



Planning Committee

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

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday, **April 3, 2002**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **BUSINESS REGULATION BYLAW NO. 7148, AMENDMENT BYLAW NO. 7334**

(Report: Feb. 27/01, File No.: 8060-20-7334) (REDMS No. 650523, 650532)

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

It was moved and seconded

That Bylaw No. 7334, which amends Schedule A of Business Regulation Bylaw 7148 to include Unit 1028 – 8300 Capstan Way among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

4. **APPLICATION BY THE BEEDIE GROUP DEVELOPMENTS LTD. TO AMEND THE ENVIRONMENTALLY SENSITIVE AREA DESIGNATION FOR 7791, 7871 NELSON ROAD, AND PART OF PLAN WITH FEE 24102E.**

(CP 01-196661 - Report: Mar. 7/02, File No.: 8060-20-7333) (REDMS No. 645800, 647810, 650037)

The Manager, Policy Planning, Terry Crowe, said that he had no additional information to that contained in the report. David Brownlee, Planner, was also present.

A discussion ensued on whether it would be feasible to acquire the submerged fee simple portions of the water front lot with those lands to be granted to the City.

It was moved and seconded

(1) *That Bylaw No. 7333, proposing a map amendment to Attachment 3 to Schedule 1 of Official Community Plan Bylaw No. 7100, regarding Environmentally Sensitive Area Designations, be introduced and given first reading.*

(2) *That Bylaw No. 7333, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.*

(3) *That Bylaw No. 7333, 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 879 of the Local Government Act.*

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- (4) *That Bylaw No. 7333, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.*

CARRIED

5. **APPLICATION BY THE CHURCH IN RICHMOND FOR REZONING AT 4460 BROWN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/131)**

(RZ 01-194373 - Report: Feb. 26/02, File No.: 8060-20-7337) (REDMS No. 648473, 649726)

The Manager, Development Applications, Joe Erceg, reviewed the report, and, in response to questions, provided the information that i) the existing hedge will be retained on the perimeter of the property; and ii) all parking requirements would be met. Mr. Erceg said that the CD zone had been drafted such that a single driveway access will be located to the side of the building with the parking at the end and that parking variances for this project would not be supported by staff.

It was moved and seconded

That Bylaw No. 7337, for rezoning at 4460 Brown Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/131)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY JATINDER MOHAR FOR REZONING AT 8580 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9380 AND 9400 DIXON AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 01-198592 and RZ 02-200781 - Report: Mar. 1/02, File No.: 8060-20-7335/7336) (REDMS No. 641476, 641975, 642039)

The Manager, Development Applications, Joe Erceg, reviewed the report. Jenny Beran, Planner, was also present.

In response to a question, Ms. Beran said that there are 60 lots in the area that could apply for rezoning to R1/K, but that little interest for this had been expressed thus far.

It was moved and seconded

That the following bylaws each be introduced and given first reading:

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- (1) *Bylaw No. 7335, for the rezoning of 8580 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)"; and*
- (2) *Bylaw No. 7336, for the rezoning of 9380 and 9400 Dixon Avenue from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)".*

CARRIED

7. **APPLICATION BY PAUL LEONG ARCHITECT INC. FOR REZONING AT NORTH 25.603 M (84 FT.) OF 8868 ODLIN CRESCENT FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/55) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/132)**

(RZ 01-195103 - Report: Mar. 1/02, File No.: 8060-20-7338/7339) (REDMS No. 653408, 653991, 566562)

The Manager, Development Applications, Joe Erceg, reviewed the report and, in response to questions, said that the intent of the proposed text amendments was to better define the intention of uses in the subject area, and not to displace the Light Industry/High Tech use.

A representative of the applicant said that a significant growth of the church was not anticipated nor were there any plans for expansion of office space or any other use.

It was moved and seconded

- (1) *That Bylaw No. 7338, to amend Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 by (i) repealing and replacing the "Land Use" map; and (ii) introducing text amendments affecting the area designated for "Auto-Oriented Commercial" and "Light Industry and Commercial Support Use", be introduced and given first reading.*
- (2) *That Bylaw No. 7338, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.*
- (3) *That Bylaw No. 7338, 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 882(3)(d) and (e) of the Local Government Act.*

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- (4) *That Bylaw No. 7338 be referred to the Vancouver International Airport Authority for comment and response by April 8, 2002.*
- (5) *That Bylaw No. 7339, for the rezoning of North 25.603 m (84 ft.) of 8868 Odlin Crescent from "Comprehensive Development District (CD/55)" to "Comprehensive Development District (CD/132)", be introduced and given first reading.*

CARRIED

8. **APPLICATION BY PAUL LEONG ARCHITECT LTD. TO REZONE 7340 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/130)**

(RZ 01-194862 - Report: Feb. 15/02, File No.: 8060-20-7341/7342) (REDMS No. 635511, 635517, 563715)

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

A discussion ensued which included the following:

- ⚡ in response to the Committee's preference being expressed for contributions to affordable housing and child care, as opposed to public art, Ms. M Leung agreed to hold discussions with Suzanne Carter-Huffman, Senior Planner, on the matter;
- ⚡ the three storey height would only be considered on future projects in the subject area if a demonstrated benefit, ie. lower site coverage or increased amenity area, existed;
- ⚡ it was taken under advisement that the parking should remain at 2 parking stalls per unit during the Development Permit process.

It was moved and seconded

- (1) *That Bylaw No. 7341, to amend Schedule 2.10D (McLennan South Sub-Area Plan) by introducing a number of text amendments affecting the area designated for "Residential, 2½ storeys, Townhouse, Triplex, Duplex, Single-Family, 0.60 base FAR", be introduced and given first reading.*
- (2) *That Bylaw No. 7341, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.*
- (3) *That Bylaw No. 7341, 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 882(3)(d) and (e) of the Local Government Act.*

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- (4) *That Bylaw No. 7341, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.*
- (5) *That Bylaw No. 7342, for the rezoning of 7340 Heather Street from "Single-Family Housing District, Subdivision Area F (R1F)" to "Comprehensive Development District (CD/130)", be introduced and given first reading.*

CARRIED

9. WILLIAMS ROAD REZONING APPLICATIONS STATUS UPDATE

(RZ 01-195817; RZ 01-196031; RZ 01-197729; RZ 01-197785; RZ 01-198290; RZ 01-198474; RZ 02-200844; RZ 02-201798 - Report: Mar. 6/02, File No.: 8060-20-7313/7314/7317/7318) (REDMS No. 640676)

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Paul Lee, Manager, Engineering Planning, and Mr. Siu Tse, Project Engineer, were also present.

Mr. Erceg said that subsequent to the report being written it was considered that the applications that had been heard at Public Hearing in February 2002, along with the two applications that had gone to Public Hearing on March 18, 2002, should be referred to another Public Hearing upon each applicants' submission of a drainage plan that indicated that the load on the storm sewer system would not be increased.

As a result of a discussion on the appropriate method of determining run-off comparisons, it was agreed that the last sentence of the first paragraph on Page 6 of the report dated March 6, 2002 from the Manager, Development Applications, should be amended to read 'Ultimately, Engineering Planning would have to be satisfied that the designs will not substantially increase the amount of runoff over what is permitted to be built under the existing zoning or compound the surface drainage issues.'

Further discussion then ensued which included the following:

- /// the affect that a year long moratorium on development in this area would have on property owners;
- /// the drainage model, due to the interlinking of the systems, will take approximately one year to complete;
- /// a report on the flow monitoring of the area will be available in three to four months, the length of time required for sufficient data to be collected;
- /// an indication of the magnitude of the deficiencies should be available by the end of 2002. The costs of remediation would be incorporated into the 2003 Capital Plan;

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- ∕ the sewer overflow reported at the previous night's Public Hearing had been caused by a branch blocking the line. In addition, Public Works staff reported the following in 2002:
 - i) February 25 – 10791 Maddocks Road – caused by blockage in pipe;
 - ii) March 2 – 9931 Shell Road – caused by heavy paper;
 - iii) March 6 – 10751 Aintree Place – caused by a small branch; and
 - iv) that no complaints regarding popped open manhole lids have been received which was confirmed by a site visit by staff on March 19, 2002.
- ∕ the CCTV inspection recently conducted on the Sherman North sanitary sewer lines had indicated exceptionally few problems and it was expected that Sherman South and Edgemere would indicate the same; and
- ∕ the date of the Public Hearing for the 5 applications in process would be determined by the applicants' submission of the appropriate drainage plans.

It was moved and seconded

- (1) *That new applicants for rezoning in the 10,000 and 11,000 block of Williams Road, the 10,000 block of Shell Road and the 10,000 block of No. 4 Road be advised that their applications will not be processed until staff report to Council in approximately one year with further information regarding the sanitary sewerage and storm drainage issues in the area;*
- (2) *That the rezoning applications which have not received first reading or proceeded to Committee or Council (11111 Williams Road (RZ 02-201789), 11471 Williams Road (RZ 02-200844), 10120 Williams Road (RZ 01-198290) and 10451 Shell Road (RZ 01-198474)), be given the option of withdrawing their applications with a full refund, or having their applications put on hold for approximately one year when staff will report back to Council with further information regarding the sanitary sewerage and storm drainage issues in the area.*

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- (3) *That the rezoning applications that proceeded to the February and March Public Hearings with the appropriate rezoning signage (10571 Williams Road - RZ 01-195817 - Bylaw 7313; 11171 and 11191 Williams Road - RZ 01-196031 - Bylaw 7314; 11231 Williams Road - RZ 01-197729 – Bylaw 7317 be referred to another Public Hearing subject to each applicant providing a drainage plan for each lot (showing that there is no substantial increase in runoff over what is permitted under the existing zoning) prior to consideration of adoption.*
- (4) *That the rezoning application that proceeded to the February 2002 Public Hearing without the appropriate rezoning signage (RZ 01-197785 - 11671 Williams Road – Bylaw 7318) be referred to another Public Hearing, subject to the rezoning requirement that the applicant provide a drainage plan for each lot that demonstrates no substantial increase in stormwater runoff over what is permitted under the existing zoning.*

CARRIED

CHIEF ADMINISTRATIVE OFFICER

10. PROPOSED BUSINESS AGREEMENT BETWEEN THE CITY AND TELUS

(Report: Mar. 6/02, File No.: 4105-10-01) (REDMS No. 655156)

The Manager, Engineering Planning, Paul Lee, reviewed the report. The Manager, Lands, Christine McGilvray, was also present.

In response to questions the following information was provided: i) the look of the buildings was not aesthetically pleasing and the City's preference would be to attach them to existing buildings; ii) the revenue potential was difficult to determine due to this being a relatively new concept; iii) the long range intent of Telus regarding the number of units, was not known at this time.

It was moved and seconded

- (1) *That staff bring forward a text amendment to permit walk-in-closets (wics) that house high speed internet infrastructure in the School and Public Use (SPU) Zoning District of the Zoning and Development Bylaw 5300.*
- (2) *That staff proceed to negotiate agreements with Telus for the installation of wics on City lands as a revenue opportunity and bring back to Council through Committee for consideration.*

CARRIED

Opposed: Cllr. Greenhill

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11. MANAGER'S REPORT

The Manager, Development Applications, Joe Erceg, reported that the subdivision application for 4811 and 4831 Pendlebury Road had been rejected by the Approving Officer. The property has subsequently been sold. A review of the existing lot size policy was being considered as a means of addressing the neighbourhood concerns regarding retaining large lots.

Mr. Erceg also reported that Cressey is reactivating several sites in North MacLennan for development. In addition, discussions with Cressey representatives and their architect had indicated that a high density project on Garden City Road may be reworked for rental housing.

An update on servicing agreement activity statistics was provided by Mr. Erceg. The total value of infrastructure under servicing agreements for the year 2000 was 3.1M; the value for year 2001 was 17.7M.

The Manager, Policy Planning, Terry Crowe, reported that he, and Janet Lee, Planner, had met, on March 13, 2002, with the Richmond Farmers Institute at their Annual General Meeting and that the Agricultural Strategy had been discussed. The first open house for the Agricultural Strategy is to be held on Thursday, March 21, 2002.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:20 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 19, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant