



Planning Committee

Date: Tuesday, May 3, 2005

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
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 19th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **May 17th, 2005**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 10871 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 04-274200 - Report: April 12/2005, File No.: 8060-20-7938) (REDMS No. 1432976, 1316942)

It was moved and seconded

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That Bylaw No. 7938, for the rezoning of 10871 Gilbert 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

4. **APPLICATION BY MANDEEP NIJJAR AND JATINDER JOHAL FOR REZONING AT 8300 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-275631 - Report: April 18/05, File No.: 8060-20-7941) (REDMS No. 1480145, 1482446, 1476868, 1482391)

It was moved and seconded

That Bylaw No. 7941, for the rezoning of 8300 Francis 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

5. **APPLICATION BY ADERA EQUITIES INC. TO REZONE 9180 AND 9186 WESTMINSTER HIGHWAY FROM TWO-FAMILY HOUSING DISTRICT (R5) AND 9200 AND 9220 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/166)**

(RZ 04-287217 - Report: April 20/05, File No.: 8060-20-7919) (REDMS No. 1442648, 1443046)

Mr. Norm Couttie, Adera Equities Inc., in response to a question on accessible units, said that, based on the Vancouver guidelines for accessibility, every floor would have wheelchair access; that the main entry would be ramped for access; that one washroom in each unit would be accessible and that backing boards would be installed; and, that each unit would be provided with either extra space at the front door for wheelchair access or a roughed in electric door opener. Mr. Couttie also responded to a question on tree retention and indicated that the existing trees were on City property.

Eric Fiss, Planner, explained the road contribution policy for the area and specifically for the portion of Katsura Street that fronts this development.

It was moved and seconded

That Bylaw 7919 to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, “Comprehensive Development District (CD/166)”, and to rezone 9180 and 9186 Westminster Highway from “Two-Family Housing District (R5)” and 9200 and 9220 Westminister Highway from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/166)”, be introduced and given first reading.

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6. **APPLICATION BY ELEGANT DEVELOPMENT INC. FOR REZONING AT 4431 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 05-296867 - Report: April 19/05, File No.: 8060-20-7943) (REDMS No. 1483080, 1483350)

Cllr. Barnes, in accordance with Section 100 of the Community Charter, declared herself to be a potential conflict of interest on this item as she owned property on the street and she left the meeting.

It was moved and seconded

That Bylaw No. 7943, for the rezoning of 4431 Garry Street 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

Cllr. Barnes returned to the meeting.

7. **APPLICATION BY TARA DEVELOPMENTS LTD. FOR REZONING AT 8351 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 05-298161 Report: April 19/05, File No.: 8060-20-7942) (REDMS No. 1483115, 1483254)

It was moved and seconded

That Bylaw No. 7942, for the rezoning of 8351 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

8. **APPLICATION BY RAMAN KOONER FOR REZONING AT 6340 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 04-274399 - Report: Apr. 18/05, File No.: 12-8060-20-7896) (REDMS No. 1440708, 1482231, 1409289, 1468772, 1500853)

The Development Co-ordinator, Holger Burke, reviewed the three issues that were included in the referral of the application to staff by Planning Committee in February 2005.

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Discussion then ensued among Committee members and Mr. Burke on the collection of Neighbourhood Improvement Charges (NIC) and the requirement for a right-of-way (ROW) as opposed to a lane dedication. Mr. Burke reviewed the rezoning process of the adjacent property to the east, for which a ROW had been secured but NIC had not been collected due to the long term involved in developing the lane, and he noted the difficulty of a lane being brought out to Swift Lane due to the narrowness of the end lot and the newer age of the homes along Williams Road.

The discussion also included:

- whether a contribution to a fund such as the Affordable Housing Fund could be collected in lieu of NIC being applied;
- that although a ROW was recommended for this application due to the long time anticipated for lane development it was not suggested that this become policy for all new development;
- that the applicant had agreed to provide a building scheme and that garages would be located in the front of the property;
- that securing the ROW allowed a process for local arterials where lane development would not occur in the foreseeable future;
- that the use of the funds collected to build the lane would be discretionary; and
- the lane ROW would be registered on the title.

As a result of the discussion the following motion was introduced:

It was moved and seconded

That:

- i) *Bylaw No. 7896, for the rezoning of 6340 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading;*
- ii) *Neighbourhood Improvement Charges not be collected for the lane right-of-way being obtained as part of the rezoning of 6340 Williams Road.*

Prior to the question being called further discussion ensued on the collection of an Affordable Housing contribution in lieu of NIC, as a result of which the following amendment was introduced:

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It was moved and seconded

That Neighbourhood Improvement Charges be collected as part of the rezoning of 6340 Williams Road.

DEFEATED

Opposed: Cllrs. S. Halsey-Brandt

Howard

McNulty

The question on the main motion was then called and it was **CARRIED** with Cllr. Barnes and Steves opposed.

9. **2005-2006 STATE OF THE ENVIRONMENT UPDATE**

(Report: April 20⁰⁵, File No.:) (REDMS No. 1481609, 4425-07-01)

Discussion ensued among Committee members and the Manager, Policy Planning, Terry Crowe and David Brownlee, Planner, during which the following information was provided:

- that the Advisory Committee on the Environment (ACE) would be involved in preparing the State of the Environment (SOE); and,
- that ACE would be requested to comment on how to ensure a quality environment in light of City growth.

It was moved and seconded

That the 2005-2006 State of the Environment Update Work Program outlined in Attachment 1 to the report (dated April 20, 2005 from the Manager, Policy Planning), be endorsed.

CARRIED

10. **OCP BYLAW PREPARATION CONSULTATION POLICY**

(Report: April 26, 2005, File No.: 4045-00) (REDMS No. 1472548, 673532)

It was moved and seconded

That, as per the report (dated April 26th, 2005 from the Manager, Policy Planning) regarding the OCP Bylaw Preparation Consultation Policy:

- (1) *The existing Council Policy 7017 "Consultation During OCP Development" adopted April 22, 2002, be rescinded; and*
- (2) *The "OCP Bylaw Preparation Consultation Policy" (Attachment 2) be adopted.*

CARRIED

11. **MANAGER'S REPORT**

The Development Co-ordinator, Holger Burke reported that:

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- i) a public information meeting would be held on May 9th, 2005 for the amendments to the McLennan South Sub Area Plan road network arising from the Sandhill Development application on Bridge Street. A subsequent report would be brought forward to the May 17th, 2005 Planning Committee meeting, following which the application would proceed to the June 20th, 2005 Public Hearing.
- ii) the first public open house held as part of the review of the Arterial Road Redevelopment and the Lane Establishment policies had taken place on Wednesday, April 27th, 2005 for the No. 1 Road/Granville Avenue area, and that it had been well attended. Mr. Burke suggested that a Special Planning Committee meeting be held on June 1, 2005 to review the results of the feedback from the area residents.

The meeting was recessed during the discussion on item ii) above – 5:15 pm.

The Chair re-convened the meeting at 5:37 pm.

The Manager, Policy Planning, Terry Crowe reported:

- i) that a work program was being initiated to address a possible increase in building height in the City Centre. Mr. Crowe said the Vancouver International Airport Authority had advised that the City should inform Transport Canada of its desire to increase building height in the City Centre and ask for the requirements to do so. Progress reports will be provided to Committee on the results of future discussions with Transport Canada.
- ii) on discussions he had had with residents from No. 4 Road, between Westminster Highway and Granville Avenue, who were interested in having their lots removed from the Agricultural Land Reserve and that this was being discouraged at this time.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:50 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, May 3rd, 2005.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant