



Planning Committee

Date: Tuesday, March 21st, 2006

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
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 7th, 2006, be adopted as circulated. (1780070)

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **April 4th, 2006**, at 4:00 p.m. in the Anderson Room.
It was agreed that Item 14 would be dealt with following Item 4.

URBAN DEVELOPMENT DIVISION

3. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE - NEW CHARTER**
(Report: March 6th, 2006, File No.: 01-0100-20-RCSA1-01.) (REDMS No. 1764416, 1760318, 451424)

Mr. Terry Crowe, Manager, Policy Planning, briefly reviewed the RCSAC's new charter.

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In response to queries from Committee, Mr. Michael McCoy, advised that:

- RCSAC is primarily an advisory body to Council, its membership consists of service agencies who provide information and advice on social issues which was then forwarded to Council as an opinion;
- RCSAC will respond in writing on how they can accommodate Council's request for more information on social issues, as well they would provide information on gaps which were missing in community service delivery;
- Information on policy discussions with the Province is available to the City through the RCSAC minutes;
- RCSAC wrote a report on City Centre Social Planning Issues which included a review of their role as an advisory body to Council – a copy of this report will be forwarded to City staff and Committee for information;
- RCSAC can provide a systemic overview of the funding sources in the City and how these can be accessed and used efficiently;
- Council can refer specific questions to the RCSAC, subcommittees can then be created to offer informed RCSAC opinions;
- RCSAC will forward copies of minutes to Council on a regular basis; and
- RCSAC will advise Council on any community/health issues that may be of interest to the City.

Mr. Crowe, advised that it was possible for RCSAC to provide models regarding how to address service gaps and programs need in a diverse, growing community for Council on a variety of different issues.

Discussion ensued concerning the RCSAC's advocacy role as a collective body and a request was made that this be included in the new RCSAC charter.

It was moved and seconded

That, as per the report (dated March 6, 2006 from the Manager, Policy Planning), the new Charter of the Richmond Community Services Advisory Committee be endorsed, subject to the inclusion of the RCSAC's advocacy role as a collective body in the new RCSAC charter.

CARRIED

4. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
2005 ANNUAL REPORT, 2006 WORK PROGRAM AND BUDGET**

(Report: March 6th, 2006, File No.: 0100-20-RCSA1-01) (REDMS No. 1760847, 1759585)

In response to a query from Committee, Mr. Crowe, Manager, Policy Planning advised that staff will forward a letter to the RCSAC advising them to include how the RCSAC may address large social vision model and gaps in social services for the City, as part of their 2006 work program.

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It was moved and seconded

That, as per the report (dated March 6, 2006 from the Manager, Policy Planning), the Richmond Community Services Advisory Committee 2006 Work Program be approved subject to the inclusion of how the RCSAC may address large social vision model and gaps in social services for the City into their 2006 Work Program.

CARRIED

14. **PROVINCIAL TARGETED MAJOR CAPITAL FUNDING FOR CHILD CARE**
(Report: March 14th, 2006; File No.: 07-3070-03-01) (REDMS No. 1785557)

Mr. Terry Crowe, Manager, Policy Planning briefly reviewed the report dated March 14th, 2006.

Ms. Nicky Byres, representing the Society of Richmond Children's Centres, thanked staff for their tireless effort in trying to procure a site and funding for their venture. She stated that this was a scaled down model of what was originally planned for a Family Service Centre, in addition, their services would have to be modified because of the close proximity of the proposed City Hamilton site to other service providers. She noted that the building was not ideal for a hub, but it could be made into an asset for the community.

Discussion ensued on the possibility of expanding the proposed building as there was a great need for this type of service in the community.

Staff advised that they would provide a memo to Committee on the material used, and what uses were envisioned for the 10,000 sq.ft proposed for this building.

It was moved and seconded

- (1) *That should the Society for Richmond Children's Centres be awarded Provincial Targeted Major Capital Funding, the City designate the existing Hamilton Fire Hall site at 23031 Westminster Hwy for use by the Society of Richmond Children's Centres for the provision of child care in the community.*
- (2) *That should the Society for Richmond Children's Centres be awarded Provincial Targeted Major Capital Funding, the City develop a lease for use of the land by the Society for Richmond Children's Centres with appropriate terms and in accordance with the Community Charter.*
- (3) *That should the Society for Richmond Children's Centres be awarded Provincial Targeted Major Capital Funding, the City allocate up to \$110,000 from any arising 2005 operating budget surplus to prepare the site for a modular building and appropriate staff time to coordinate with the Society in development of the child care centre.*

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- (4) *That the Minister of State for Child Care be advised that the City has identified land at 23031 Westminster Hwy for the creation of new child care spaces in Richmond and will designate this land to be leased by the Society of Richmond Children's Centres with appropriate terms and accordance with the Community Charter. Pending funding from the Province's Targeted Major Capital Funding Program.*
- (5) *That staff review the possibility of expanding the proposed building and its uses.*

Staff were requested to discuss the possibility of extending the timeline for this program with the Provincial Government, so that the proponents would have extra time to plan a better facility.

CARRIED

5. **PARKING REQUIREMENTS FOR SECONDARY SCHOOLS IN RICHMOND**

(Report: February 28th, 2006, File No.: 10-6455-01) (REDMS No. 1630189)

Ms. Sandra Bourque, School Trustee, stated that the School Board concurred with this report.

It was moved and seconded

- (1) *That the proposed revisions to the off-street parking requirements for public and private school use specified in Zoning and Development Bylaw No. 5300 be incorporated into the current review and update of the Bylaw.*
- (2) *That staff continue to work with the Richmond School District staff to promote and implement joint transportation demand management strategies to reduce vehicle traffic to/from schools.*

CARRIED

6. **TREE PROTECTION BYLAW FUNDING**

(Report: Mar. 10/06, File No.: 03-970-01, xref 12-8060-20-8057) (REDMS No. 1772249)

In response to a query from the Committee, Mr. John Irving, Manager, Building Approvals, advised that staff would not be hired until the new tree bylaw was adopted. A request was made that staff provide a copy of the City of Surrey's Tree Bylaw to Committee for information.

It was moved and seconded

That the report (dated March 10th, 2006, from the Manager, Building Approvals), regarding Tree Protection Bylaw Funding, be received for information.

CARRIED

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7. **APPLICATION BY LOBLAW PROPERTIES PACIFIC INC. TO AMEND "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/109)" TO ADD LICENSEE RETAIL STORE (TYPE 2) AS A PERMITTED USE IN ORDER TO PERMIT A PRIVATE LIQUOR STORE AT 4651 NO. 3 ROAD**

(Report: Feb. 28/06, File No.: 12-8060-20-7978) (REDMS No. 1723720, 1674741, 1505481, 1604727, 1601365, 1651841, 1773922)

Mr. Jean Lamontagne, Director of Development, advised that this application had been brought forward to the Planning Committee previously. He noted that another liquor store cannot be located on the current site.

It was moved and seconded

That Bylaw No. 7978, to amend "Comprehensive Development District (CD/109)" to add "Licensee Retail Store (Type 2)" as a permitted use, at 4651 No. 3 Road, be introduced and given first reading and that staff bring forward any necessary zoning amendments to ensure that a private liquor store is only permitted on those sites where a private liquor store currently exists.

CARRIED

8. **APPLICATION BY RAMLIN DEVELOPMENTS LTD. FOR REZONING AT 3760 AND 3780 BROADWAY STREET FROM ASSEMBLY DISTRICT (ASY) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 05-315710 - Report: March 1st, 2006, File No.: 8060-20-7999) (REDMS No. 1696084, 1699754, 1699711)

It was moved and seconded

That Bylaw No. 7999, to amend the minimum setbacks from property lines in "Single-Family Housing District (R1)" for 3780 Broadway Street only, and to rezone 3760 and 3780 Broadway Street from "Assembly District (ASY)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

OPPOSED: Councillors Steves
Barnes

125

9. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 9415, 9431 AND 9451 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO TOWNHOUSE DISTRICT (R2-0.7)**

(RZ 05-308567 - Report: March 1st, 2006, File No.: 8060-20-8045) (REDMS No. 1684063, 1684066, 1684069, 1734031)

It was moved and seconded

That Bylaw No. 8045, for the rezoning of 9415, 9431 and 9451 Granville Avenue from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Townhouse District (R2-0.7)", be introduced and given first reading.

CARRIED

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10. **APPLICATION BY RICHARD SYMINGTON ON BEHALF OF REMAX REAL ESTATE SERVICES FOR REZONING AT 9671, 9673, 9675, 9677 AND 9679 GENERAL CURRIE ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/140) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**

(RZ 05-319930 - Report: March 6th, 2006, File No. 8060-20-8047) (REDMS No. 1776586, 1777379, 1777391)

The applicant advised that in his opinion, there was an error in the previous zoning of this site. This application is being made at the request of the applicant, and he requested that his original application fee be refunded.

In response to a query from Committee, Mr. Erceg, General Manager, Urban Division Development, advised that this was considered a new rezoning application, therefore the fee could not be refunded.

It was moved and seconded

That Bylaw No. 8047 to amend "Comprehensive Development District (CD/139)" and for the rezoning of 9671, 9673, 9675, 9677 and 9679 General Currie Road from "Comprehensive Development District (CD/140)" to "Comprehensive Development District (CD/139)" be introduced and given first reading.

CARRIED

11. **APPLICATION BY RAV BAINS FOR REZONING AT 9711/9731/9751 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.7) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 04-274842; Report: March 6th, 2006, File No. 8060-20-8048) (REDMS No. 1724404, 1777522, 1777521, 1687960)

It was moved and seconded

That Bylaw No. 8048, for the rezoning of 9711/9731/9751 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

12. **APPLICATION BY BALANDRA DEVELOPMENT INC. FOR AMENDMENT TO LOT SIZE POLICY 5444 AND FOR REZONING AT 6311 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**

(RZ 05-321071; Report: February 27th, 2006, File No.: 8060-20-8044, xref 08-4045-00) (REDMS No. 1773866, 280035, 1740769, 1740505, 1773937, 1773938)

It was moved and seconded

(1) That the following recommendations be forwarded to Public Hearing:

- (a) That Single-Family Lot Size Policy 5444 for the properties located on the north side of Williams Road between No. 2 Road and Gilbert Road, be amended to:*

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- (i) *permit properties along Williams Road to rezone to Single-family Housing District, Subdivision Area J (R1/J); and*
 - (ii) *permit properties with existing duplex zoning (R5) to subdivide into two (2) single-family lots.*
- (2) *That Bylaw No. 8044, for the rezoning of 6311 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area J (R1/J)", be introduced and given first reading.*

CARRIED

13. **APPLICATION BY TARGET EVENT PRODUCTION LTD. TO RENEW A TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY**
(Report: March 5th, 2006, File No.: TU 04-264071) (REDMS No. 1773375, 1777637, 1779266)

In response to a query from the Committee, Mr. Chong, Applicant, advised that he would like to expand the night market and was looking at other sites on which to do so.

In response to a query from Committee, Mr. Lamontagne advised that the applicant had paid all monies owed to the City.

Discussion ensued on security costs, and whether the \$90,000 deposit/letter credit which the applicant had to pay could be reduced. In response to a query from Committee, Mr. Rattan, Manager, Business Liaison, advised that he had been working with the applicant to reduce the amount of deposit that was required. He stated that administration fees had been reduced and that the expectation was that costs would be lessened.

In response to a query from the Committee, Mr. Chong advised that he had consulted with neighbouring businesses concerning the night market. He received positive feedback, but stated that two business had problems concerning access to parking. These had now been satisfactorily resolved.

It was moved and seconded

- (1) *That the application by Target Event Production Ltd. to renew the existing Temporary Commercial Use Permit for the property at 12631 Vulcan Way be considered at the April 18, 2006 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 be renewed for a two year period for the property at 12631 Vulcan Way to permit a night market between May 19, 2006 to October 15, 2006 and May 18, 2007 to October 14, 2007 be approved upon fulfillment of the following conditions:

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- (a) *Submission of a Traffic Control and Parking Management Plan to the Acting Director of Transportation for approval; and*
 - (b) *Deposit a cash security or acceptable letter of credit in the amount of \$90,000 as a security for the services required for the event as per the terms outlined in the attached Temporary Commercial 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

15. **MANAGER’S REPORT**

Mr. Joe Erceg, General Manager, Urban Development Division, advised that the memorandum on the Official Community Plan Update would be forwarded to all council members in their Council Priority Workshop binders.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5.26 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 21st, 2006.

Councillor Harold Steves
Chair

Desiree Wong
Committee Clerk