



Planning Committee

Date: Tuesday, June 22nd, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Sue Halsey-Brandt, Chair
Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Rob Howard
Absent: Councillor Bill McNulty
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 Tuesday, June 8th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 6th, 2004**, at 4:00 p.m. in the Anderson Room.

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3. **REFERRAL ON APPLICATION BY NCL REAL ESTATE MANAGEMENT FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AT 12251 NO. 2 ROAD**

(RZ 03-252028 Report: June 10/04, File No.: 8060-20-7722/7723) (REDMS No. 1230837, 1237193, 1237195, 1237224, 1296381)

Councillor Howard excused himself from the meeting due to conflict of interest (4:04 p.m.).

Mr. Raul Allueva, Director of Development, advised that this item had been referred from the Planning Committee meeting of May 18th, 2004, at which time staff was requested to provide information on the Trites Road Area. He noted that the height of the building was lowered, and the mass shifted to the South, thereby lessening its impact on single-family residences.

Mr. Terry Crowe, Manager, Policy Planning, advised that he had met with developers as well as the Harbour Authority concerning the availability of space and land for light industrial/service industrial uses, and stated that at this time there was sufficient land available. He stated that a report will be brought to Committee in the near future.

In response to a query from Committee, Mr. Allueva, Director of Development, advised that the separation of the building from adjacent houses had been increased to 34' which would result in less shadowing than would be the case if townhouses were developed on these lots.

Mr. Peter Withers, applicant, introduced the team of Pat Fruer, Sheldon Chandler and Chris Block and briefly stated that to lessen the impact of shadowing, he had pulled the building back 34' from the property line, as well, the height of the first floor had been reduced, and the length of the north facing wall had been reduced by bending the building south on both the east and west sides.

Ms. Jennifer Nakai, 5620 Moncton Street, stated her concerns about the inappropriate location for this development. She stated that there were a number of neighbourhood residents at the meeting and asked that they indicate by a show of hands whether they approved the location of the building. It was unanimous that they did not. With the aid of location photographs, she advised that the development would shadow her property thus impacting its value and the quality of her life.

Mr. Greg Rafter, 5074 Moncton Street, stated his concern about the height of the building when compared to single-family houses in the area. He advised that this would negatively impact the value of his property and the quality of his life.

Mr. Withers, the applicant, advised that the development would have an articulated roofline to lower its "presentation wall" thus effectively reducing the height of the building.

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Committee requested that the developer meet with residents concerning the shadowing issue and its effect on their properties, prior to the July 19th, 2004 Public Hearing meeting.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7722, to redesignate a portion of 12251 No. 2 Road from "Industrial" to "Multiple Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 7722, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7722, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7723, for the rezoning of a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/84)", be introduced and given first reading.*

CARRIED

Mayor Brodie left the meeting at 4:50 p.m.

Councillor Howard returned to the meeting at 4:52 p.m.

4. **APPLICATION BY RAJINDER TAKHAR FOR REZONING AT 5988 RIVERDALE DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 04 -255365 - Report: May 25/2004, File No.: 8060-20-7743) (REDMS No. 1292768, 280098, 1197468, 1293102, 1294415, 1294416 ; xr 4045-00)

It was moved and seconded

- (1) *That Lot Size Policy 5456, adopted by Council in July 1994, be forwarded to Public Hearing with the amendment to exclude the properties fronting Westminster Highway from Riverdale Drive to McCallan Road.*

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- (2) *That Bylaw No. 7743, for the rezoning of 5988 Riverdale Drive 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

5. **APPLICATION BY CENTURY HOLDINGS LTD. FOR REZONING AT 7571 AND 7611 ALDERBRIDGE WAY FROM LIMITED INDUSTRIAL RETAIL DISTRICT (I4) TO DOWNTOWN COMMERCIAL DISTRICT (C7)**
(RZ 04-266049 - Report: June 7/04, File No.: 8060-20-7754) (REDMS No. 1289537, 1289540; 1289541, 1289539)

In response to a query from the Committee, Ms. Suzanne Huffman-Carter, Senior Planner, advised that a Type 3 decorative luminaire streetlights would include either banner or flower basket holders.

Mr. John Brown, applicant, briefly described the proposed car sharing program, advising that the difference in the cost of building parking stalls or providing a car sharing program was minimal.

Committee noted that no contributions were being provided by the developer towards City amenities, and encouraged the developer to have discussions with staff on this matter.

It was moved and seconded

That Bylaw No. 7754, for the rezoning of 7571 and 7611 Alderbridge Way from "Limited Industrial Retail District (I4)" to "Downtown Commercial District (C7)", be introduced and given first reading

CARRIED

6. **APPLICATION BY BOSA PROPERTIES INC. FOR REZONING AT 5811 AND 5851 NO. 3 ROAD FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) TO DOWNTOWN COMMERCIAL DISTRICT (C7)**
(RZ 04-267103 Report: June 7/04, File No.: 8060-20-7740) (REDMS No. 1266577, 1296204, 1266583, 1266802, 1266580, 1266581)

Committee stated their concern about the size of the floor plate and stated that they would be expecting substantial changes to its design, as noted in the staff report (dated June 7th, 2004), from the Director of Development. Mr. Joe Erceg, General Manager, Urban Development Division, advised that he had spoken to the developer concerning this issue and that the Development Permit Panel would be scrutinizing this development permit application very carefully to look for changes in design. The architect who was present, acknowledged that changes were required to address this concern, and indicated that design modifications would be completed to the satisfaction of staff.

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It was moved and seconded

That Bylaw No 7740, for the rezoning of 5811 and 5851 No. 3 Road from "Automobile-Oriented Commercial District (C6)" to "Downtown Commercial District (C7)", be introduced and given first reading.

CARRIED

7. APPLICATION BY MIKE OLAK FOR REZONING AT 8411 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)

(RZ 04-270141 - Report: June 1/04, File No.: 8060-20-7745) (REDMS No. 1295286, 1296362, 1296369)

It was moved and seconded

That Bylaw No. 7745, for the rezoning of 8411 No. 1 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

8. APPLICATION BY POLYGON DEVELOPMENT 43 LTD. FOR REZONING AT 7251 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/146)

(RZ 04-270156 - Report: June 10/04, File No.: 8060-20-7757) (REDMS No. 1296337, 1300111, 1300185)

It was moved and seconded

That Bylaw 7757, to amend Richmond Zoning and Development Bylaw 5300 by creating a new single-family residential zone, "Comprehensive Development District (CD/146)", and for the rezoning of 7251 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/146)", be introduced and given first reading.

CARRIED

9. APPLICATION BY RAV BAINS FOR REZONING AT 10620 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 04-270746 Report: June 9/04, File No.: 8060-20-7756) (REDMS No. 1295582, 1299742, 1299747)

It was moved and seconded

That Bylaw No. 7756, for the rezoning of 10620 Gilbert 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.

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10. APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 9411 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)

(RZ 04-270504 Report: June 2/04, File No.: 8060-20-7748) (REDMS No. 1295574, 1297197, 1297504, 1297506)

It was moved and seconded

That Bylaw No. 7748, for the rezoning of 9411 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

11. APPLICATION BY MIKE MILIC FOR REZONING AT 9231 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)

(RZ 04-270541 Report: June 1/04, File No.: 8060-20-7746) (REDMS No. 1295502, 1296385, 1296389)

It was moved and seconded

That Bylaw No. 7746, for the rezoning of 9231 No. 1 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

12. APPLICATION BY VIGNARAJAH SELLATHURAI FOR REZONING AT 4500 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)

(RZ 04-270555 Report: June 1/2004 File No.: 8060-20-7747) (REDMS No. 1295597, 1297044, 1297018, 1297025)

It was moved and seconded

That Bylaw No. 7747, for the rezoning of 4500 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

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13. **APPLICATION BY MALHI CONSTRUCTION LTD. FOR REZONING AT 9591 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-270692 Report: June 8/04, File No.: 8060-20-7749) (REDMS No. 1296086, 1296458, 1299446, 1299486)

It was moved and seconded

That Bylaw No. 7749, for the rezoning of 9591 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

14. **APPLICATION BY PALLADIUM DEVELOPMENT CORP. TO REZONE 9491, 9531, AND 9551 FERNDALE ROAD AND 9520 AND 9540 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/145)**

(RZ 04-268857 - Report: June 5/04, File No.: 8060-20-7752) (REDMS No. 1230933, 1298438, 1298459)

It was moved and seconded

That Bylaw 7752, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/145)", and for rezoning 9491, 9531, and 9551 Ferndale Road and 9520, 9540 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/145)", be introduced and given first reading.

CARRIED

15. **APPLICATION BY DANA WESTERMARK TO AMEND THE OFFICIAL COMMUNITY PLAN DESIGNATION OF 3900, 3920, 3940, 3960 AND 3980 YOUNGMORE ROAD FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL" AND TO REZONE THE PROPERTIES FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/121) AS AMENDED**

(RZ 02-199677 - Report: June 11/04, File No.: 8060-20-7750/7751) (REDMS No. 1079862, 1090635, 1087953, 1296303)

Mr. Dana Westermarck, applicant, briefly described the development. He advised that trees behind the development abutting the parking lot would be retained. In response to queries from the panel, he advised that the development would shadow the adjacent single-family residence only until 10:00 am. He noted that there would be a public right of passage from the shopping centre through the development. He stated also that the development would not intensify the neighbourhood's current traffic problems but neither would it alleviate them.

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Mr. Edward Webb, 3891 Youngmore Road, stated his concern about the increase in traffic and noted that this would cause safety concerns for seniors in this area. He was also concerned that this development was infringing into the single-family neighbourhood.

Mr. Williams, 8571 Barrymore Crescent, stated his concern about the subdivision of properties and the resulting increase in traffic density in the area.

Mr. Steve Guthrie, 3480 Rosamond Avenue, stated his concern about the increased densification in the area. He stated that this did not fit within the parameters of the City's Arterial Road Policy. He stated also that this development could not be a buffer to Seafair Shopping Centre, since no one knew whether Seafair would be redeveloped.

Mr. Hanson Lau, 3700 Rosemont Drive, stated his concerns about density, parking and traffic issues in the area. Mr. Lau advised that the neighbourhood public meetings were not well attended partly because some of the residents in the area could not read English, and noted that the mail-out should also have been in Chinese. He stated that he would like to see 5 single-family houses built on these lots.

In response to a query from Panel, Mr. Westermark advised that traffic volume accessing No. 1 Road from Youngmore was not high enough for a traffic light to be installed.

In response to a query from the Committee, Mr. Allueva, Director of Development advised that this development were within the parameters of the City's Arterial Road Policy.

Mr. Guthrie, 3480 Rosamond Avenue, stated that he disagreed with Mr. Allueva's statement.

Committee asked that staff work with the developer, to examine the Youngmore and No. 1 Road intersection, to see if anything can be done to mitigate the traffic problem, and that this information be made available at the July 19th, 2004 Public Hearing meeting.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7750, to redesignate 3900, 3920, 3940, 3960 and 3980 Youngmore Road from "Low-Density Residential" to "Medium-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map), be introduced and given first reading.*
- (2) *That Bylaw No. 7750, 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 Solid Waste and Liquid Waste Management Plans;*

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

(3) *That Bylaw No. 7750, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

(4) *That Bylaw No. 7751, to amend the minimum setbacks, maximum height and minimum lot size provisions of the "Comprehensive Development District (CD/121)", and to rezone 3900, 3920, 3940, 3960 and 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/121)", as amended, be introduced and given first reading.*

CARRIED

16. MANAGER'S REPORT

Mr. Joe Erceg, General Manager, updated Committee concerning the Director of Transportation.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6.30 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 22nd, 2004.

Councillor Sue Halsey-Brandt
Chair

Desiree Wong
Recording Secretary