 m/37 ft. minimum frontage) fronting on new roads and General Currie Road,in the area designated for "Residential, Historic Single-Family, 2 - storeys max., 0.55 base FAR", be introduced and given first reading.*
- (3) *That Bylaw No. 7892, having been considered in conjunction with:
 - (a) The City's Financial Plan and Capital Program, and
 - (b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans,is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*

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- (4) *That Bylaw No. 7892, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

CARRIED

8. **APPLICATION BY SANDHILL DEVELOPMENT LTD. FOR REZONING AT 7511 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/140)**

(RZ 04-276082 - Report: Mar. 10/05, File No.: 12-8060-20-7880/7903/7908) (REDMS No. 1381259, 1424161, 1381283, 1428465)

It was moved and seconded

- (1) *That Bylaw No. 7880, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a re-alignment in the proposed local roads between Ash and Bridge Streets, be introduced and given first reading.*
- (2) *That Bylaw No. 7880, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7880, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7903, to amend "Comprehensive Development District (CD/140)" to:*
- (a) *include areas under sloping roofs in addition to the maximum permitted floor area;*
 - (b) *simplify the maximum garage door width requirement in the front yard;*
 - (c) *change the side yard setback along Bridge Street, Ash Street or other public road;*
 - (d) *reduce the width and area requirements in the minimum lot size; and*
 - (e) *reduce the maximum height of fences in setbacks adjacent to public roads;*
- be introduced and given first reading.*

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- (5) *That Bylaw No. 7908, to rezone 7511 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/140)", be introduced and given first reading.*

CARRIED

9. APPLICATION BY TODD DUSANJ FOR REZONING AT 7360 AND 7380 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/140)

(RZ 04-268607 - Report: Mar. 8/05, File No.: 12-8060-20-7885) (REDMS No. 1427710, 1347841)

It was moved and seconded

That Bylaw No. 7885 to rezone 7360 and 7380 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/140)" be introduced and given first reading.

CARRIED

10. APPLICATION BY SCOTT FINDLAY FOR A STRATA TITLE CONVERSION AND REZONING AT 10720/10740 ROSEBROOK ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)

(RZ 04-276056/SC 04-276057 - Report: Feb. 17/05, File No.: 12-8060-20-7909 4045-00; SC 04-276057) (REDMS No. 1414976, 1432624, 1347965)

It was moved and seconded

- (1) *That the Policy for Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-conforming Two-Family Dwellings (Attachment 2 to the report dated February 17th, 2005 from the Director of Development), be adopted.*
- (2) *That Bylaw No. 7909, for the rezoning of 10720/10740 Rosebrook Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.*
- (3) *That the application by Scott Findlay for a Strata Title Conversion for 10720/10740 Rosebrook Road be approved upon fulfillment of the following conditions:*
 - (a) *Adoption of Bylaw No. 7909, rezoning the subject property from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)" and the registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units;*

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- (b) *Payment of all City property taxes up to and including the year 2005; and*
- (c) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of adoption of Bylaw No. 7909.*

CARRIED

4. **APPLICATION BY DEDAR SINGH JAGPAL FOR REZONING AT 9431/9451 ARVIDA DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**
(RZ 04-275494 - Report: Mar. 1/05, File No.: 12-8060-20-7915) (REDMS No. 1334327, 1432624, 1442764)

It was moved and seconded

That Bylaw No. 7915, for the rezoning of 9431/9451 Arvida Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

CARRIED

11. **APPLICATION BY TARGET EVENT PRODUCTION LTD. FOR AN AMENDMENT TO THE EXISTING TEMPORARY USE PERMIT AT 12631 VULCAN WAY**
(TU 04-264071 - Report: Mar. 3/05, File No.: TU 04-264071) (REDMS No. 1442052)

The Director of Development, Raul Allueva, in response to questions, indicated that staff had been working on a complete traffic and management plan with the applicant, and that a number of conditions had to be met prior to the application being submitted to Council for approval.

It was moved and seconded

- (1) *That the application by Target Event Production Ltd. for an amendment to the existing Temporary Commercial Use Permit for the property at 12631 Vulcan Way be considered at the April 18, 2005 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration.*

"That the Temporary Commercial Use Permit (TU 04-264071), as amended, to Target Event Production Ltd. for the property at 12631 Vulcan Way to permit the extension of operating dates for a night market between May 20, 2005 to October 16, 2005 be approved upon fulfilment of the following conditions:

- (a) *Submission of a Traffic and Parking Management Plan to the satisfaction of the Acting Director of Transportation;*
- (b) *Submission of a Fire Safety Plan to the satisfaction of the Fire Chief;*

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- (c) *Payment of \$9,126.50 for policing costs associated with last year's night market; and*
 - (d) *Deposit a cash security or acceptable letter of credit in the amount of \$80,000 as security for the services required for the event as per the terms outlined in the attached Temporary Use Permit."*
- (2) *That the Public Hearing notification area be expanded to include all the properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Highway 99 to the east.*

CARRIED

12. **RICHMOND COMMUNITY SERVICES ADVISORY COUNCIL (RCSAC) AND RCSAC POVERTY RESPONSE COMMITTEE 2004 ANNUAL REPORT AND 2005 WORK PROGRAM**
(Report: Feb. 8/05, File No.: 01-0100-20-RCSA1-01) (REDMS No. 1396457, 1421748, 1421617, 1325715)

Ms. Annie McKittrick, Co-Chair of the Poverty Response Committee, and Mr. Brian Wardley, Co-Chair of the Richmond Community Services Advisory Council (RCSAC) were present.

Mr. Wardley spoke about the restructuring process the RCSAC had undertaken over the past year, and he advised that a final draft was currently being reviewed by RCSAC members, following which the approved document would be submitted to Council. Mr. Wardley also said that:

- i) he felt that the new structure made the RCSAC more workable;
- ii) the meetings held with the three local MLA's provided a dialogue that worked well in both directions;
- iii) RCSAC would continue their participation in various other volunteer City committees;
- iv) the RCSAC had sponsored a major workshop on 'Asset Building', with a focus on youth;
- v) the RCSAC would like to have one of its members involved in the upcoming review of the Youth Strategy by the City;
- vi) in collaboration with the Seniors Committee and the Richmond Committee on Disability, meetings would be held in each local riding of the Provincial election; and

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- vii) the request for funding for the RCSAC had been reduced this year due to surplus funds being available as a result of the difference between the RCSAC calendar year and the City's financial year.

Ms. McKittrick thanked Council for its support, and then spoke about the number of Richmond residents considered to be living on low incomes, a number which was not decreasing. Ms. McKittrick also spoke about the members of community, agency staff, and the RCSAC that comprised the Poverty Response Committee, and about the work that was being undertaken regarding affordable housing issues, food support and the development of a "Richmond Shares" website. The initiation of advocacy services in Richmond by CHIMO was mentioned, and appreciation was expressed for that. The service has now been expanded under the auspices of the Richmond Food Bank, and Ms. McKittrick noted that all individuals interested in poverty issues were welcome to become involved.

Ms. McKittrick and Mr. Wardley then responded to questions of Committee regarding the definition of 'low-income'; the reason the Poverty Response Committee had broken away from the RCSAC; and, the source of the surplus funds.

The Manager, of Policy Planning, Terry Crowe, clarified the leadership role of the City, especially the City's management of the City's Affordable Housing Statutory Reserve Fund.

Ms. McKittrick noted the funding that the Poverty Response Committee (PRC) had obtained from the United Way, Coast Capital Savings, and other agencies, and she said that Richmond was known as a community that responded to the needs of its residents. Ms. McKittrick said the PRC would continue to work with Council and other groups, including the RCSAC and various faith groups, to look at the issues that effect the 25% of the community affected by low incomes.

The Chair expressed that volunteers were cherished in Richmond, and all Committee members thanked the RCSAC and the PRC for their work.

It was moved and seconded

That:

- (1) *the Richmond Community Services Advisory Council 2005 Work Program be approved, and*
- (2) *City Hall meeting rooms be made available for the Poverty Response Committee and its task forces for 2005.*

CARRIED

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13. **REVIEW OF THE LANE ESTABLISHMENT AND ARTERIAL ROAD REDEVELOPMENT POLICIES - PROPOSED PUBLIC CONSULTATION AND REVISED INTERIM STRATEGY**
(Report: Mar. 4/05, File No.: 08-4105-00.Vol 01 xr: 10-6360-00) (REDMS No. 1408418)

Discussion ensued among Committee members and the Director of Development Raul Allueva, regarding various aspects of the report, including the current number of applications outside of the hot spot areas; the time frame for applications; the differences of a 'major' as opposed to 'local' arterial road; when an approach similar to the 702 Policy might be undertaken; how advertisement of public open houses will occur; how the priority issues of density around shopping centres and transit availability had been addressed; and, development criteria for new applications.

Mr. Paul Dylla, 6526 Gibbons Drive, spoke about the ranking of the City of Vancouver on the list of the world's most liveable cities, which he believed had occurred as a result of a clear vision and planning principles that adhered to that vision. Mr. Dylla felt that the Richmond document did not address making Richmond more liveable, but instead was based on developer needs. Mr. Dylla expressed concern that other stakeholders had not provided input for the report, and he requested that the report be sent back to achieve that input. Mr. Dylla wanted to see Richmond step up to the Vancouver standard of development.

Mr. H. Dhaliwal, 4111 Granville Avenue, reviewed the process that has occurred as a result of his intent to develop his property, and he expressed concern for the time delays involved, and the investments made based on certain policies and the interpretations made by staff of those policies. Mr. Dhaliwal hoped that consideration would be given to individuals such as himself in those instances where a policy change is made mid-stream.

Mr. M. Tilbe, 10531 No. 1 Road, questioned how the hot-spots referred to in the report were determined, and what the criteria for that determination was. Mr. Tilbe felt that there were gaps in the process, such as an instance where an existing new house was situated on an otherwise developable block, and he questioned what the purpose would be of purchasing property on a major arterial road if multi-family development was not wanted.

Mr. Jay Minhas, 4811 Pendlebury Road, questioned the process that would be applied to in-stream applications, and he asked that those applications be prioritized.

It was moved and seconded

That:

- (1) *"Option 2: Specific Public Consultation On Selected Arterial Roads and Active Application Areas"; and*

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- (2) *“Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies”*

(outlined in the report dated March 4, 2005 from the Director of Development), be approved.

CARRIED

14. **WEST CAMBIE AREA PLAN UPDATE – PROPOSED ALEXANDRA AREA PLAN CONCEPT**

(Report: Mar. 11/05, File No.: 08-4045-20-11-WE) (REDMS No. 1459045)

With the aid of various display boards, the Manager, Policy Planning, Terry Crowe, reviewed the wide-range of topics covered by the proposed plan, and he thanked the community, on behalf of both staff and the consultants, for their co-operation and input.

Mr. V.J. Sidhu, Chair of the West Cambie Residents Association, acknowledged the difficulty of balancing the needs of a community, and noted the isolated cases where some might be displeased. He then spoke about the proposed 16 Park Area which included ESA's and the Natural Park.

Mr. Michael Sanderson, Aplin and Martin Consultants Ltd., read a written submission, a copy of which is on file in the City Clerks Office.

Two representatives from the Richmond Jamatkhana and Ismaili Centre were present. Appreciation was expressed for the consultative process that had occurred, and, an overall support for the complete and balanced approach. Support for the mixed use retail/residential/high-street assembly was also expressed, however, concern was raised about the proposed road grid in the north/east sector of the plan. Ms. Mohamed spoke about her positive experience in working with staff; the open houses that had been held and the information that had been provided to neighbouring property owners; the tours that had been provided that showed how their facilities have blended with neighbourhoods; and, the concern that was felt about the proposed road that would run through their properties. It was hoped that opportunities would be provided to discuss possible alternatives/options to what was proposed.

Mr. Crowe responded to the concerns of the previous speakers noting that if the Concept was adopted, areas of concern would be reviewed during the Implementation Strategy. Mr. Crowe also spoke about the appraisal system and compensation tools that would be utilized to ensure a fair process of land evaluation.

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Mr. Lal, Odlin Road, said that this section was very close to his heart, and that he had been involved in the process from the onset. Mr. Lal thanked staff for their efforts, and made the following points: the yellow proposed townhouse area, due to its proximity to City Centre, could be of higher density; that there were too many proposed traffic lights for Cambie Road; and, that the proposed blue office area should make the area more liveable.

It was moved and seconded

That:

- (1) *the West Cambie Area Plan Update – Proposed Alexandra Area Plan (Attachment 4 to the report dated March 16th, 2005 from the Manager, Policy Planning) be endorsed, and*
- (2) *based on the approved Alexandra Area Plan, City staff be instructed to prepare for Council's consideration:*
 - (a) *the West Cambie area plan bylaw and*
 - (b) *the implementation strategy.*
- (3) *staff review the proposed road system in the vicinity of the proposed Ismaili Jamatkhana.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:10 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 22nd, 2005.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the Minutes of
the Planning Committee
meeting held on Tuesday,
March 22nd, 2005.



Principals:
Robert McCurdy, PEng
Ed Fujii, PEng
Ray Janzen, BCLS
Arnold Badke, PEng
Bill Lee, PEng
Andrew Baker, PEng

March 22, 2005

Our File: 25015

City of Richmond
Planning Department
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Planning Committee

Dear Sirs:

Re: West Cambie Area Plan Update – Alexandra Area Plan Proposal

On behalf of our Clients, we wish to reiterate their previous concerns to the City regarding the loss of development potential of their lands. The current Area Plan identifies their properties for Mixed Residential/Commercial uses. The recently submitted draft Alexandra Plan identified the lands as Park (Urban Greenway) North. Despite our Client's objections to this proposal and the potential economic impacts, the latest draft plan now identifies all their lands as split between park (75%) and roads (25%).

The Clients have been pursuing the redevelopment of their lands for multi-family development, comprising of four (4) medium density apartment style units. Reflecting this intent, an application (City File No. 05 296343 RZ) has now been submitted to the City for review and processing. The proposed use is considered appropriate for the site and compatible with the existing/proposed uses to the east and west and consistent with the existing Official Community Plan designation for future uses. Consequently, we are requesting the draft Alexandra Area Plan be amended to show our Client's lands for the intended medium density residential uses which are consistent with the intent for lands to the west.

We look forward to discussing this request at the appropriate time.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read "Michael D. Sanderson".

Michael D. Sanderson, MCIP, MRTPI
Manager, Planning and Design

MDS:PCB:vm

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PROJECT MANAGEMENT ■ ENGINEERING ■ PLANNING ■ SURVEYING

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