



Planning Committee

Date: Tuesday, April 19th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Linda Barnes
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 22nd, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **May 3rd, 2005**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY HUGUETTE BEAUCHESNE FOR REZONING AT 11780 SEATON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO TWO-FAMILY HOUSING DISTRICT (R5)**

(RZ 04-278153, SC 05-292729 Report: April 4/05, File No.: 8060-20-7936 xr 05-292729, 1468591, 1467889, 280015) (REDMS No. 1466859)

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It was moved and seconded

- (1) *That Bylaw No. 7936, for the rezoning of 11780 Seaton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.*
- (2) *That the application by Huguette Beauchesne for a Strata Title Conversion for 11780 Seaton Road be approved upon fulfillment of the following conditions:*
 - (a) *adoption of Bylaw No. 7936, rezoning the subject property from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Two-Family Housing District (R5)" and the registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units;*
 - (b) *payment of City property taxes up to and including the year 2005; and*
 - (c) *submission of the appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of adoption of Bylaw 7936.*

CARRIED

4. **APPLICATION BY KHALID HASAN FOR REZONING AT 5280 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2-0.6)**
(RZ 04-269099 Report: April 6/05, File No.: 8060-20-7927/7928) (REDMS No. 1443032, 1443167, 1463827, 1443168)

The Director of Development, Raul Allueva, gave advice that an additional conditional requirement had been agreed to by the applicant, that being the provision of a cross-access agreement in favour of the adjacent property. Mr. Allueva then briefly referred to the Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies, and the application of the strategy in processing the application in question. Mr. Allueva and Donna Chan, Transportation Engineer, then responded to questions of Committee pertaining to area resident concerns regarding the building height (shadowing) and privacy issues, the reduced setbacks, traffic, and, the number of visitor parking stalls.

Mr. Hugh Murray, 10040 Hollycroft Gate, expressed concern about the proximity of the new development to his back fence, and that he would be looking at a two storey wall. Mr. Murray said that multi-family had not been part of the plan when he had purchased his home, and that he understood the need for increased housing, but he felt that further consideration should be given to the overall plan. Mr. Murray was also concerned about the affect of increased traffic, especially on Hollycroft Gate; the number of units, which he said could be reduced to 6; and, the 3 storey height.

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Ms. Malou Hourston, 5231 Hollycroft Drive, who had submitted a letter outlining her concerns, a copy of which is attached as Schedule 1 and forms a part of these minutes, reiterated her concerns regarding height and privacy, traffic congestion, and what she considered to be insufficient visitor parking.

Letters were also received from Andrea Winograd, and Kathleen and Rod Beaumont, copies of which are attached as Schedules 2 and 3 respectively.

The applicant, Mr. Khalid Hasan, responded to the concerns of the previous speakers by noting that the 3 storey portion of the roofline would be blended down to 2 storey and would not affect shadowing; that the window overlook was minimal; a single-family house could be built within 1.2 metres of the property line; 20 parking stalls had been provided in total for 8 units; and, that the number of driveways onto Williams Road had been minimized due to the multi-family design. During his response to questions from Committee, Mr. Hasan indicated that increased landscaping could be looked at during the Development Permit process, and that it could be possible to reduce the slope of the roof which would result in a reduction to the building height adjacent to the single-family.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7927, to redesignate 5280 Williams Road from "Single-Family" to "Multiple-Family" on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 7927, 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. 7927, 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. 7928, for the rezoning of 5280 Williams Rd from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Steves

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5. **APPLICATION BY AM-PRI CONSTRUCTION LTD. TO REZONE 9420 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/167).**

(RZ 04-270154 Report: March 9/05, File No.: 8060-20-7920/7921) (REDMS No. 1421599, 1451862, 1446342, 1444995)

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7920, to amend Schedule 2.10C (McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road to be re-designated from "Principal Road" to "Trail", be introduced and given first reading.*
- (2) *That Bylaw No. 7920, 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. 7920, 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. 7921, to create a new multiple-family residential zone, "Comprehensive Development District (CD/167)", and to rezone 9420 Ferndale Road, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/167)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY TOYU GARDEN CITY DEVELOPMENT LTD. TO REZONE 9440 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168).**

(RZ 04-272343 Report: March 15/05, File No.: 8060-20-7922) (REDMS No. 1447123, 1451862, 1447124)

It was moved and seconded

That Bylaw No. 7922, to create a new multiple-family residential zone, "Comprehensive Development District (CD/168)" and to rezone 9440 Ferndale Road, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/168)", be introduced and given first reading.

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7. **APPLICATION BY GERRY BLONSKI FOR REZONING AT 9200 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 04-287669 - Report: March 16, 2005, File No.: 8060-20-7902) (REDMS No. 1435093, 1431362)

It was moved and seconded

That Bylaw No. 7902, for the rezoning of 9200 Granville Road from "Single Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY KEN YOSHIKAWA FOR REZONING AT 11851 DUNAVON PLACE FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 05-294740 Report: March 30/05, File No.: 8060-20-7931) (REDMS No. 1465459, 1465688, 714236)

It was moved and seconded

That Bylaw No. 7931, for the rezoning of 11851 Dunavon Place from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

9. **APPLICATION BY MALKIAT BOWAL FOR REZONING AT 9251 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 05-294809 - Report: April 4/ 2005, File No.: 8060-20-7935) (REDMS No. 1468342, 1468499, 1468502)

It was moved and seconded

That Bylaw No. 7935, for the rezoning of 9251 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

10. **APPLICATION BY PACIFIC COASTAL HOMES FOR REZONING AT 4791 DUNFELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 05-294590 Report: March 30/05, File No.: 8060-20-7930) (REDMS No. 1465293, 714236, 1465612)

It was moved and seconded

That Bylaw No. 7930, for the rezoning of 4791 Dunfell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

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11. **RICHMOND'S REGIONAL CONTEXT STATEMENT REVIEW**

(Report: Apr. 6/05, File No.: 4045-01) (REDMS No. 1216291)

Discussion ensued among Committee members, the General Manager, Urban Development, Joe Erceg, and the Manager, Policy Planning, Terry Crowe, on various aspects of the report, and in particular on how the City's projected growth was determined and what options existed for managing and allocating that growth within the City.

Mr. Crowe also spoke about the work being undertaken by the GVRD on a revised Liveable Region Plan, and he suggested that a review of the City's regional context statements (RCS) be deferred until such time as the revised Liveable Region Strategic Plan and major City projects were complete.

Discussion also ensued around the feasibility of a Committee workshop that would look at the priorities and areas of growth in the City.

It was moved and seconded

That the Greater Vancouver Regional District (GVRD) Board of Directors be requested to continue to accept Richmond's existing Regional Context Statement.

CARRIED

12. **RICHMOND HERITAGE COMMISSION 2004 ANNUAL REPORT AND 2005 WORK PLAN AND PROPOSED NEW RICHMOND HERITAGE COMMISSION BYLAW NO. 7906**

(Report: April 1/05, File No.: 12-8060-20-7906 xr: 01-0100-20-HAC01/2005-Vol 01) (REDMS No. 1362557, 1363022, 1344060, 1363057)

The Manager, Policy Planning, Terry Crowe, Terry Brunette, Planner, Mr. Graham Turnbull, Chair of the Heritage Commission, and Mr. Dana Westermark, Heritage Commission member, were present.

Mr. Westermark responded to questions regarding the status of the Harrison House on Cambie Road and he offered suggestions as to the re-use of the some the interesting architectural features of the building, perhaps at London Farm or the Britannia site, if it were not to be restored.

Mr. Westermark also indicated that he hoped that funding would be secured for Branscombe House in the near future.

Cllr. Howard, Council Liaison to the Heritage Commission, commended all Commission members for their work, as did the rest of the Committee members.

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A brief discussion ensued on significant and heritage trees, during which Mr. Crowe said that there were approximately 12 trees on the City Heritage Tree list, and that the trees were identified on the GIS system. Mr. Crowe said that he thought that the heritage trees had identification plaques attached to them, and that he would confirm this. A list of significant trees was also available.

Further discussion then ensued on the possibilities of salvaging either the McNair or Ewen Barns.

It was moved and seconded

That:

- (1) *The Richmond Heritage Commission 2005 Work Plan (Attachment 2 to the report dated April 1st, 2005, from the Manager, Policy Planning) be approved; and*
- (2) *Richmond Heritage Commission Bylaw No. 7906 be introduced and given first, second and third readings.*

CARRIED

13. HERITAGE DESIGNATION OF 13333 PRINCESS STREET

(Report: April 1/05, File No.: 12-8060-20-7701) (REDMS No. 1346903, 1473862, 1215435, 1354581)

It was moved and seconded

That:

- (1) *Heritage Designation Bylaw No. 7701, for the heritage designation of 13333 Princess Street, be introduced and given first reading.*
- (2) *The City discharge its mortgage on 13333 Princess Lane upon the adoption of Heritage Designation Bylaw No. 7701.*

CARRIED

14. POLICY PLANNING UPDATE

(Report: April 8/05, File No.: 01-0340-20-UDEV1) (REDMS No. 1473020)

The Director of Development, Raul Allueva, indicated that a similar update would also be provided in future on Development Application issues.

It was moved and seconded

That the report entitled Policy Planning Update, (dated April 8, 2005, from the Manager Policy Planning)13, be received for information.

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15. PROTECTING SIGNIFICANT TREES ON PRIVATE PROPERTY

It was moved and seconded

That staff bring forward a report outlining options for the protection of significant trees on private property.

Prior to the question being called Cllr. McNulty provided staff with examples of tree bylaws from a number of cities.

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

15. 7511 BRIDGE STREET CONCERNS

A discussion ensued among Committee members and staff on an application for 7511 Bridge Street that had been heard at the previous evening's Public Hearing, during which the Director of Development, Raul Allueva, indicated that the application in question had been the first application within the quadrant that was located on a new road. The discussion included the two options of road alignment that would be provided to the public.

15. MANAGER'S REPORT

There were no reports.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:55 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 19th, 2005.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant