



Planning Committee

Date: Tuesday, April 16, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves 4:16
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, 2002, be adopted as circulated.

CARRIED

It was moved and seconded
That the order of the agenda be varied in order that item 3 be heard last.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Tuesday, **May 7, 2002**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY WESTBANK PROJECTS CORPORATION FOR REZONING AT 11760 STEVESTON HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO COMMUNITY COMMERCIAL DISTRICT (C3)**

(RZ 02-199709 - Report: Mar. 25/02, File No.: 8060-20-7349) (REDMS No. 659077, 671282, 67106)

In response to questions, Jenny Beran, Planner, provided the information that: i) even with the increase in the amount of restaurant space, parking on the existing site is very close to full compliance with the parking bylaw; ii) a 'right turn only' lane will be added in front of Save-On Foods; iii) additional signage would not be approved. The Manager, Development Applications, Joe Erceg, said that signage for larger projects is typically reviewed during the Development Permit process; iv) it had been requested by staff that the window glazing be brought further back to enhance the sight line from No. 5 Road.

Mr. Scott Douglas, Kasian Kennedy Architects, said that the developer responsible for the Ironwood development was involved with the subject property. Due to the significant built element of the gas station on the corner of No. 5 Road and Steveston Highway, the tower element and glazing had been brought around the corner of the building. The existing trees and yard setback would allow for bank planting. The exterior finish of the building will match that of Ironwood.

It was moved and seconded

That Bylaw No. 7349, for the rezoning of 11760 Steveston Highway from "Agricultural District (AG1)" to "Community Commercial District (C3)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY ORIS DEVELOPMENT CORPORATION FOR A ZONING BYLAW AMENDMENT (TEXTUAL) FOR 13333 PRINCESS STREET**

(RZ 01-188657 - Report: Mar. 27/02, File No.: 8060-20-7350) (REDMS No. 673359, 673912, 674144)

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

In response to a question, Dana Westermarck said that to the best of his knowledge the house that was moved onto the site is the Abercrombie House and not the Thompson House, as previously identified by the Heritage Commission.

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It was moved and seconded

That Bylaw 7350, that would amend Comprehensive Development District (CD/122) in order to permit covered porches and parking as part of the permitted density for the historic Abercrombie House bed & breakfast at 13333 Princess Street, be introduced and given first reading.

CARRIED

6. **APPLICATION BY ROCKY SETHI FOR REZONING AT 7500 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 01-192664 - Report: Mar. 25/02, File No.: 8060-20-7351/7354) (REDMS No. 670910, 673283, 670913, 681806, 681906)

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

It was moved and seconded

(1) *That Bylaw No. 7354, to amend the minimum setbacks in "Comprehensive Development District (CD/120)" such that buildings shall be required to setback a minimum of 6 m (19.685 ft.) from General Currie Road, be introduced and given first reading.*

(2) *That Bylaw No. 7351, for the rezoning of 7500 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.*

CARRIED

7. **CONSULTATION AND ADOPTION PROCEDURES FOR OFFICIAL COMMUNITY PLAN AMENDMENTS**

(Report: Mar. 26/02, File No.:) (REDMS No. 672073, 113668, 673532)

The Manager, Policy Planning, Terry Crowe, briefly reviewed the report.

It was moved and seconded

(1) *That the existing Council Policy 5002 "Committee and Official Community Plan Bylaw – Staff Recommendations to Council" adopted September 11, 1989, be rescinded; and*

(2) *That the "OCP Bylaw Consultation Policy" (Attachment 3 to the report dated March 26, 2002, from the Manager, Policy Planning) be adopted.*

CARRIED

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3. **APPLICATION BY STEVESTON INDEPENDENT SCHOOL SOCIETY FOR REZONING A PORTION OF 4020 MONCTON STREET FROM COMPREHENSIVE DEVELOPMENT DISTRICTS (CD/101 & CD/102) TO ASSEMBLY DISTRICT (ASY)**

(RZ 02-202372 - Report: Apr. 5/02, File No.: 8060-20-7348) (REDMS No. 664940, 665361, 665392, 682512)

David Brownlee, Planner, reviewed the report and noted that a public information meeting had been held by the applicant on March 26, 2002, which had been attended by approximately 40 people. Notices had been sent to 1500 residences.

A discussion then ensued which included the following:

- concerns related to parking and traffic. It was questioned whether the school would have the ability to enforce a policy whereby students would be prohibited from driving a vehicle to school;
- that the cost of a pedestrian activated crosswalk would be borne by the applicant;
- the possibility of a bus stop being located immediately to the west of the school site;
- the economic implications, to the City, of the potential change to the development plan for the subject property;
- that a clear consensus had not been reached on an appropriate solution for the intersection at No. 1 Road and Moncton Street;
- the possibility of eliminating left turn movements out of the site;
- staff were requested to advise, prior to Public Hearing, what traffic improvements for the area are included in the 5 Year Capital Plan.

Mr. Steve Zuliani and Mr. Roy Akune addressed the Committee.

Mr. Akune said that parent response to the proposed school had been encouraging, and that the public information meeting held in March had been well received. A number of inquiries about the school have been received from parents whose children attend private schools outside of Richmond.

Mr. Akune then provided the information that, in the initial year, the school would operate grades K – 8, with an additional grade added each year for four years. The average class size would be 15, with a maximum student body of 400. A traffic limitation policy that would not allow students to drive to school would be a conditional agreement with parents. It was Mr. Akune's hope that the school would open in September, and he felt that this was the best site for the project. Mr. Akune said the International Baccalaureate Program would be offered by the school, which promoted community involvement by the students.

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Mr. Zuliani said that it was recognized that the Steveston Community Centre and Steveston Park could not be utilized for the proposed Steveston Academy's Physical Education program. As a result, the program has been reworked to include a variety of activities. The Riverport Basketball Centre is now being considered, subject to a suitable agreement, for use as the main indoor space for the program with user pay City facilities providing additional options.

Mr. Zuliani, with the aid of a site plan, reviewed the parking and traffic configuration on the site noting that the queuing of vehicles should be accommodated on site and not on Moncton Street. Mr. Zuliani suggested that curb extensions could be placed in front of the school to prohibit parking on Moncton. Mr. Zuliani also pointed out the proposed connection to the future public library/community use building on the adjacent lot. The existing landscaped road right of way along the western edge of the property is to be maintained.

In response to a question pertaining to whether some portions of the school might be made available to the community, Mr. Zuliani said that parking, classroom space and active encouragement of student volunteer hours being available, had been identified as exchangeable commodities.

Mr. G. Hooper, 5533 Moncton Street, said that he supported the rezoning request. Mr. Hooper said that there was an obvious need for a university preparatory school in Richmond and that the BC Packers building was an ideal location.

Mr. S. Williams, Richmond Street, said he was in favour of the project. Mr. Williams, a parent and educator, said leadership and vision that would be offered by the Academy and the International Baccalaureate Program, was unique.

Mr. H. Mackay, said that he supported the Academy, a good, clean industry that fit well in the Steveston downtown area.

Councillor S. Halsey-Brandt left the meeting.

A Richmond resident, who himself had benefited from private school in his life, said he supported the Academy.

Mr. M. Varley, 4664 Lancelot Court, supported the Academy. Mr. Varley said that the Incentive Program, which allows for diversity in education, provides an example of community effort.

Ms. H. Kyle, 6200 Gibbons Drive, supported the Academy noting that she has been waiting for three years for the Academy to open.

A Richmond resident supported the Academy and its proposed location in Steveston.

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Ms. Sherr, a Richmond resident, said that she supported the concept of a small independent school in Richmond.

It was moved and seconded

That Bylaw No. 7348, for the rezoning of a portion of 4020 Moncton Street from Comprehensive Development Districts (CD/101 & CD/102) to Assembly District (ASY), be introduced and given first reading.

CARRIED

8. MANAGER'S REPORT

No reports were received.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:30 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 16, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant