



Planning Committee

Date: Tuesday, June 17th, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair 4:01 p.m.
Councillor Linda Barnes – 4:01 p.m.
Councillor Rob Howard
Councillor Harold Steves
Mayor Malcolm D. Brodie
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, June 3rd, 2003 be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 8th, 2003**, at 4:00 p.m. in the Anderson Room.

Cllrs. Linda Barnes and Sue Halsey-Brandt joined the meeting – 4:01 p.m.

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DELEGATION

3. **MS. EVELYN FELLER, ON BEHALF OF THE ADVISORY COMMITTEE ON THE ENVIRONMENT, TO PROVIDE A PROGRESS REPORT ON THE COMMITTEE'S REVIEW OF THE LAST STATE OF THE ENVIRONMENT REPORT.** (4425-07-01 1022104)

Ms. Evelyn Feller and Mr. Gordon Kibble from the Advisory Committee on the Environment (ACE) were present. The midterm report prepared by the Advisory Committee on the last State of the Environment report was distributed prior to the meeting, a copy of which is attached as Schedule 1 and forms a part of these minutes. Ms. Feller then reviewed the information contained in the report.

A brief discussion then ensued that included the following:

- the City remained ahead of other municipalities in water consumption. Additional water strategies to address this are being developed;
- Mr. Kibble stated that ACE was delighted in the return of Ms. Feller, who had brought the State of the Environment Report into fruition;
- the staggering amount of electronic waste, much of which is sent to China for disassembling;
- the receipt of the Partners for Climate Change report would provide an indication of the key emission sources in the City that effect air quality; and
- whether any work was being undertaken on non-polluting busses.

The delegates received numerous commendations from Committee members for their efforts, which included work on the Richmond Airport Vancouver Rapid Transit project.

Ms. Feller acknowledged the valued assistance of City staff members Rob Innes, Margot Daykin, Mike Redpath and Suzanne Bycraft.

URBAN DEVELOPMENT DIVISION

4. **AMENDMENT OF ZONING & DEVELOPMENT BYLAW NO. 5300 TO INCLUDE PLACES OF WORSHIP IN THE DOWNTOWN COMMERCIAL DISTRICT (C7)**

(Report: June 9/03, File No.: 8060-20-7540) (REDMS No. 1020139, 1020241, 1020279)

The General Manager, Urban Development, David McLellan, was present, and, in response to correspondence received on the matter, a copy of which is attached as Schedule 2 and forms a part of these minutes, from Mr. J. Bosa, Appia Group of Companies, said that although he had not been aware of the intricacies of the negotiations undertaken, those negotiations were not relevant to the issue before Committee.

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Further to this, Mr. McLellan said that he could see no downside to providing places of worship in the downtown area, that in fact they would be a welcome addition.

It was moved and seconded

That Zoning Amendment Bylaw No. 7540, to include "Places of Worship" in the "Downtown Commercial District (C7)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY BOB RANSFORD, ON BEHALF OF INDERJEET AND GURDIAL DHA, FOR REZONING AT 7931 MCLENNAN AVENUE FROM AGRICULTURAL DISTRICT (AG1) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F)**
(RZ 03-234414 - Report: June 3/03, File No.: 8060-20-7536/7537) (REDMS No. 1017803, 1018015, 1018036, 1017536, 1018025)

The Manager, Development Applications, Joe Erceg, was present and said that staff's recommendation to deny the application was based on the application's inconsistency with existing policy. In response to a question, Mr. Erceg referred to a recent change to the Zoning Bylaw that had reduced the amount of time required before an application could be reconsidered from five to one year. Mr. Erceg then said that this application was last denied in November 2001, thereby fulfilling the one year requirement, but was otherwise the same application.

It was moved and seconded

That:

(1) *Bylaw No. 7536, which would:*

(a) *redesignate 7931 McLennan Avenue from "Agriculture" to "Residential", and*

(b) *include a definition for "Residential",*

in the McLennan Sub-Area Plan of Official Community Plan Bylaw No. 7100, and

(2) *Zoning Amendment Bylaw No. 7537 to rezone 7931 McLennan Avenue from "Agricultural District (AG1)" to "Single-Family Housing District, Subdivision Area F (R1/F)",*

each be introduced and given first reading.

DEFEATED ON A TIE VOTE

Opposed: Cllr. Linda Barnes

Cllr. Sue Halsey-Brandt

Cllr. Steves

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6. **PROPOSAL TO CREATE A NEW SINGLE-FAMILY HOUSING DISTRICT(R1 – 0.6) ZONE**

REZONING APPLICATION BY JASWINDER PS ARORA AND NARINDER SINGH HARA C/O A HARA CONSTRUCTION LTD. AT 4820 STEVESTON HIGHWAY

REZONING APPLICATION BY RORY SUTTER AT 7631 FRANCIS ROAD AND 8980 FOSTER ROAD

(RZ 03-225719/RZ 03-223757 - Report: May 30/03, File No.: 8060-20-7515/7516/7517 x ref 4045-00) (REDMS No. 1016309, 280003, 995046, 993111, 1016846, 1016675, 1016674, 1016640,)

The Manager, Development Applications, Joe Erceg, briefly reviewed the report.

It was moved and seconded

- (1) *That Bylaw No. 7515, which creates a new Single-Family Housing District (R1 – 0.6) for lots which front a section line road and where provisions have been made for access to a lane, be introduced and given first reading.*
- (2) *That Bylaw No. 7516, for the rezoning of 4820 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E)” to the new “Single-Family Housing District (R1 – 0.6)” zone, be introduced and given first reading.*
- (3) *That Lot Size Policy 5418 for the Foster Road and Francis Road area, (adopted by Council in September 1989), be forwarded to Public Hearing with the amendment to exclude the four (4) properties fronting Francis Road.*
- (4) *That Bylaw No. 7517, for the rezoning of 7631 Francis Road and 8980 Foster Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to the new “Single-Family Housing District (R1 – 0.6)” zone, be introduced and given first reading.*

CARRIED

7. **APPLICATION BY HOTSON BAKKER ARCHITECTS FOR REZONING AT 14791 STEVESTON HIGHWAY FROM ATHLETICS AND ENTERTAINMENT DISTRICT (AE) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/134)**

(RZ 03-234655 - Report: June 6/03, File No.: 8060-20-7370/7371/7533/7534) (REDMS No. 1011970, 725293, 777999, 1015125, 1015146, 1015086)

The Manager, Development Applications, and Janet Lee, Planner, were present.

The following information was included in the discussion on the project that ensued between Committee members and staff, that:

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- the developer had agreed to a \$43,000 contribution that would allow for the development of the trail that would provide a connection to the City-owned Park located to the north of the subject property;
- developer had agreed to an advance payment for the road component of the applicable Development Cost Charges to be collected. A suggestion was made that the Capital Team look at applying this funding to the Steveston Highway Overpass Upgrade as part of the Capital Program in conjunction with information being provided by the Treasurer;
- legal opinion had been received that indicated that GVRD approval of the application was not required;
- the development of an area plan would include the definition of a specific area and would identify the best land uses and services for the area, including what environmental protection would be required. A public consultation process would also be included. The General Manager, David McLellan, gave advice that an area plan would also give more certainty to the development potential of the remainder of the area in addition to providing a better definition of other services, such as the future connection of the temporary sewer system to the City system; improved waterfront access and improved connections of the waterfront to other recreational facilities;
- a restrictive covenant placed on individual titles was considered the most practical method of providing notice to potential purchasers that noise issues could exist;
- recent discussions with CN Rail had indicated that although shunting would not occur adjacent to the subject property, the possibility existed that 2 to 3 rail lines could be located there;
- a written request to the City for a road crossing right-of-way would be required from CN Rail at which point conditions could be set;
- the Ministry of Water, Land and Air Protection controls the permitting system for the private sewage system. An amendment to the permit would be required in order to add residential uses. In addition, the holder of the licence would be responsible for the financial security that would be required to ensure immediate remediation of any problems that could arise.

Councillor Barnes left the meeting during the above discussion – 4:55 p.m.

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Mr. Bob Ransford, who was accompanied by Mr. Norm Hotson and Mr. Stefan Leroy, Hotson Bakker Architects, and Mr. Chris Philips and Mr. Joseph Fry, landscape architects, gave an expansive overview of the project. The 'Summary Briefing Notes' distributed by Mr. Ransford are attached as Schedule 3 and form a part of these minutes.

Mr. Hotson and Mr. Frye, with the aid of an artists' renderings, a site plan, sections and other material, then provided a further review of the project that included the following:

- changes to the project since the last presentation included a widening of the walkway to 4.5m; a reorientation of the project to a marina theme/concept; the introduction of a larger moorage facility; the introduction of dry storage racks; the introduction of a small pier for use as a launching pier; the introduction of a retail component within the port building; the relocation of the dormitory to the south end into the more public part of the project; the addition of underground parking in order that parking requirement be met on-site; the elimination of on-site day care; a redistribution of residential use that lowered the number of rental units and increased the condominium count; the provision of a public access and parking at the north end of the project in the area of the public park; a contribution to the potential extension of the walkway to the park area; and, the elimination of the overhead walkway;
- the identification of the publicly accessible space along the waterfront which would include courtyards that carry the theme of indigenous landscaping;
- the plans for a plaza and pier at the end of Steveston Highway;
- the typical street tree and sidewalk proposal for the roadway.

In response to questions, information was also provided that the plan called for the float to be 100 ft. long, which would require major securing, and that the landscape plan would be similar in theme to that of the Britannia Shipyard, an open space of lawns combined with areas of native plantings.

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

It was moved and seconded

- (1) *That Bylaw No. 7370 and Bylaw No. 7371 be abandoned;*
- (2) *That Official Community Plan Amendment Bylaw No. 7533, to amend Official Community Plan Bylaw No. 7100, to allow limited residential uses in Riverport, amend dwelling unit capacity distributions, and redesignate 14791 Steveston Highway;*

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- (a) *From "Commercial" to "Mixed Use" in Attachment 1 to Schedule 1, and*
- (b) *From "Commercial" to "Limited Mixed Use" in Attachment 2 to Schedule 1,*
be introduced and given first reading.
- (3) *That Bylaw No. 7533, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District (GVRD) Solid Waste and Liquid Waste Management Plan;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (4) *That Bylaw No. 7533, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (5) *That Bylaw No. 7534, for the rezoning of 14791 Steveston Highway from "Athletics and Entertainment District (AE)" to "Comprehensive Development District (CD/134)", be introduced and given first reading.*
- (6) *That no additional residential development be approved in the Riverport Area until an Area Plan for this area is completed.*

The question on the motion was not called as discussion ensued on the merits of Part 6. As a result of the discussion it was agreed that the above motion would be **WITHDRAWN** and that Parts 1 thru 5 of the recommendation would be dealt with separately.

It was moved and seconded

- (1) *That Bylaw No. 7370 and Bylaw No. 7371 be abandoned;*
- (2) *That Official Community Plan Amendment Bylaw No. 7533, to amend Official Community Plan Bylaw No. 7100, to allow limited residential uses in Riverport, amend dwelling unit capacity distributions, and redesignate 14791 Steveston Highway:*
 - (a) *From "Commercial" to "Mixed Use" in Attachment 1 to Schedule 1, and*
 - (b) *From "Commercial" to "Limited Mixed Use" in Attachment 2 to Schedule 1,*
be introduced and given first reading.
- (3) *That Bylaw No. 7533, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*

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(b) the Greater Vancouver Regional District (GVRD) Solid Waste and Liquid Waste Management Plan;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

(4) That Bylaw No. 7533, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

(5) That Bylaw No. 7534, for the rezoning of 14791 Steveston Highway from "Athletics and Entertainment District (AE)" to "Comprehensive Development District (CD/134)", be introduced and given first reading.

CARRIED

It was moved and seconded

That an Area Plan be undertaken for the Riverport Area.

CARRIED

Opposed: Cllr. McNulty

It was moved and seconded

That staff report on the appropriate timing of an Area Plan for the Riverport Area.

CARRIED

Mayor Brodie left the meeting – 5:45 p.m.

8. **APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9091 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 03-232826 - Report: June 2/03, File No.: 8060-20-7535 x ref 4045-00) (REDMS No. 1017243, 2S0044, 1017209, 1017226, 1017669, 1017674)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

Mr. and Mrs. U. D'Odorico, 9131 Steveston Highway, cited their concerns relating to the location of the back lane and the temporary access to that lane; the requirement for a 6m dedication; the potential crime that would result from the development of the lane; the traffic that would use the lane; and, the collection of garbage from the lane. A letter submitted by the D'Odorico's is attached as Schedule 4 and forms a part of these minutes.

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Mr. D. Johnson, 9551 Ryan Crescent, expressed his concerns relating to a lane being located across half of the back of his property; the possible exacerbation of an existing rodent problem; and the increased traffic and noise that would result from the development.

Mr. S. Minhas, 9531 Ryan Crescent, questioned whether an existing 6 ft. fence at the rear of his property could be increased in height. It was determined that a site visit would be made by staff to assess the situation due to the differing elevations involved.

It was moved and seconded

- (1) *That Lot Size Policy 5450, (adopted by Council in April 1992), be forwarded to Public Hearing with the amendment to exclude those properties fronting Steveston Highway (as shown on Attachment 5 to the report dated June 2, 2003 from the Manager, Development Applications).*
- (2) *That Bylaw No. 7535, for the rezoning of 9091 Steveston Highway 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

9. **APPLICATION BY HENRY KOLKMAN FOR REZONING AT 5451 WALTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 03-232003 - Report: May 27/03, File No.: 8060-20-7532) (REDMS No. 1013595, 280104, 1014552, 1014598)

The Manager, Development Applications, Joe Erceg and Jenny Beran, Planner, were present.

It was moved and seconded

That Bylaw No. 7532 for the rezoning of 5451 Walton 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

10. **MANAGER'S REPORT**

There were no reports.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:15 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 17th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

Midterm report on what has happened since the publication of the 2001 SOE report.

- The purpose of this presentation is to report on some of the initiatives that have occurred since the publication of the report and on issues that we need to focus our efforts.
- Since the 2001 there have been a number of programs implemented that either will impact on the indicators identified in the SOE report or improve the information base for our decision making. Examples are:
 1. B-line
 2. The new report on the status of ESA's
 3. Agricultural Viability Study
 4. Partners for Environmental Protection Identification of CO2 sources.
 5. Environmental Management Strategy. SOE results are used here.
 6. Piloting water metering programs to get information that will help reduce water wastage.
 7. Water Conservation program introduced in elementary schools
 8. Richmond Trails Strategy.
 9. Urban Forest Initiative.
- Key themes of the last two years to a greater extent have been transport and associated environmental issues like air quality and protection of habitat and natural areas.
- An important fact to keep in mind is that many of our environmental problems are related to growth and that between 1997 and 2001 the population of Richmond grew by 10000 people and the same growth will continue to 2005. Growth management is an important issue.

Transport.

1. Council should be congratulated for their efforts and supported by the community to bring rapid transit to the city.
2. The dream of rapid transit may take a number of years to realize and in the mean time interim plans particularly to improve transit use with-in Richmond must be addressed.
3. Citizens and Council must continue to critically analyse all aspects of the RAV issue and advocate for the options that are both economically and environmentally sustainable.
4. Public Education through the media is critical to reduce car dependence. More work must be done in schools and work places to get people out of their cars. There was an increase in vehicle registrations per 1000 people in Richmond. Transit use declined.
5. Cycling path development and promotion should continue. Targets should be established and budgets dedicated. Targets were exceed in the last report and 39 kms of cycling route development is planned for

the next five years. We need to explore barriers to cycling in Richmond. A similar approach should be made to increasing the kms of pedestrian friendly streets.

- 6. The OCP should still have a vision of concentrated development and proposals such as River-port should be discouraged. Development should occur along transit corridors.**

Environmentally Sensitive Areas, Tree and Habitat Protection

- 1. It will be important when the new ESA report is released that ACE, staff and council carefully analyse the report and use this information to effectively protect sensitive areas and develop restoration programs significant habitat losses have occurred.**
- 2. The proposal to gain formal protection of Shady Island should become reality. At the moment options such as a crown grant are being explored.**
- 3. Tree protection strategies should be made stronger.**
- 4. A system for tracking trees gained and lost should be implemented.**
- 5. Habitat is more than trees and protection of shrubs and bush areas should occur.**
- 6. Concepts such as connectedness and reduction of fragmentation should be part of habitat protection criteria.**
- 7. Developers should indicate what tree loss and gain will be and replace lost trees.**

ACE makes the following recommendations regarding other indicators in the SOE report.

Fraser River Water Quality

- 1. New monitoring and research data has been produced by FREMP since the publication of the SOE report. This data should be examined by ACE and staff and its implications acted on.**
- 2. Specific hot spot areas and problem pollutants in Richmond should be dealt with.**
- 3. The upgrades to Annacis and Lulu Island have been effective in dealing with specific pollutants. Council should continue to lobby for the upgrading of Iona STP**
- 4. Monitoring and research work on the river should be continued and supported. The work of the research done under FRAP (Fraser River Action Plan) should continue.**

Air Quality

1. The data produced by the Partners for Climate Change initiative should produce data regarding green house gas emissions. This data should be analysed by ACE , staff and council and strategies to reduce emissions should be developed.
2. As a municipality we should take responsibility for our share of meeting GVRD air quality targets and monitor program effectiveness in meeting these targets.

Waste Management

1. Council should expand our successful programs that have resulted in recycling of 50% of waste generated in single family homes to multi-family, light industrial and commercial buildings.
2. As a community we should promote more re-use , return and other recycling initiatives.
3. Opportunities for reduction of e-waste should be explored and implemented. ACE and staff are researching this area.

Today I have highlighted the key issues that emerged in our deliberations. We also have some recommendations around energy conservation, parkland and agricultural land but chose to bring the above to your notice. These will follow at a later date.

ACE acknowledges the work of council and staff for their initiatives in the area of environmental protection. As a committee we have considerable work ourselves in :

1. Educating the public about this work and getting greater community participation in environmental protection.
2. Understanding some of the causes and trends in the SOE.
3. Refining and developing some of the indicators in the report.



To: Chair Mc Nutty
and members of
Planning Committee
CITY CLERK
8060-20-7540

June 17, 2003

City of Richmond
6911 No. 3 Road,
Richmond B.C.
V6Y 2C1

Attention: Mr Richard McKenna – Municipal Clerk

Dear Sirs:

Re: 8160 Lansdowne Road, Richmond

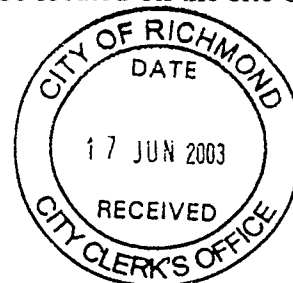
We are writing in response to David McLellan’s letter to us dated Friday, June 13, 2003 (which we received yesterday), in which he advised us that staff would be recommending to the Planning Committee that Zoning Amendment Bylaw No. 7540, to include “Places of Worship” in the Downtown Commercial District (C-7), be introduced and given first reading.

We are providing this letter for today’s meeting of the Planning Committee, with respect to item 4 on its Agenda.

For a number of reasons that are set out below, we would ask that the Planning Committee postpone its consideration of Bylaw No. 7540 until it receives a more complete and balanced report that will allow the Committee to consider all the relevant policies and issues with respect to this matter. In this regard, we note that:



1. in response to an issue relating to a single site, the report recommends a long term and general solution (being that Churches be generally allowed forever in the C-7 zone) without speaking to the long term impacts of that general change;
2. the report does not mention that the lease at issue is short term only, or that the intent of the parties to the lease was that the church be located on the site only on an interim basis;



3. the report does not mention our proposed development on the site, even though it has been in process for some time and has been supported to date by the Planning Department;
4. the report does not mention the various discussions between representatives of the City and Appia or what the City has told Appia, in the context of the development, about the Church;
5. the proposed bylaw would impact the dealings between the parties while negotiations between them are underway, when the City said that it would not do that;
6. for a rezoning to be rushed through in an unbalanced process sends a negative message to the development community, in that a bylaw for a development would not be prepared and presented to the Planning Committee in such a hasty manner as this bylaw.

These matters are set out in more detail below.

Our involvement

As you may not be aware, we are in the process of acquiring the above referenced site for redevelopment for multiple family residential (270 units in two high-rise buildings and one mid-rise building). Preliminary concept plans of this proposed development were reviewed favourably by the Planning Department in January 2003.

Church demands

The site is occupied by four tenants. Three of the leases contain cancellation clauses enabling the landlord to cancel the leases at any time. The fourth lease, with the Four Square Gospel Church of Canada, also contains a cancellation clause, which the landlord can exercise any time after September 2007. This lease was never intended by either party to be long term.

Prior to the Church holding its first service in the premises, the landlord approached the Church to inquire about the possibility of reaching an agreement for early termination of the lease in order to accommodate the sale of the property to us. We were told that the landlord made a substantial offer, in excess of \$150,000, in exchange for the Church agreeing to vacate early. No commitments were made by the Church, but in conversations with the landlord, and subsequently in conversations with us, the Church indicated a willingness to make an agreement. Mr. Bob Deritter, who is an employee of the Church, told us that the Church was willing to be flexible, and "could move back into the school" which it had previously occupied.

Subsequently, the Church retained the services of a consultant to advise them on this matter. After several months, the consultant produced a letter requesting \$900,000 as compensation for the Church's cooperation. A copy of the consultant's letter is attached

for your review. Considering that the Church presently pays less than \$50,000 per year in annual rent, we view this request to be excessive.

The City's advice to us

As part of our due diligence investigations in relation to our purchase of the property, we contacted the City zoning department to confirm the current uses on site, and to inquire about other sites that could accommodate the Church. We spoke to Kim Burns in the zoning department who advised us, emphatically, that churches are not permitted in the C-7 zone. Subsequently, that advice was confirmed in writing on May 15 by Bruce Murray in the zoning department (copy attached) and was confirmed to the church in another letter from Bruce Murray dated June 3 (copy attached). We then contacted Dal Benning in the bylaw enforcement department, who advised us that the City preferred to have matters like this resolved through civil action rather than bylaw enforcement action. He suggested that a private investigator could be used to confirm an illegal use, and that the landlord could then take civil action under its lease.

Planning Report of June 9, 2003

David McLellan's report to the Planning Committee dated June 9, 2003, in support of the proposed zoning amendment bylaw to include "Places of Worship" in the C-7 zone, does not tell the full story, it merely reflects the position he set out to the church in his conflicting letter of June 3 (copy attached). It states that a landlord is using the bylaw to expel a Church from its current location. We are not the landlord and cannot comment on the landlord's actions, but City staff clearly encouraged us to pursue such a course of action if we were to become the landlord. Furthermore, given the efforts that have been made to reach an accommodation with the Church, and its election to exploit this situation for maximum financial gain, this is hardly a case of heavy handedness by a landlord. The proposed amendment to the zoning bylaw would be very prejudicial to us as buyers of this property, and would be contrary to the advice given to us repeatedly by City staff.

Furthermore, the report does not address in any way the effect that the proposed general change to the C-7 zone would have on the city centre or the zoning bylaw. Nor does it consider whether such a general amendment is necessary or desirable in the circumstances, or mention or consider our proposed development for this site. In summary, this matter is much more complex than is presented in the staff report and involves a number of policy and planning considerations that are not dealt with in the report.

Proposal for Proceeding

We have been and remain open to a reasonable settlement with the Church.

The issues here are complex and the resolution of them requires cooperation and compromise on the part of the landlord, ourselves, the City and the Church.

We have no doubt that a resolution can be reached if the parties involved consider the issues in light of all the relevant facts. Perhaps, even, the City could play a part in reaching a reasonable settlement, for example, by making City owned property available for short term use by the Church.

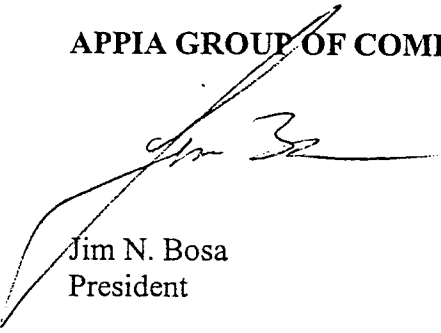
The situation is not such that it is necessary to proceed in a hasty manner.

As a result, for all the reasons set out above, we are requesting that the Planning Committee postpone its consideration of proposed Bylaw No. 7540 until such a time as it has more complete information as to the various issues and policy matters involved, and make a more fully informed decision.

We thank you for your consideration, and request your earliest reply.

Yours truly,

APPIA GROUP OF COMPANIES



Jim N. Bosa
President

cc: Cllr. Bill McNulty
Cllr. Sue Halsey-Brandt
Cllr. Linda Barnes
Cllr. Rob Howard
Cllr. Harold Steeves
Mr. Joe Erceg
Mr. David McLellan

*Aandahl
Construction
Company*

4525 FREMONT AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55409
TELEPHONE: 612.822.8866
FACSIMILE: 612.822.8833

LICENSE #20170423

May 16, 2003

Mr. Jim Bosa
President
Appia Group of Companies
103-4430 Halifax Street
Burnaby, B.C. V5C 5R4

Dear Mr. Jim Bosa,

Thank you for meeting with Pastor Shawn Vandop, Mr. Bob deRidder and myself on May 13, 2003. As you are aware, the subject church has now become well established in their new Richmond premises. Their attendance numbers are growing and the church ministry is excelling. The current facility provides the church with an excellent space and location in which to grow the church membership. There is also plenty of time left in the existing lease (over 4 years) to plan and prepare for the eventual move to a new facility.

Of note is the fact that several months ago, the Beedie Group's representative approached the church and asked them if they would consider moving out of the current premises. Various phone calls and letters later, the church was offered \$200,000 to move out. The church did not accept the offer as the offer was not enough to cover the basic out of pocket expenses which the church had incurred in moving in and renovating the subject space. However, from the start, the church has shown willingness with the Beedie Group, and subsequently with yourselves, to come to some mutually acceptable compromise to vacate the subject premises. To that end, the church has hired myself to assist with the negotiation. For several weeks I have researched the leasing market in Richmond to try and find a comparable facility for the church.

The research has confirmed the following. First, the current facility the church occupies has an outstanding location, fully equipped with great accessibility to main roads and ample parking for all who attend the church. Second, the current lease rate for commercial property is very low. Any comparable, well situated, commercially zoned space with the same locational features would cost more to rent and would likely need a lot more renovation prior to the church occupying it. At present, some commercial spaces are asking upwards of \$20-\$22 per square foot.

At this time, we have not found any specific, comparable or feasible options or alternative facilities into which the church could move. Therefore, it is very difficult to

give a target amount to you with respect to a move-out settlement but we have tentatively compiled the following financial scenario.

Recovery of renovation costs for the existing facility: \$150,000

Moving costs: \$30,000

Potential realtor's fee: \$15,000

Consultant's fee: \$30,000

Difference between the current lease rate @\$9.50/sq ft and a potential target rate of \$18/sq ft equals \$8.50/sq ft x 6,008 sq ft x 3.4 years: \$173,631

Incremental cost of renovation for new facility and payment of rent on both facilities for three months while the new space is being renovated: \$100,000

Total before good will: \$503,631

Good will: \$396,369

Total settlement: \$900,00

Note, the goodwill amount relates to the following issues:

1. potential locational compromise
2. asking the church membership to renovate a new facility when they just finished the arduous task of renovating the present facility
3. possible loss of membership due to insecurity caused by moving again so soon
4. church ministry disruption
5. possible loss of the superior accessibility features of the existing space during the initial phase of building the church membership
6. community perception of instability due to the move
7. zoning limitations for churches greatly narrow leasing possibilities
8. head office approval considerations
9. church membership approval deliberations and approval requirements
10. significant increase in the work required by the pastoral staff to orchestrate another move for the church membership of approximately 150 and more people

We respectfully ask you to consider our problems, issues and settlement request and for you to get back to me with your comments and questions at your earliest convenience.

Sincerely,


Shesh W. Aandahl



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Fax Cover Sheet

To:	Name: Richard Weir Company: c/o Appia Developments Ltd. Phone: 604-294-0666.	File: Zoning Enquiry Date: May 15, 2003 Fax: 291-9120
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From:	Department: Urban Development Division Name: Bruce Murray Supervisor, Zoning & Permits Centre	Phone: (604) 276-4085 Fax: (604) 276-4177
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If you have any problems with this fax, contact Bruce Murray at (604) 276-4085

Total no. of pages, including cover sheet: 3
 Mailed original to follow: No
 in response to your request

Message:

Regarding 8160 Lansdowne Road which is zoned Downtown Commercial District (C7)
(see attached excerpt from Zoning and Development Bylaw No. 5300 regarding uses)

There were two recent permits for minor interior alterations to create two offices, a work room and a reception area and another permit for a sanctuary/classrooms. Under the permitted uses the please refer to Assembly & Public Use.

The definition of Assembly is as follows;

"Assembly" means the use of land by gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink; but specifically excludes commercial uses.

"Assembly" does not include Places of Worship or Private Schools.

No religious services or religious private schools associated to places of worship are permitted in this zone they would only be permitted in Assembly District (ASY).

If you require clarification do not hesitate to call.

CC: Dal Benning – Bylaw Liaison Officer 604-276-4079



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

Urban Development Division
Fax: (604) 276-4177

June 3, 2003
File: Zoning

Dear: Occupant (Richmond Christian Fellowship)

Re: 8160 Lansdowne Road

I have received a complaint regarding the use of the property located at 8160 Lansdowne Road which is zoned Downtown Commercial District (C-7) which is a ledge to be currently used as Place Of Worship for religious services or religious private school. If the complaint is valid your current use would be in contravention to the City of Richmond's Zoning & Development Bylaw No. 5300. There were two recent permits for minor interior alterations to create two offices, a work room and a reception area and another permit for a sanctuary/classrooms. Under the permitted uses please refer to Assembly & Public Use.

The definition of Assembly is as follows:

"Assembly" means the use of land by gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink: but specifically excludes commercial uses.

"Assembly" does not include Places of Worship or Private Schools.

No religious services or religious private schools associated to places of worship are permitted in the C-7 zone they would only be permitted in Assembly District (ASY).

If you require further clarification, or have any questions, please do not hesitate to fax your response within 10 days of this letter to confirm compliance with the permitted use at this site.

Yours truly,

Bruce Murray – Supervisor, Zoning/Signs and Permit Centre

BSM:bsm

Enc.

137

CC: Dal Benning – Bylaw Liaison Officer (604) 276-4079

The Beedie Group – Mr. George Hayhoe fax: (604) 432-7349



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

June 3, 2003
File: 4430-03-03

Urban Development Division
Fax: (604) 276-4177

Shawn Vandop, Pastor
Richmond Christian Fellowship
8160 Lansdowne Road
Richmond, B.C.
V6X 1B9

Dear Sir:

Re: **Downtown Commercial District (C7) Zoning**

This is to acknowledge the receipt of and to respond to your letter dated June 2, 2003.

As you have indicated, the property at which you are located (8160 Lansdowne Road) is zoned Downtown Commercial District (C7).

This zone specifically permits "assembly" use, which is defined as meaning "the use of land by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes".

On this basis, the City granted you the necessary Permits to use the subject property for your church and views you to be in compliance with our Zoning & Development Bylaw.

The fact that the Downtown Commercial District (C7) zone does not specifically permit "place of worship" (because the "assembly" definition excludes "places of worship or private schools") is an oversight.

City staff are very supportive of the location of churches (whether they be called an "assembly" use or a "place of worship") in the Downtown Commercial District (C7) zone.

Please let me know if this continues to be a source of disagreement between your fellowship and the landlord.

Yours truly,

David McLellan
General Manager, Urban Development

DJM:hb



RIVERPORT LANDING: AN OPPORTUNITY FOR THE CITY OF RICHMOND

SUMMARY BRIEFING NOTES

CONTEXT

- This proposed development is unlike any other development proposal
- It is about strengthening a long-standing and unique partnership – a visionary public/private partnership-- RIVERPORT.
- It is about adding new facets to an already special mix of urban uses that will compliment each other and strengthen the viability of each of them— all of which are fundamental to the success of that original public/private partnership that was forged at Riverport.
- It is about increasing the viability-- through greater cost recovery-- of public facilities this City made a thirty-year commitment to lease and operate at Riverport.
- It is about putting the final touches on what can truly be a very unique complete community in Richmond-- where people can live, work and play, with a wide-range of recreational, entertainment and employment opportunities at their doorstep.
- It is about opening up a beautiful section of Richmond's waterfront to public access – an area that currently isn't publicly accessible—and adding to Richmond's renowned dyke trail system – plus developing nearly 2 acres of public access park-like areas on the site.

DEVELOPER-FINANCED COMMUNITY AMENITIES

- This development is generating a very unique set of developer-financed amenities for this community-- amenities that will produce long lasting economic and quality of life benefits for the people of Richmond.
- The list starts with a 144-bed dormitory for affordable transient accommodation—unlike anything that exists in Richmond. This facility will allow the adjoining sports and recreation facilities to attract more athletes, helping them become more viable.

- Meeting rooms that will be operated on a non-profit basis and will be available to community organizations, like sports teams.
- A public pier and transient moorage float on the River, opening up new possibilities for river transport – perhaps between Riverport and Steveston.
- A new waterfront public trail of approximately three quarters of a kilometer in length extending right across the front of the City's parkland to the north.
- A series of public plazas, accessible courtyards and riverfront lookouts all generously landscaped and accessible.
- A marina facility with dry-boat storage for thirty boats and a launch facility.
- \$50,000 in cash for the City's childcare development reserve account.
- \$10,000 in cash for the discretion of Council to contribute to public art, childcare or affordable housing.

AFFORDABLE HOUSING

- This development is producing much needed affordable housing for our community.
- Included is a purpose-built rental building with 55 units-- built when no one else is building rental housing in Richmond.
- Affordable waterfront condominium apartment homes—not luxury condos but affordable homes.
- Both forms of housing are designed to appeal to and will be marketed on a priority basis to the 675 people who work at Riverport.

SIGNIFICANT ECONOMIC IMPACTS

- This development will produce a range of impressive economic benefits, which have been quantified in a detailed economic impact assessment. You have copies of that.
- Moreover, this development will strengthen the existing Riverport complex, which in itself is a huge local economic generator.

- At this time when the City is focused on encouraging local economic activity, as is evidenced by the recent appointment of the new Economic Advisory Task Force, I believe it is worth simply summarizing the economic impact of Riverport so that we understand its magnitude and importance.
- These numbers come from a comprehensive economic impact assessment conducted by InterVISTAS Consulting, one of the country's preeminent market research and economic consulting firms.
- InterVISTAS' study concluded that Riverport is a centre of significant economic activity in Richmond, with visitors spending money on and off-site, supporting employment and paying wages year-after-year.
- Riverport ranks near the top of the list of Richmond's largest employers, with our facilities employing 675 full and part-time people, surpassing many other Richmond employers, even many in the high tech sector.
- These jobs equate to 409 FTEs, including 106 people employed in permanent full-time positions and approximately 570 people who work part-time, on-contract or seasonally.
- Approximately 80 per cent of these people live in Richmond and together they earn \$8.1 million annually in direct wages, salaries and benefits.
- Riverport businesses generate \$25 million annually in economic output in Richmond and \$14.5 million annually in value-added contribution to GDP.
- Province-wide, Riverport's impact rises to \$13.2 million in wages, \$24 million in value-added contribution to GDP and \$43.3 million in economic output.
- The seven biggest venues at Riverport together drew an estimated 3,122,500 attendees in 2002, including approximately 12,220 overnight visitors to Richmond. These total attendance figures outstrip Whistler's 2.1 million visitors.
- Our new proposal to develop Riverport Landing-- creating a complete community at Riverport, where people can live, work and play-- will generate significant additional local economic benefits.
- During construction, 258 full-time equivalent jobs will be created, paying \$12 million in wages and benefits. The development will generate \$40 million in economic output and contribute \$15 million in value added contribution to GDP.

- Residents who will live at Riverport Landing are expected to spend \$5.9 million in Richmond annually creating from spin-off activity 72 additional full-time equivalent jobs, generating nearly \$10 million annually in industry revenues or economic output and \$4.4 million annually in value added contribution to GDP.
- New overnight local tourism will be generated as a result of the 144-bed dormitory and it will support the City-operated aquatic centre and ice rinks, creating more business to help with cost recovery, lessening the burden on taxpayers.
- The rental residences, dormitory, condominium apartments, restaurant and marine facilities will create a further 41 FTEs working on-site and generate another 16 FTEs from indirect and induced benefits, with new wages totaling \$1.4 million and economic output totaling approximately \$7 million annually.
- These impressive numbers are hard to ignore.
- No other mixed-use development in Richmond has ever quantified economic impact and few developments would have the kind of special synergy that this one has to generate these kinds of economic benefits – one-time and ongoing.

WHY NOW? WHAT HAPPENED TO THE PREVIOUS APPLICATION?

- Why we are here before Council, after Council supported the last application a year ago?
- As you all know, the City applied to the GVRD to amend Richmond's Regional Context Statement as a result of our last application.
- In an unprecedented move, at a hastily called emergency meeting at the very last minute, the GVRD Board voted to reject Richmond's request.
- Nonetheless, the rezoning and OCP amendment bylaws approved by this Council are still valid and are active.

A SHARED LEGAL OPINION

- City staff subsequently obtained legal advice on the GVRD's intervention and so did we.
- Both legal opinions, commissioned from this province's two most experienced municipal lawyers, concluded that amending the Regional

Context Statement was not necessary in the first place as there is no conflict between the Regional Context Statement and the OCP as amended by the development application.

REFINED PROPOSAL

- In the meantime, we have had an opportunity to refine our previous proposal and respond to issues that were raised last time.
- We also faced current market realities that have transpired over the past year and have now put forward this application, which for all intents and purposes, is similar in effect to the previous application.

STAFF SUPPORT

- The staff report before you analyzes this new application in some detail. The following is an excerpt from the concluding remarks in the staff report:

“The proposed development will create a vibrant experience at the City’s waterfront with the introduction of new limited residential, commercial and recreational uses.

New area residents will help to support existing businesses at Riverport and contribute to its development as a limited sports and entertainment neighbourhood.

Employees of Riverport and nearby employment centers will have new opportunities to live in housing close to their place of work. The new dormitories will help support the sports facilities at Riverport by attracting new users for training and competition.

The proposed development will also provide a range of public amenities that benefit the citizens of Richmond.”

- And the staff report goes on to talk about the waterfront trail and the cash contributions we are making.
- It finally concludes by stating:

“This application represents a unique development proposal for a unique site that is anticipated to become an attractive and desirable waterfront community.”
- That sums it up very well.

THE VISION

- There is some considerable vision behind this plan that started when a past Council first forged the unique public/private partnership that brought Riverport into being.
- This final stage of development will create a unique, vibrant, viable and vital urban tapestry in this area.
- A tapestry weaving together the contextual history of a waterfront site, with its stunning natural attributes, the liveliness and diversity of the neighbouring active recreational, entertainment and leisure opportunities, with urban living in its most sustainable form yet—where at your door-step will be as complete a community as you will ever find in Richmond—one where you can enjoy living, working and playing.

To Planning Committee
June 17, 2003
Re: Item 8

SCHEDULE 4 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING HELD ON TUESDAY, JUNE
17TH, 2003.

JUNE 12, 2003

CITY OF RICHMOND
6911 NO. 3 ROAD
RICHMOND B.C.
V6Y2C1

ATTN: JENNY BERAN, MCIP

RE: RE-ZONING PROPOSAL
FILE # RZ03-232826

WE WOULD LIKE TO GIVE OUR OPINION REGARDING THE LANE WAY THAT IS PROPOSED FOR THE AREA BETWEEN GARDEN CITY AND MORTFIELD GATE.

IT IS A **VERY BIG QUESTION** AS TO **WHY!** DO WE NEED A LANEWAY AT THE BACK OF THESE HOUSES FACING STEVESTON HWY AND BACK OF RYAN CRES.??

AS YOU WILL BE ABLE TO SEE WITH YOUR ARIAL SHOT OF THIS AREA WE ALL HAVE AREAS TO TURN IN OUR DRIVEWAYS INORDER FOR US TO BE ABLE TO DRIVE STRAIGHT OUT.

WHAT WOULD BE THE PURPOSE OF GOING TO ALL THAT EXPENSE FOR THESE FEW HOUSES TO HAVE A LANE **FOR WHAT??**

WHEN WE COME TO THE MEETING ON TUESDAY JUNE 17, 2003 WE WOULD LIKE THIS QUESTION ANSWERED.

OUR HOME IS RIGHT NEXT TO THE NEW PROPOSED DEVELOPMENT ON THE EAST SIDE. WHEN TALKING WITH YOU JENNY YOU RELIEVED SOME OF OUR CONCERNS BUT WE NEED TO HAVE A FEW MORE QUESTIONS ANSWERED AT THAT TIME.SUCH AS FUTURE PLANS THAT WE HAVE TO BE CONCERNED ABOUT WHEN OR IF WE DECIDE TO SELL, MOVE, OR DEVELOP OUR PROPERTY IN THE FUTURE.

YOURS TRULY,

UMBERTO D'ODORICO
JACQUELINE D'ODORICO

9131 STEVESTON HWY
RICHMOND B.C. V7A1M6
PHONE 604-277-3321
WK PHONE 604-275-3321