



Planning Committee

Date: Tuesday, June 5, 2007
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard
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, May 23, 2007, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 19, 2007**, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY DAVID J. HO FOR A ZONING TEXT AMENDMENT AT 1231 BURDETTE STREET**
(ZT 07-366344 - Report: May 7/07, File No.: 12-8060-20-8247) (REDMS No. 2227217, 2227112, 2227116)

David Brownlee, Planner, advised that the applicant wishes to add an educational component to the uses of 1231 Burdette Street, but limit the use to industry related training. In response to an inquiry, Mr. Brownlee advised that the industrial units operate only during daytime hours, up to 6:00 p.m., and that the banquet hall facility on site operates no later than 2:00 a.m.

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The applicant, architect David Ho, in response to an inquiry, advised that the planned training of industrial crane operators meets all trade industry and educational standards. He further advised that there would be no concern with regard to noise pollution from the training activities as training is conducted using screened simulations, not actual heavy equipment.

It was moved and seconded

That Bylaw No. 8247, to amend Comprehensive Development District (CD/160) by revising the provisions on use and density, be introduced and given first reading.

CARRIED

4. **APPLICATION BY PARM DHINJAL FOR REZONING AT 11560 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-333519 - Report: May 8/07, File No. 12-8060-20-8249) (REDMS No. 2229548, 2013902, 2230563, 2230566)

In response to a query regarding the preservation of the large Sequoia tree on site, John Irving, Director, Building Approvals, advised that the tree will be retained on the site, and that tree protection fencing will be installed around the Sequoia.

Roland Hoegler, 6560 No. 4 Road inquired whether a soil analysis had been done on the site. Staff advised that no soil analysis on this site has been conducted.

Mr. Hoegler introduced correspondence from the City (on file in the Clerk's Office) addressed to a resident on Saunders Road (regarding AG 06-355496) and a resident on No. 4 Road (regarding AG 07-358609). In response to Mr. Hoegler's inquiry pertaining to soil studies in the No. 4 Road/Williams Road area, Joe Erceg, General Manager, Planning and Development, advised that soil analysis falls under provincial legislation.

A comment was made that at the July 16, 2007 Public Hearing the public would be given an opportunity to express opinions with regard to the change of character in the neighbourhood to this application.

It was moved and seconded

That Bylaw No. 8249 for the rezoning of 11560 Williams 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.

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5. APPLICATION BY JJC DEVELOPMENTS LTD FOR REZONING AT 10271 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-358336 - Report: May 11/07, File No. 12-8060-20-8250) (REDMS No. 2229724, 2230904, 2230908)

In response to an inquiry Cynthia Lussier, Planning Assistant, advised that any buildings constructed on this site in the future would comply with 2.5 storey maximum height as set out as a Bylaw requirement.

It was moved and seconded

That Bylaw No. 8250, for the rezoning of 10271 Williams 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

6. APPLICATION BY ERWIN PLETT FOR REZONING AT 3751 LOCKHART ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 07-367100 - Report: May 14/07, File No.: 12-8060-20-8252) (REDMS No. 2232140, 1081048, 2232140, 2232763, 2232805)

In response to a query regarding the ease and safety with which a resident at the site could access Lockhart Road and Beecham Road by vehicle, Mr. Irving advised that during the Building Permit process the City's Transportation Department would investigate, and ensure that enough space is allowed for vehicles to turn around on site to alleviate the prospect of vehicles backing out of the property and into oncoming traffic.

It was moved and seconded

That Bylaw No. 8252, for the rezoning of 3751 Lockhart Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

7. APPLICATION BY BHUPINDER SEMBHI FOR REZONING AT 10180 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 07-366402 - Report: May 15/07, File No.: 12-8060-20-8253) (REDMS No. 2232991, 2233613, 2233617, 280220)

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It was moved and seconded

That Bylaw No. 8253, for the rezoning of 10180 Railway Avenue from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

- 7a. Councillor McNulty stated that he had been made aware that some residents, who want to use public transit on No. 5 Road, especially on Saturdays and Sundays, have found the bus schedule infrequent and unsatisfactory and have had to use personal vehicles.

Mr. Erceg advised that if a referral was forthcoming on this subject, the staff report would be brought forward to a future Public Works and Transportation Committee meeting.

It was moved and seconded

That the issue of the frequency and consistency of public transit on No. 5 Road, especially between Steveston Highway to the south and Westminster Highway to the north, be referred to staff to review and to examine potential solutions on how to improve public transit along No. 5 Road, especially on weekends.

CARRIED

- 7b. Councillor Howard introduced the idea that the City install its own live webcam on the Olympic Oval site and making website images available by feed for viewing to the general public.

Mr. Erceg advised that Major Project staff could look into the idea.

It was moved and seconded

That Major Projects staff investigate the possibility of the City installing a webcam to feed live webcast images, to the City's website, of the progress of construction at the site of the Richmond Olympic Oval, for viewing by the general public.

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- 7c. Councillor McNulty stated that he had been made aware by a resident of the Hamilton neighbourhood, that there is a concern among Hamilton residents that drivers using McLean Avenue are exceeding the speed limit.

It was moved and seconded

That the issue of traffic calming on McLean Avenue, in the Hamilton area, be referred to staff to review and examine potential measures which could be taken, including the use of speed bumps.

CARRIED

8. MANAGER'S REPORT

- (1) *Affordable Housing* – No report was given.
- (2) *City Centre Plan* – No report was given.
- (3) *Steveston Study* – No report was given.
- (4) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was given.
- (5) *Row Houses* – In response to a query regarding the potential for the development in Richmond of small, row house complexes that would not follow the model of a strata, but would instead involve a free hold arrangement, Mr. Erceg advised that if a developer proposed a free hold row house development that through the City's rezoning application process, Planning and Development staff could assist a developer with details and the challenges presented by free hold row house developments.
- (6) *Height Restrictions* – In response to an inquiry, Mr. Erceg advised that at a future Planning Committee meeting, staff will give an update regarding the proposed application to the Federal government to address height restrictions in the City.
- (7) *Green Building Code* – John Irving reported that in February 2007 the Provincial Government announced the development of a new unified BC Green Building Code by early 2008. Led by the Province's Building Policy Branch, the project goals are to (i) identify and remove barriers for green buildings within provincial codes and regulations, and (ii) to identify and propose new provisions for green buildings regulation.

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Mr. Irving stated that a public consultation process is underway and the BC Building Policy Branch is seeking input on how to assist with green building technologies so that they have the maximum potential to be realized. The City of Richmond is actively communicating with the Province during this consultative process.

Discussion ensued. In response to queries, Mr. Irving advised:

- with regard to the idea of recycling building materials from demolished structures, the Province has not indicated it is looking into that idea, but City staff is preparing a report on the idea, and the report will include information on whether it can legally use the demolition process to require a recycling plan, among other related topics;
- one focus of the BC Green Building Code project is water conservation, especially reducing water use through low-consumption fixtures; the City is providing comment to the Province with regard to the use of dual flush toilets; in addition City staff is preparing a report on rainwater use;
- during the Province's consultative process the City can comment on the question of green roofs; there is nothing in the current Building Code that presents barriers to anyone initiating green roofs.

- (8) *Modernization Strategy* – Mr. Irving reported that the Building Policy Branch in the BC Office of Housing and Construction Standards is arranging regional meetings to discuss a proposal to change how the BC Building Code is applied and enforced.

Quality of trades is a wide concern in the industry, but the Modernization Strategy will not be addressing this issue. One goal is the province-wide consistency and application of the code.

Another area the Building Policy Branch hopes to clarify through the discussion process is the required inspection of public buildings under construction in rural areas and of high-risk area of buildings generally.

City staff is looking at developing a code that oversees gas and electric inspections, but that the City's process wouldn't go as far as the province's process.

In conclusion, Mr. Irving stated that City staff is monitoring the discussion process, and its outcome.

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- (9) *BC Safety Authority* – In response to a query regarding the implementation in Richmond of the BC Safety Authority Mr. Irving reported that the Authority has discovered that in order to meet an adequate level of inspections it has to increase its staff.

Mr. Irving stated that the BC Safety Authority undertakes major gas inspections, and all electrical inspections, while City staff undertakes residential inspections. He advised that the implementation of the BC Safety Authority activities in Richmond have gone smoothly.

Mr. Irving stated that City staff would present Council with a memo outlining in further detail the subject of the BC Safety Authority.

A concern was expressed that the Province should hear feedback from the City with regard to the implementation of the BC Safety Authority, especially because the Province is currently undertaking a review of the Green Building Code.

In response to this concern, Mr. Irving advised that the City is providing considerable feedback to the Province and that in addition, the Regional Permits and Licenses Committee, an entity comprising professionals in the field, and a Committee on which he sits, has also provided much feedback to the Province.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:36 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 5, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk