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## Planning Committee

Date: Tuesday, April 17, 2007

Place: Anderson Room  
Richmond City Hall

Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard

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, April 3, 2007, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, May 8, 2007, at 4:00 p.m. in the Anderson Room.

## Planning Committee

Tuesday, April 17, 2007

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### 3. UBCM RESOLUTION REGARDING PROVINCIAL CHILD CARE FUNDING CUTS

(Report: March 29, 2007, File No : 07-3070-03-01) (REDMS No 2136396, 2093043, 2093378, 2132242)

Terry Crowe, Manager, Policy Planning advised that Richmond's Child Care Resource and Referral Program, managed by Volunteer Richmond Information Services (VRIS), did not cease operation when the Provincial Child Care Funding Cuts were announced. VRIS has maintained the Program despite the cutback in provincial funding, and will operate at 87% of its former budget.

Discussion took place among Committee members, Mr. Crowe and Social Planner Lesley Sherlock on the following:

- the political pressure and the public outcry that ensued after the cuts were announced led to the reinstatement of some funding, although the Child Care Resource and Referral Program's funding reduction of 35% remains in effect;
- the Province has not been forthcoming with any details regarding a Provincial long term vision for funding for child care;
- the City has requested the Province to create an on-going, stable child care system and programs;
- the proposed resolution would urge the Provincial Government to provide ongoing, effective and stable child care funding and should ask the Province to increase funding;
- it is important that other municipalities become aware of Richmond's UBCM resolution and that copies of the City's letter to UBCM be provided to all BC
- the Committee directed that a similar resolution be forwarded to the Federation of Canadian Municipalities (FCM).

Michael McCoy, Co-Chair of the Richmond Community Services Advisory Committee (RCSAC) formally thanked Council for responding to, and taking action on, the Provincial cutbacks to the Child Care Resource and Referral Centre Program.

He added that since the funding cutbacks announcement, the RCSAC has continued to investigate the situation and monitor changes to childcare funding at the provincial and federal levels.

## Planning Committee

Tuesday, April 17, 2007

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It was moved and seconded

- (1) *That the report (dated April 11, 2007, from the Manager, Policy Planning) regarding the following UBCM resolution, "Provincial Child Care Funding Cuts", be forwarded to the UBCM:*

*WHEREAS quality and affordable child care is an essential service in the community that requires ongoing funding stability to effectively serve children and families, including:*

- (a) Child Care Resource and Referral Centres, which enhance the accessibility and quality of child care by helping families locate child care and providing training, resource materials and other support services to child care providers;*
- (b) Child care providers, which require sufficient operating funding to provide quality, affordable child care; and*
- (c) Major capital funding, to increase the availability of child care spaces;*

*AND WHEREAS the Province has reduced funding to:*

- (1) the Child Care Resource and Referral Centre Program by 35% effective April 1, 2007;*
- (2) the Child Care Operating Fund, resulting in the loss to child care providers of an average of \$40.00 per month per child; and*
- (3) Major Capital grants for the creation of new child care spaces;*

*THEREFORE BE IT RESOLVED that the Union of BC Municipalities urge the Provincial Government, for the long term, to provide ongoing, effective, increasing stable child care funding and, in the short term, to fully restore annual funding to 2006 levels for the Child Care Resource and Referral Program, the Child Care Operating Fund and Major Capital funding programs; and*

- (2) *That a similar resolution be forwarded to the Federation of Canadian Municipalities (FCM).*

CARRIED

4. APPLICATION BY 450470 B.C. LTD. FOR REZONING AT 8671 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

(RZ 06-333534 - Report: March 26, 2007, File No 12-8060-20-8085) (REDMS No 2131791, 2131907)

# Planning Committee

Tuesday, April 17, 2007

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It was moved and seconded

*That Bylaw No. 8085, for the rezoning of 8671 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY MATTHEW CHENG ARCHITECT FOR REZONING OF THE WESTERLY 114M OF 8140 NO. 5 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO ASSEMBLY DISTRICT (ASY)**

(RZ 04-279819 - Report March 29, 2007, File No. 12-8060-20-8221/8222) (REDMS No 2083077, 2020067, 222141, 2103557, 2103559)

Jean Lamontagne, Director of Development advised that architect Matthew Cheng has applied, on behalf of the Thrangyu Vajra Vidhya Buddhist Association, to rezone the westerly 110 metres (m) of 8140 No. 5 Road from "Agricultural District" to "Assembly District". In addition, an amendment to the Official Community Plan (OCP) Environmentally Sensitive Area (ESA) designation map is also proposed to amend the ESA designation from covering the entire site, to covering just the easterly 40 of 8140 No. 5 Road.

Discussion took place among Committee members, Jean Lamontagne, Director of Planning, and Kevin Eng, Planner, regarding the following subjects:

- approximately 150 m of the property's back lands will be used for growing a wide range of fruit-bearing trees;
- an existing latecomers agreement will be addressed, and the applicant's portion assessed, before a Building Permit is issued;
- a transportation consultant hired by the applicant determined that off-street parking is sufficient to deal with anticipated projected parking demands during the Buddhist Association's two largest annual events;
- the Buddhist Association is responsible for monitoring the parking situation for their Temple's events, and for implementing a ticketing system in order to control attendance, and implement a traffic management plan during peak traffic events;
- the height variance of the Temple would be reviewed as part of the Development Permit process;
- a decorative fence is proposed at the front of the site (along No. 5 Road), and in addition perimeter fencing, as well as a fence to separate the agriculture zone at the east end of the site;

## Planning Committee

Tuesday, April 17, 2007

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It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8221, to amend Attachment 3 (Environmentally Sensitive Areas) to Schedule 1 of the Official Community Plan Bylaw No. 7100 by reducing the extent of the ESA designation to the eastern 40m of 8140 No. 5 Road, be introduced and given first reading.*
- (2) *That Bylaw No. 8221, 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 Management Plans;**is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 8221, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment and response by May 22, 2007.*
- (4) *That Bylaw No. 8221, having been considered in accordance with the City Policy on Consultation during OCP development, is hereby deemed not to require further consultation.*
- (5) *That Bylaw No. 8222, for the rezoning of the westerly 114 m of 8140 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY MALHI CONSTRUCTION LTD FOR REZONING AT 8451 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-359348 Report March 27, 2007, File No. 12-8060-20-8223) (REDMS No. 2114144, 2132822)

In response to a query, staff advised that the grade of the subject property would be raised to the level of the existing operational rear lane.

It was moved and seconded

*That Bylaw No. 8223, for the rezoning of 8451 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

# Planning Committee

Tuesday, April 17, 2007

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7. APPLICATION BY PARMJIT S. RANDHAWA FOR REZONING AT 10391 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-361386 - Report: March 27, 2007, File No. 12-8060-20-8224) (REDMS No. 2114148, 2132604)

It was moved and seconded

*That Bylaw No. 8224, for the rezoning of 10391 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

8. APPLICATION BY RAMAN KOONER FOR REZONING AT 11451 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 06-350825 - Report: March 26, 2007, File No. 12-8060-20-8228) (REDMS No. 2132197, 2132213)

It was moved and seconded

*That Bylaw No. 8228, for the rezoning of 11451 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

9. APPLICATION BY LOON PROPERTIES INC. FOR REZONING AT 13951 BRIDGEPORT ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/184)

(RZ 06-354537 - Report: March 29, 2007, File No. 12-8060-20-8230) (REDMS No. 2133511, 2133775)

Mr. Lamontagne reported that the applicant has applied for the rezoning in order to permit office use in the existing four-storey office building that front the warehouse structure. Units would be rented to such tenants as engineering firms not associated with the industrial use of the remainder of the site.

Mr. Lamontagne advised that the City receives many inquiries with regard to accommodating offices and light industrial enterprises in warehouse structures. The key issue that arises is the number of parking stalls because some of the desirable warehouse structures are distant from transit routes.

Discussion ensued regarding: the rezoning of industrial lands, retaining Richmond's industrial and business parks, the advantages of keeping most office units in the City Centre, the changes in the marketplace over the past 20 years, and changes to the need for, and impact of, industrial space in the next 20 years. Staff advised that a commercial industrial strategy to address these issues is being devised and that upon completion it will be presented to Council for consideration.

# Planning Committee

Tuesday, April 17, 2007

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It was moved and seconded

*That Bylaw No. 8230, to create "Comprehensive Development District (CD/184)" and for the rezoning of 13951 Bridgeport Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/184)", be introduced and given first reading.*

CARRIED

10. APPLICATION BY MATTHEW CHENG ARCHITECT FOR REZONING AT 9071 & 9091 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.6)

(RZ 05-308086 - Report: March 30, 2007, File No. 12-8060-20-7777/8233) (REDMS No. 2063492. 2136642)

Kevin Eng, Planner, stated that for this single-family housing neighbourhood, this application is the first one to propose the development of townhouses.

In response to queries, staff advised that:

- front and rear yard setbacks meet the zoning bylaw requirements;
- the sites are located on the north side of Williams Road where residential development is guided by the Arterial Road Redevelopment Policy; the south side of this portion of Williams Road could be considered in the future for rezoning to accommodate multi-family homes
- two parking stalls are proposed for each proposed unit which meets the zoning requirements; this feature will not have a negative impact on traffic patterns in the area;
- an open house was conducted for this portion of Williams Road during which a number of residential redevelopment options were presented to the public for input; this type of open house is managed by the City as it is generally better equipped than developers to solicit the public's feedback;

It was moved and seconded

(1) *That Bylaw No. 7777, for the rezoning of 9071 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be abandoned.*

(2) *That Bylaw No. 8233, for the rezoning of 9071 & 9091 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.*

CARRIED

# Planning Committee

Tuesday, April 17, 2007

11. APPLICATION BY MATTHEW CHENG ARCHITECT FOR REZONING AT 8411 AND 8391 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.7)

(RZ 04-287969 - Report March 30, 2007, File No. 12-8060-20-8234) (REDMS No. 2071076, 2136767)

It was moved and seconded

*That Bylaw No. 8234, for the rezoning of 8411 and 8391 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.*

CARRIED

## 12. MANAGER'S REPORT

(1) *Affordable Housing* – Mr. Crowe advised that a coordinator would be hired at the earliest opportunity.

(2) *City Centre Area Plan* – No report was given.

In response to a query regarding the proposed application to the Federal government to address height restrictions in the City, staff reported that (i) the Vancouver International Airport (YVR) has recently hired personnel with whom the City will work to make a joint application; and (ii) staff will give an update on the situation at a May, 2007 Planning Committee meeting.

(3) *Steveston Study* – No report was given.

(4) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was given.

(5) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was given.

In response to a query with regard to the BC Safety Authority, John Irving, Director, Building Approvals advised that there were no real issues where gas was concerned, that there have been developments, and that he would provide an update report.

Mr. Lamontagne introduced Francisco Molina, Senior Planner, who is working on the City Centre Area. Mr. Molina has most recently worked for the City of Vancouver, and in past years has worked in the North West Territories, in Alberta and in the BC Lower Mainland.



# Planning Committee

Tuesday, April 17, 2007

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## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (5:07 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, April 17, 2007.

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Councillor Harold Steves  
Chair

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Sheila Johnston  
Committee Clerk