



MINUTES

**PLANNING COMMITTEE**

Date: Wednesday, May 23<sup>rd</sup>, 2001

Place: Anderson Room  
Richmond City Hall

Present: Councillor Malcolm Brodie, Chair  
Councillor Linda Barnes  
Councillor Lyn Greenhill  
Councillor Harold Steves

Absent: Councillor Bill McNulty, Vice-Chair

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, May 9<sup>th</sup>, 2001, be adopted as circulated.*

**CARRIED**

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 5, 2001**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **REGIONAL HOMELESSNESS PLAN FOR GREATER VANCOUVER**  
(Report: April 20/01, File No.: 4057-11) (REDMS No. 360706)

Social and Community Planner Marg Picard, reviewed the report with the Committee. She advised during her review that the deadline for applications to the Federal "Supporting Communities Partnership Initiative" program was June 25<sup>th</sup>, 2001, and as a result, staff were requesting that the recommendation be amended to add the following as Part 2, "*That staff be directed to submit the application for SCPI funding to develop a homelessness strategy for Richmond, following receipt of final comments from the stakeholder group.*"

Ms. Picard indicated that the June 25<sup>th</sup> application deadline made it impossible for staff to submit a further report to Council following the receipt of comments from the stakeholder group.

It was moved and seconded

**(1) That**

**(a) the Regional Homelessness Plan's guiding principles be endorsed, and**

**(b) the Regional Homelessness Plan be endorsed as a working document to guide and co-ordinate the collective efforts of regional, City and Richmond based stakeholders to address and alleviate homelessness in the region.**

**(2) That staff be directed to submit the application for SCPI funding to develop a homelessness strategy for Richmond, following receipt of final comments from the stakeholder group."**

Prior to the question being called, reference was made to the overlap between the City, the GVRD and other municipalities and the Health Board on ways to address the needs of the homeless. In response, information was provided that at the local level, the City would be working closely with representatives of local groups to determine who would be responsible for specific areas.

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

4. **APPLICATION TO RELOCATE A CLASS "D" NEIGHBOURHOOD PUB FROM 8220 LANSDOWNE ROAD TO 6511 BUSWELL STREET.**

(Report: May 11/01, File No.: 8275-04) (REDMS No. 398265)

The Manager, Zoning, Alan Clark, reviewed the report with Committee members.

Mr. Glen Jensen, a 50% owner of the Legends Pub, advised that he was available to respond to any questions which the Committee might have. In response to a question from the Chair, he confirmed that the operation of the facility at its new location would continue with the existing partnership.

It was moved and seconded

**That the application by Legends Neighbourhood Public House to relocate their Class "D" Licenced Neighbourhood Pub to 6511 Buswell Street be supported, and that the Liquor Control and Licencing Branch be advised:**

**(1) of this recommendation; and**

**(2) that the RCMP does not object.**

**CARRIED**

5. **APPLICATION BY KABEL ATWALL FOR OFFICIAL COMMUNITY PLAN AMENDMENT FROM "AGRICULTURE" TO "BUSINESS AND INDUSTRY" AND FOR REZONING FROM "AGRICULTURAL DISTRICT (AG1)" TO "BUSINESS PARK INDUSTRIAL DISTRICT (I3)" AT 20471, 20491, 20511, 20531, 20551, 20571 AND 20591 WESTMINSTER HIGHWAY**

(Report: May 17/01, File No.: 8060-20-7235/7236) (REDMS No. 350985, 394932, 394930)

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

Mr. Kabal Atwall, of 4746 Wyne Crescent, representing Richberry Farms Ltd., explained that (i) the rezoning application was the second stage in the process; (ii) the exclusion of the property from the Agricultural Land Reserve required the registration of a restrictive covenant against the title of the farm property to ensure that the property was retained for agricultural purposes only with no buildings, and he advised that this covenant was in the process of being registered at the Land Titles Office; and (iii) his company was prepared to undertake a traffic study to determine if full signalization of the Westminster Highway/Westminster Highway (south of Highway 91) intersection was required.

In response to questions, Mr. Atwall advised that the businesses in the proposed industrial park would be those permitted within the "I/3" zoning district. He indicated that at this point in time, no firm decisions had yet been made on specific companies. With reference to the provision of access to the industrial park, Mr. Atwall advised that his company hoped to limit access to the site, and to use a system of connected internal roads to provide access to the individual lots.

It was moved and seconded

- (1) ***That No. 7235, to redesignate 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Agriculture" to "Business and Industry" in Attachment 1 and 2 to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.***
- (2) ***That Bylaw No. 7235, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.***
- (3) ***That Bylaw No. 7235, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.***
- (4) ***That Bylaw No. 7235, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.***

- (5) ***That Bylaw No. 7236, for the rezoning of 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Agricultural District (AG1)" to "Business Park Industrial District (I3)", be introduced and given first reading.***

**DEFEATED ON A TIED VOTE**

OPPOSED: Cllr. Barnes  
Steves

**6. MANAGER'S REPORT**

- (a) The General Manager, Urban Development, David McLellan, provided information on a proposal to establish a private school at the former Austin Harris elementary school, and the wish of the proponents that the school be in operation in the Fall of this year. He indicated however that because of the number of issues which had to be resolved before staff could make a recommendation to the Committee, it was doubtful that a public hearing on the proposal would be held before September.

Discussion ensued among Committee members and staff on the proposal and the issues being dealt with by staff, and the plans of the Health Board (current owner of the property) for use of the site in the future.

- (b) Mr. McLellan then reported on a proposal by a fish food manufacturer to move to Richmond and the concerns which staff had about potential air quality problems in the area of the site where the company proposed to relocate (Riverport). He added however that the company also had an alternate site which was currently being reviewed.
- (c) The Manager, Development Applications, Joe Erceg reported that the Land Reserve Commission had approved the homesite severance application submitted by Mr. Gerry Hoi.
- (e) The Manager, Policy Planning, Terry Crowe, advised that Mr. Garry MacLean, Manager, Facilities & Buildings for the School District, wished to meet with City staff to discuss Development Cost Charges rates.

**ADJOURNMENT**

It was moved and seconded  
***That the meeting adjourn (4:32 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, May 23<sup>rd</sup>, 2001.

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Councillor Malcolm Brodie  
Chair

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Fran J. Ashton  
Executive Assistant