



Planning Committee

Date: Wednesday, April 23rd, 2003

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Harold Steves

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 8th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **May 6th, 2003**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY S297 HOLDINGS LTD. FOR REZONING AT 9420, 9460, AND 9480 CAMBIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/137)**

(RZ 02-213334 - Report: Mar. 31/03, File No.: 8060-20-7486) (REDMS No. 989767, 955925, 989776)

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

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The Chair advised that he had toured the subject property with the proponent and representatives of the Oaks Subdivision to review the proposed changes in the design of the project, and that he had requested the residents to either contact him or to attend this afternoon's meeting regarding any concerns which they might have.

Mr. Masa Ito, of ITO & Associates, Landscape Architects, representing the applicant, used aerial photographs to explain the relationship of the subject property to the surrounding area. As well, Mr. Ito used an artist's rendering to explain the changes which had been made to the original concept. He explained that large trees, grassed mounds at the entranceway, and shrubs, and a decorative fence, behind which would be planted a solid hedge, would help to conceal the storage facility from the view of the adjacent residents.

Discussion then ensued among Committee members and the delegation on the proposal, during which it was noted, in response to questions, that the garbage on the subject property had been removed and the property cleaned up. Information was also provided that as a result of the improvements made to the entranceway, there should be few access and egress issues arising which would compromise the safety of Cambie Road. As well, advice was given that an 8 foot high solid fence would be constructed around the perimeter of the property.

Confirmation was provided by the Chair that the residents in the Oaks Subdivision had been advised of the proposed fencing and the changes made to the original proposal.

Mr. Vijay Sidhu, of 9211 Odlin Road, advised that his neighbours no longer had any concerns about the proposed development.

It was moved and seconded

That Bylaw No. 7486, for the rezoning of 9420, 9460, and 9480 Cambie Road from "Single-Family Housing District, Subdivision Area F (R1F)" to "Comprehensive Development District (CD/137)", be referred to the next Public Hearing.

CARRIED

4. **APPLICATION BY PATRICK COTTER ARCHITECTS INC. TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/23) AND TO REZONE 7160 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/23) AS AMENDED**

(RZ 02-223161 - Report: March 31/03, File No.: 8060-20-7507/7508) (REDMS No. 984778, 984780, 984916, 984779)

Mr. Erceg reviewed the report with the Committee.

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A brief discussion ensued among Committee members and staff on the intention of the developer to make a contribution to the City's Affordable Housing fund, and on how the amount to be contributed was determined. Advice was given that the amount had been negotiated with the developer.

It was moved and seconded

That:

- (1) *Bylaw No. 7507, to amend the permitted density (maximum floor area ratio), maximum lot coverage and minimum setbacks from property lines and siting buildings in "Comprehensive Development District (CD/23)", be introduced and given first reading; and*
- (2) *Bylaw No. 7508, for the rezoning of 7160 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" as amended, be introduced and given first reading.*

CARRIED

5. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 10200 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO A NEW TOWNHOUSE DISTRICT (R2 - 0.6)**

(RZ 02-221885 - Report: Mar. 26/03, File No.: 8060-20-7509; 8060-20-7511) (REDMS No. 987162, 992147, 927449, 987807)

Mr. Erceg reviewed the report with the Committee.

It was moved and seconded

- (1) *That Bylaw No. 7509, which amends the Steveston Area Plan by re-designating 10200 No. 1 Road from "Institutional" to "Multiple Family", be introduced and given first reading.*
- (2) *That Bylaw No. 7511, to introduce a new Townhouse District (R2 - 0.6) zone and to rezone 10200 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY ROCKY SETHI TO REZONE 11031 KING ROAD FROM LAND USE CONTRACT 048 TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) & SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) AND TO REZONE THE NORTHERN PORTION OF 11051 KING ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-222841 - Report: Mar. 20/03, File No.: 8060-20-7512) (REDMS No. 983223, 984477, 984503)

Mr. Erceg briefly reviewed the report with the Committee.

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It was moved and seconded

That Bylaw No. 7512, for the rezoning of 11031 King Road from "Land Use Contract 048" to "Single-Family Housing District, Subdivision Area E (R1/E)" and "Single-Family Housing District, Subdivision Area B (R1/B)" and the northern portion of 11051 King 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

7. **APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 8360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

(RZ 03-223377 - Report: Apr. 1/03, File No.: 8060-20-7513) (REDMS No. 990258, 994586, 990981, 990984)

Mr. Erceg reviewed the report with the Committee.

Discussion ensued among Committee members and staff on the proposal, during which reference was made to a comment in the staff report about the need to open up a view corridor to the Palmer/Garden City school/park site. Information was provided that the applicant had been advised that the proposed development must 'look as public as possible', and that he must provide a dedicated sidewalk leading from the development through to the park.

Mr. David Chung, applicant, came forward at the request of the Chair. Reference was made to the petition signed by 23 residents in the area who were opposed to the proposed development. Mr. Chung commented on the petition, and suggested that prior to the application being submitted to a Public Hearing, that he be given the opportunity to contact the area residents to explain the project in detail to them and to address their concerns, and if needed, make the appropriate changes to the design of the project. Discussion took place on this proposal, during which the Chair requested that documentation be provided as part of the Public Hearing agenda on whether or not the petitioners supported the proposal.

As a result of the discussion, the following **amended** motion was introduced:

It was moved and seconded

- (1) *That Bylaw No. 7513, for the rezoning of 8360 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading;*
- (2) *That the applicant, Mr. David Chung, meet with the 23 residents who had signed the petition, regarding their concerns about the proposed development, with information on the outcome of the meeting being provided to Council as part of the Public Hearing agenda; and*
- (3) *That the Public Hearing for Bylaw No. 7513 be deferred until June 16th, 2003.*

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8. **APPLICATION BY AVIV VENTURES CORP. FOR A ZONING TEXT AMENDMENT TO THE AUTOMOTIVE PARK DISTRICT (AUP) ZONE AT 13340 SMALLWOOD PLACE**

(ZT 02-220116 - Report: Apr. 2/03, File No.: 8060-20-7514) (REDMS No. 990253, 991074, 991139)

Mr. Erceg reviewed the report with the Committee.

It was moved and seconded

That Bylaw No. 7514, to amend the permitted density (increase the maximum floor area ratio from 0.50 to 0.58) in the "Automotive Park District (AUP)" zone at 13340 Smallwood Place, be introduced and given first reading.

CARRIED

9. **APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE AND PLANNING INC. TO REDESIGNATE 3911 RUSS BAKER WAY AND SURROUNDING CITY-OWNED LOTS FROM "AIRPORT" TO "PUBLIC AND OPEN SPACE USE" AND TO REZONE 3911 RUSS BAKER WAY AND SURROUNDING CITY-OWNED LOTS FROM AIRPORT DISTRICT (AIR) TO SCHOOL AND PUBLIC USE DISTRICT (SPU)**

(RZ 03-226936 - Report: April 1/03, File No.: 8060-20-7505/7506) (REDMS No. 978006, 978581, 978599, 978599, 978571)

It was moved and seconded

That:

- (1) *Bylaw No. 7505 to redesignate 3911 Russ Baker Way and surrounding City-owned lands from "Airport" to "Public and Open Space Use" (in Attachment 1 (Generalized Land Use Map) and Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100), be introduced and given first reading;*
- (2) *Bylaw No. 7505, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District (GVRD) Solid Waste and Liquid Waste Management Plans,*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act;
- (3) *Bylaw No. 7505, having been considered in accordance with City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation other than to be referred after first reading to the Vancouver International Airport Authority (YVRAA) for review and comment at the Public Hearing; and,*
- (4) *Bylaw No. 7506 for the rezoning of 3911 Russ Baker Way and surrounding City-owned lands from "Airport District (AIR)" to "School and Public Use District (SPU)", be introduced and given first reading.*

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Prior to the question on the motion being called, a question was raised about whether there would be any impact on the Environmentally Sensitive Area located on the property. Advice was given that the building was being designed in such a way to reduce impact of the structure on the area.

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

10. **APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC. TO REDESIGNATE 22451 WESTMINSTER HIGHWAY FROM "NEIGHBOURHOOD RESIDENTIAL" USE TO "PUBLIC AND OPEN SPACE USE" AND TO REZONE 22451 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SCHOOL AND PUBLIC USE DISTRICT (SPU)**

(RZ 03-226918 – Report: April 2/03, File No.: 8060-20-7501/7502) (REDMS No. 974577, 975878, 974631, 978850)

It was moved and seconded

That:

- (1) *Bylaw No. 7501, to:*

(a) *Redesignate 22451 Westminster Highway from "Neighbourhood Residential" to "Public and Open Space Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map), and*

(b) *Replace Attachment 1 and the Lower Westminster Sub-Area map in Schedule 2.14 of Official Community Plan Bylaw No. 7100 (Hamilton Area Plan),*

be introduced and given first reading;

- (2) *Bylaw No. 7501, having been considered in conjunction with:*

- *the City's Financial Plan and Capital Program;*
- *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) *Bylaw No. 7501, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and,*

- (4) *Bylaw No. 7502, for the rezoning of 22451 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School and Public Use District (SPU)", be introduced and given first reading.*

CARRIED

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11. **PROPOSED QUEENSBOROUGH OFFICIAL COMMUNITY PLAN DESIGNATION AMENDMENT BYLAW 6809**

(Report: April 2/02, File No.: 0155-20-NWES1) (REDMS No. 990099)

A brief discussion ensued among Committee members and the Manager, Policy Planning, Terry Crowe, on how it was determined whether such a proposal would have on the City. Information was provided by Mr. Crowe on the review process undertaken by City staff when such a report was received, during which he advised that the project now being considered would have little impact on Richmond.

It was moved and seconded

That Richmond City Council advise New Westminster City Council that Richmond has no concerns with the proposed Queensborough Official Community Plan Designation Amendment Bylaw 6809, 2003, as presented.

CARRIED

12. **PUBLIC ART COMMISSION 2002 ANNUAL REPORT AND YEAR 2003 WORK PLAN**

(Report: April 1/03, File No.: 0100-20-RPAR1-01) (REDMS No. 990109)

The members of the Public Art Commission who were present at the meeting, were called forward. The Chair of the Commission, Ms. Willa Walsh introduced Vice Chair, Mr. Leo Mol, and member, Mr. Dan Campbell.

Ms. Walsh then reviewed the history of the Public Art Commission since its establishment, and talked about the development of public art over the years, stating that public art could shock people; could make people think; could be a thing of beauty, and could generate discussion throughout the community if the public art piece proved to be controversial. Ms. Walsh also reviewed the Commission's 2002 Annual Report and its 2003 Work Plan.

Discussion then ensued among Committee members, staff and the delegation. Reference was made to the proposed change to the Terms of Appointment to eliminate the restriction on the number of consecutive terms which a member of the Commission could serve, and discussion ensued on the rationale for such a change. Advice was given that removing the restriction would allow continuity if members were permitted to remain on the Commission for a longer period of time; however, concern was expressed about whether the result of this action would be consistent with other City advisory committees.

Also discussed with the delegation and staff were such matters as:

- a change to the 'Guidelines for Private Donations of Public Artwork' to add a provision that City funds for a donated artwork may be considered if it represented community or heritage significance;
- the financial impact of the proposed work plan

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- whether a developer should be permitted to provide public art within the perimeters of their own project rather than contributing funds to the City's Public Art Statutory Reserve Fund or commissioning artworks through the City, and the responsibility of the developer to maintain the artwork if it was erected on his (private) property
- various artwork projects which were being created for specific locations within the City
- whether bequests had been made to the Public Art Commission
- who would be involved with the memorial to former Councillor Bob McMath and whether the Committee and Council would be making the final decision (staff to advise Council)
- whether staff would be preparing a policy for artwork with respect to honouring City personages (staff to advise Council).

During the discussion, advice was given that staff would be reporting to Committee seeking approval for individual art projects as proposed in the 2003 work plan.

Councillor Linda Barnes, Liaison representative to the Public Art Commission, introduced to the Committee, the newest member of the Commission, Mr. Cliff Vincenzi. She also expressed her pleasure at being able to work with the Commission.

As a result of the discussion, the Chair directed that the recommendations would be dealt with separately.

It was moved and seconded

That the Richmond Public Art Commission 2002 Annual Report and Year 2003 Work Plan be approved (Attachment 1 to the report dated April 1st, 2003, from the Manager, Policy Planning).

CARRIED

It was moved and seconded

That the recommended text changes to the "Public Art Commission Terms of Reference" (Attachment 2 to the report dated April 1st, 2003, from the Manager, Policy Planning), be referred to staff to determine if there were other committees which limited the number of terms which a member of that committee could serve, and to prepare a consistent policy on the matter.

CARRIED

It was moved and seconded

That the recommended text changes to the "the Percent for Public Art Policy – Developer Contribution to Public Art" (Attachment 3 to the report dated April 1st, 2003, from the Manager, Policy Planning), be approved.

CARRIED

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It was moved and seconded

That the recommended text changes to the "Guidelines for Private Donations of Public Artwork to the City of Richmond" (Attachment 4 to the report dated April 1st, 2003, from the Manager, Policy Planning), be approved.

CARRIED

13. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE
COMMUNITY CONSULTATION INTERIM REPORT**

(Report: April 8/03, File No.: 0100-20-RIAD1-01) (REDMS No. 989801, 990122, 990774, 990753, 979266)

Discussion ensued among Committee members and staff on how the requested \$20,000 would be funded. Advice was given that funds were available in a "Consultation Study" account. Reference was made to the payment of honorariums to community members who participated in the proposed focus groups, and discussion took place on the rationale for such a payment. Advice was given that only those community members who were asked to participate would receive an honorarium, while any professionals attending the meetings would not be paid.

Also discussed with staff was the payment of overtime to the Staff Liaison to the Committee, and whether funding was available for this expense.

Reference was made to specific issues, needs and strategies which related to youth, and discussion ensued on the involvement of the Richmond School Board in helping to deal with these issues. The Council Liaison to the Committee, Councillor Barnes commented that many of the members of the Richmond Intercultural Advisory Committee were employees of the Richmond School District and therefore, the District was most likely aware of the issues now being faced by the City's youth. Councillor Sue Halsey-Brandt also stated that the School Board had dealt with the issue of bullying in some detail, and she suggested that there was probably a great deal of background information which could be shared with the City.

It was moved and seconded

That, (as outlined in the report dated April 8, 2003 from the Manager, Policy Planning), the RIAC Intercultural Strategy Focus Group consultation sessions, be approved.

CARRIED

14. **MANAGER'S REPORT**

The General Manager, Urban Development, David McLellan, advised that he would be circulated to members of Council, copies of a report received from the New Westminster City Engineering Department regarding the RAV Project.

A brief discussion ensued among Committee members and Mr. McLellan on the content of the report.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:45 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 Wednesday, April 22nd, 2003

Councillor Bill McNulty
Chair

Fran J. Ashton
Executive Assistant, City Clerk's Office