



## Planning Committee

Date: Tuesday, June 4, 2002  
Place: Anderson Room  
Richmond City Hall  
Present: Mayor Malcolm Brodie 4:06  
Councillor Bill McNulty, Chair  
Councillor Lyn Greenhill, Vice-Chair  
Councillor Linda Barnes 4:19  
Councillor Sue Halsey-Brandt  
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 Wednesday, May 22, 2002, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 18, 2002**, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

# Planning Committee

Tuesday, June 4, 2002

---

3. **SINGLE-FAMILY LOT SIZE POLICY FOR THE DUNFELL ROAD, DUNFORD ROAD, DUNCLIFFE ROAD AND DUNAVON PLACE AREA, A PORTION OF SECTION 02-3-7.**

**APPLICATION BY SEAN LAWSON FOR A REZONING AT 4771, 4811, 4851, 4871 DUNFELL ROAD AND 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 DUNCLIFFE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A).**

**SINGLE-FAMILY LOT SIZE POLICY FOR GARRY STREET BETWEEN NO. 1 ROAD AND RAILWAY AVENUE, A PORTION OF SECTION 02-3-7.**

**APPLICATION BY SEAN LAWSON FOR A REZONING AT 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A).**

(RZ 01-195507/195511 Report: May 21/02, File No.: 8060-20-7372/7273) (REDMS No. 695042, 279869, 279862, 714236, 714245, 643943, 644816, 712621, 712789, 712653, 712790)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

Mr. Brownlee briefly reviewed the report with particular emphasis on the public information process and survey results, which included the key issues raised by the respondents.

Mayor Brodie joined the meeting.

Mr. Brownlee, in response to a question, provided the information that under the existing policy for the Garry St. area many of the subject properties have the potential to subdivide to an R1/B standard.

During the brief discussion that ensued on transportation issues, Donna Chan, Transportation Engineer, provided the information that a traffic light at Garry St. and Railway Avenue was not warranted at this time. In addition, if all the subject properties were to subdivide, the increase to traffic would still not generate enough traffic to warrant a light.

Mr. Sean Lawson, the applicant, said that he was present to answer any questions or concerns of the Committee. Mr. Lawson recognized that there was debate for both sides of the issue and felt that the Public Hearing process would provide the forum for that debate.

Mr. M. Berg, 4611 Garry Street, said that he supported the applications.

It was moved and seconded

(1) *That the following recommendations be forwarded to Public Hearing:*

(a) *For Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place:*

# Planning Committee

Tuesday, June 4, 2002

---

i) *That Resolution No. PH95/3-10 adopted by Council on March 20, 1995 which adopted Lot Size Policy No. 5458 (Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place) in Section 02-3-7 be rescinded.*

ii) *That the following Single-Family Lot Size Policy be adopted:*

*That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300 and that this policy (shown on Attachment 5) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.*

(b) *For Garry Street:*

i) *That Resolution No. PH96/1-5 adopted by Council on January 15, 1996 which adopted Lot Size Policy No. 5462 (Garry Street) in Section 02-3-7 be rescinded.*

ii) *That the following Single-Family Lot Size Policy be adopted:*

*That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and*

*That properties located at 4771, 4791, 4991, 4107, 4109, 4111, 4131, 4151, 4171, 4191, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and*

*That this policy (shown on Attachment 6) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.*

# Planning Committee

Tuesday, June 4, 2002

---

- (2) *That Bylaw No. 7372 for the rezoning of 4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliffe Road 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.*
- (3) *That Bylaw No. 7373 for the rezoning of 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 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.*

Prior to the question being called it was requested that the recommendation be split in order that each item be dealt with separately.

The question on Item 1(a) was then called, and it was **CARRIED**.

The question on Item 1(b) was then called and it was **DEFEATED** with Cllrs. Greenhill, McNulty and Steves opposed.

The question on Item 2 was then called and it was **CARRIED**.

The question on Item 3 was then called and it was **DEFEATED** with Cllrs. Greenhill, McNulty and Steves opposed.

In response to several expressions of concern raised by members of the gallery, the Chair clarified that should Council agree with the decision of the Planning Committee, the Dunfell/Dunford/Duncliffe/Dunavon application would go forward to Public Hearing but the Garry St. application would not.

Councillor Barnes joined the meeting.

#### 4. MITCHELL SCHOOL

(Report: May 22/02, File No.: 0155-02) (REDMS No. 719842)

The Manager, Policy Planning, Terry Crowe, said that there was no additional information to that contained in the report.

A brief discussion ensued during which encouragement was given to retain a portion of the original building. It was noted that Mitchell School is the last remaining 2-4 classroom school in the City.

It was moved and seconded

*That, as per the report from the Manager, Policy Planning dated May 22, 2002, the Heritage Commission recommendations be implemented by the School Board and City as appropriate, namely:*

- (1) *That the City advise the School District that the City has been unsuccessful in finding an economically sustainable adaptive re-use for the old Mitchell School building;*

# Planning Committee

Tuesday, June 4, 2002

---

- (2) *That the School District be encouraged to properly document the building prior to demolition and make the documentation available to the Richmond Archives; and*
- (3) *That, in considering re-development plans for the site, the School Board and City encourage the developer to incorporate at least one of the oldest portions of the structure, the original 1906 portion of the building and/or the 1922 portion, into new development plans and the City explore the possibility of offering incentives to encourage this.*

**CARRIED**

## 5. DEVELOPMENT APPLICATION FEES

(Report: May 24/02, File No.: 8060-20-7276) (REDMS No. 723795, 559104, 479533)

The Manager, Development Applications, Joe Erceg, reviewed the report and noted that the revised fees have the support of the Urban Development Institute and the Greater Vancouver Home Builders Association. In addition, Mr. Erceg said that the revision of fees as presented would still allow the City to meet its revenue projections as contained in the 2002 budget. The level of development activity was noted to be declining slightly, and it was hoped that the increase to the Development Application fees would counterbalance that decline. In response to questions, Mr. Erceg said that i) the revised fees placed the City in the middle range of fees collected by comparable municipalities. Continued discussion with the Urban Development Institute and the Greater Vancouver Homebuilders Association was anticipated to take place on the issue of fast track applications; and ii) the Development Application fees would be reviewed on an annual basis.

The Development Co-ordinator, Holger Burke, provided the Committee members with Position Paper Examples of the revised fees, a copy of which is on file in the City Clerks Office. Mr. Burke then reviewed the information contained therein.

Ms. Renate Bublick, Associate Executive Director of the Urban Development Institute, thanked the Committee for its referral back to staff on the matter of the Development Application fees. Ms. Bublick also thanked staff for working with the Institute to achieve consensus with it and the Greater Vancouver Homebuilders Association. Ms. Bublick said that the development industry was in a fragile state at present, and indicators of ongoing growth and stability were being sought.

Mr. Peter Simpson, Director of the Greater Vancouver Homebuilders Association, said that he concurred with the comments made by the Ms. Bublick; that he regretted that the Association had not joined the process earlier; that increasing costs were always of concern; that in addition to the good relationship the Association had with staff, the Association was delighted with some of the initiatives that are currently being worked on with staff.

99 E

# Planning Committee

Tuesday, June 4, 2002

---

It was moved and seconded

- (1) *That Development Application Fees Bylaw No. 7276 be amended as agreed to by staff from the City of Richmond and the Urban Development Institute as outlined in the staff report dated May 24, 2002 regarding Development Application Fees.*
- (2) *That Development Application Fees Bylaw No. 7276 as amended, which increases and introduces new Development Application fees, be introduced and given first, second and third reading.*

**CARRIED**

6. **RICHMOND HOMELESSNESS NEEDS ASSESSMENT AND STRATEGY**

(Report: May 17/02, File No.: 4057-11) (REDMS No. 720964)

The Manager, Policy Planning, Terry Crowe, and Rob Innes, Planner, were present. Mr. Innes introduced Mr. Gwyn Simmons, of CitySpaces Consulting Ltd., and Mr. Les McAusland, of the Salvation Army, Richmond House and Steering Committee member. Mr. Innes also recognized those members of the Steering Committee members present in the gallery.

Mr. McAusland provided a brief review of the process that had resulted in CitySpaces Consulting Inc. being chosen as the consultant group of the project that would address the issue of homelessness in the City. Mr. McAusland thanked Mr. Innes for providing leadership for the community driven project that had resulted in the identified strategies to address the needs of the current homeless, and those who will be homeless in the future.

Mr. Symmons provided highlights of the study and then summarized the process as including the development of i) a vision; ii) guiding principles; and iii) an action plan, which includes 5 themes and 12 projects that are pragmatic and doable and will make a difference. Mr. Simmons concluded his comments with the note that the maintenance of, or increase of, affordable housing, including private rental housing, was of great importance.

Mr. Michael McCoy, Executive Director Touchstone Family Association, said that because 80% of social housing in the province has been built in the downtown east side, people continue to be displaced from their community when they cannot be placed in that community.

Mr. David Ray, 25434 Steveston Highway, provided information on the Lalani Housing Cooperative. Mr. Ray also spoke on behalf of the Poverty Response Committee and the Housing Task Force in offering support for the recommendations put forth by CitySpace on the homeless issue. Mr. Ray recognized the sense of community found in Richmond and noted the community partners that could be approached to achieve the goals set forth.

# Planning Committee

Tuesday, June 4, 2002

---

Mr. Alex Bell, of the Richmond Youths Service Agency, said that one of the agency challenges was the loss of youth to downtown resources as once the youth left the community they would be unlikely to return. Mr. Bell said that the agency was looking to develop partnerships for youth housing projects.

It was moved and seconded

*That, as per the report dated May 17, 2002 from the Manager, Policy Planning,*

*(1) Council endorse:*

- (a) The vision and guiding principles to address homelessness in Richmond as identified in the Richmond Homelessness Needs Assessment and Strategy ( see Attachment 4)*
- (b) The Richmond Homelessness Needs Assessment and Strategy, May 2002, as a framework to guide and co-ordinate local efforts to address homelessness in Richmond;*
- (2) The recommendations from the Richmond Homelessness Needs Assessment and Strategy be co-ordinated with recommendations from the Poverty Response Group Report;*
- (3) The Strategy be considered in conjunction with the City's program, service level and budget reviews to determine how it can be best implemented.*

**CARRIED**

## 7. MANAGER'S REPORT

Councillor Steves reported on two chemical tanks on the dockside of the BC Packers site. It was requested that Parks report to the Parks, Recreation and Cultural Services Committee in July regarding i) details of the approved Waterfront Park Plan including details of heritage artifacts that have been incorporated into the park; and ii) what provision was made to provide a tram alignment within the BC Packers site.

# Planning Committee

Tuesday, June 4, 2002

---

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (5:26 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, June 4, 2002.

---

Councillor Bill McNulty  
Chair

---

Deborah MacLennan  
Administrative Assistant