



Planning Committee

Date: Tuesday, May 6th, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Mayor Malcolm D. Brodie
Absent: Councillor Bill McNulty, Chair
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 Wednesday, April 23rd, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday, **May 21st, 2003**, at 4:00 p.m. in the Anderson Room.

DELEGATION

3. *Gordon Kibble and Eric Sykes, Co-Chairs, Advisory Committee on the Environment, regarding protection of that part of Shady Island which is not under lease.* (File No.: 4045-02)

Mr. Gordon Kibble, accompanied by Mr. Eric Sykes, asked that Council, through the Planning Committee, support the recommendation of the Advisory Committee on the Environment (ACE) that Council approach the Provincial Government to seek protection of those parts of Shady Island which were currently not under lease.

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Mr. Kibble stated that ACE was of the opinion that the island should be protected as a wildlife management area, marine park and public park. He then provided information on the leases on the island. Mr. Kibble advised that ACE would like Council to use the 'free crown grant' option to obtain those parcels which were not yet leased, and then inform the Federal Government that the City would like to preserve the entire island for future generations. He stated that a number of habitat areas had occurred within the three properties leased by the Federal Government and that these areas were now thriving.

Eric Sykes added that the preservation of Shady Island had been considered for a long time. He stated that because of the unprecedented growth occurring in the Steveston area, local population would increase and the island could be under pressure for development as marinas.

Discussion then ensued among Committee members and the delegation on the proposal, during which in response to questions, Mr. Kibble provided information on the ownership and specific uses of each the properties on Shady Island. Also discussed was the likelihood of potential First Nations land claims, if any, for the island, how the island came to be created, and the existence of a City policy which suggested that the City should acquire the island. The General Manager, Urban Development, David McLellan, advised that staff would support the ACE recommendation and that staff would pursue the appropriate process with a view to acquiring and/or protecting the entire island. Information was then provided on specific issues which would have to be addressed as part of the steps required to support the ACE recommendation.

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

It was moved and seconded

That the City request a 'free crown grant' from the Provincial Government to protect those portions of Shady Island which are currently not under lease.

The question on the motion was not called, as advice was given that while the resolution was appropriate, it was necessary to prepare a package of information to accompany the resolution to provide additional support to the request. As a result, the following **referral** motion was introduced:

It was moved and seconded

That the resolution to support the protection of that area of Shady Island which was not currently under lease be referred to staff for the preparation of the appropriate material required to accompany such resolution, and subsequent report to the Planning Committee.

CARRIED

(Mayor Brodie left the meeting at 4:24 p.m., and did not return.)

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URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT 9051 TO 9191 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 02-207795 - Report: Apr. 15/03, File No.: 8060-20-7451) (REDMS No. 976361, 891552, 975921)

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

Discussion then ensued among Committee members and staff on the proposal, during which concern was expressed about the possibility that the property height could be level with or above No. 1 Road. Advice was given that raising the height of the property would reduce the likelihood of passers-by being able to look down into the living rooms of the new residences. However, Planner Jenny Beran stated that raising the level of the properties was not a requirement and did not always occur.

Discussion continued on this matter, during which information was provided by Mr. McLellan, on the steps being taken to improve flood proofing in the City, and he cautioned Committee about limiting the amount of fill which would be placed on a property as the City could then be at 'cross purposes' with the Provincial Government in terms of reducing the risk of flooding in Richmond and flood proofing requirements.

Reference was made to the mature vegetation on the properties and a question was asked about whether this vegetation could be saved as part of the new development. Advice was given that in all likelihood a great deal of the vegetation would be lost because of damage to the root systems caused by the addition of fill to the properties. Reference was also made to the vegetation planted along No. 1 Road by the original developer which the City had been required to maintain, and the request was made that the landscaping design for the new development be created in such a way to avoid that issue.

It was moved and seconded

That Bylaw No. 7451, for the rezoning of 9051 to 9191 No. 1 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.

The question on the motion was not called, as Councillor Barnes expressed concern that the ground elevation for the proposed development could be higher than the level of No. 1 Road.

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Discussion ensued on this issue, during which advice was given that a covenant could be registered against the title of the property. However, staff were of the opinion that the ground elevation would not be an issue, and examples were provided of similar situations. It was noted that the more fill which was placed on the property, the greater the problem of accessing the existing lane.

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

5. **APPLICATION BY ALFREDO HUESPE FOR REZONING AT 7160 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-223342 - Report: Apr. 14/03, File No.: 8060-20-7518) (REDMS No. 995327, 996248, 996251, 280040, 995298, 995295)

Mr. Erceg reviewed the report with the Committee.

It was moved and seconded

- (1) *That Lot Size Policy 5430, adopted by Council in February 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting Williams Road (as shown on Attachment 4 to the report dated April 14, 2003 from the Manager, Development Applications).*
- (2) *That Bylaw No. 7518, for the rezoning of 7160 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.*

CARRIED

6. **"THE PERLA" PUBLIC ART CALL FOR ENTRY - "THE CORNERS"**

(Report: Apr. 16/03, File No.: 7000-09-20-027) (REDMS No. 995013)

It was moved and seconded

That an allocation of \$25,000 from the 2003 Public Art Program, (contributed by Amacon Developments for the creation of a public art project at "The Perla" development's plaza), be endorsed.

CARRIED

7. **MANAGER'S REPORT**

- (a) Mr. McLellan announced a temporary staff assignment – That Sandy Webster would be the Acting Manager – Zoning while Alan Clark was absent from the City for the next five weeks.

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- (b) Mr. McLellan reported on a number of problems which had arisen with the new Provincial liquor licencing regulations relating to the recent resolutions passed by Council for specific applications to extend the hours of operation. Discussion ensued among Committee members and staff on these problems and the impact to the City. Advice was given that a report would be submitted to the Committee on this matter.
- (c) Cllr. Barnes provided information on a complaint which she received from an individual who had concerns about a development being constructed adjacent to his home. Discussion ensued and information was provided on (i) the process followed by City staff in response to complaints received; and (ii) steps which could be taken to encourage developers to act responsibly. At the conclusion of the discussion, Cllr. Barnes requested staff to advise Council if stricter regulations should be implemented.
- (d) Mr. Erceg reported that development activity for 2003 is high, and is on a par with 2002, and that staff were working with a subgroup of the Richmond UDI Liaison Committee to develop ways to 'fast track' development applications. He advised that a report should be submitted to Committee in July or August with recommendations.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:47 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 6th, 2003.

Councillor Sue Halsey-Brandt
Vice Chair

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