



Planning Committee

Date: Wednesday, July 3rd, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Mayor Malcolm D. Brodie (5:00 p.m.)
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 18th, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 16th, 2002**, at 4:00 p.m. in the Anderson Room.

It was moved and seconded
That the Planning Committee meeting scheduled for Wednesday, August 7th, 2002, be cancelled.

CARRIED

The Chair advised that Item No. 5 of the agenda had been withdrawn from the agenda and would be considered at the Committee's next meeting on July 16th, 2002.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY GRANDSPAN DEVELOPMENT LTD. FOR REZONING AT 4791 STEVESTON HWY. FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/135)**
(RZ 01-198910 - Report: June 19/02, File No.: 8060-20-7391/7392) (REDMS No. 719756, 719509, 719728, 719330)

The Manager, Development Applications, Joe Erceg, accompanied by Planner David Brownlee, reviewed the report with the Committee. In response to questions, the following information was provided:

- the neighbourhood community preferred a project with less density than the density allowed in the Zoning & Development Bylaw
- a majority of the immediate neighbours were in agreement with the proposal, however the residents living on Bonavista Drive and Argentinia Drive in the subdivision located north of the subject property did not support the project
- residents were of the view that the proposed development would have a negative impact on the value of their homes and properties and would prefer that the development of freehold single-family lots; staff, however, did not support that concept
- the City owned the corner property at Railway Avenue and Steveston Highway which was of sufficient size to accommodate a LRT station
- the proposed development would be compatible with any future transit station proposed for this area
- developers were encouraged to hold neighbourhood meetings especially when a proposal could be contentious; the developer of the project now being considered had held three meetings with area residents and had attempted to address their concerns by reducing the density and scope of the project.

During the discussion which ensued, information was provided by the Chair about plans to develop the corner of north-west corner of Railway Avenue and Steveston Highway at some time in the future as a major transit centre. He also questioned why a higher density was not being considered as it was his opinion that the area could be subject to redevelopment in approximately five years time, based on the age of the existing homes.

Mr. Dana Westermarck, representing the applicant, displayed artists' renderings to explain the proposal to the Committee and to illustrate the changes which had been made to the design from the original proposal. He also spoke about the impact of increased traffic on the subject property over the years, and he expressed the hope that the Committee and ultimately Council would approve the development.

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Discussion then ensued among Committee members and Mr. Westermarck on the proposed development. In answer to questions, he advised that in response to the concerns of area residents, the selling price of the units would range from \$250,000 to \$340,000 depending on the unit's location within the complex. He further advised that a higher density would have been preferred, however, residents were concerned about an increase in traffic. Mr. Westermarck spoke about traffic improvements which would have been implemented as part of the development if the eighteen unit complex was constructed. He added that a single-family development would not have been possible for the property.

It was moved and seconded

- (1) *That Bylaw No. 7391, which amends Official Community Plan Bylaw No. 7100 by repealing the existing land use designation (Single Family) of 4791 Steveston Hwy in Attachment 1 (Steveston Area Land Use Plan) to Schedule 2.4 (Steveston Area Plan) and designating it Multiple Family, be introduced and given first reading.*
- (2) *That Bylaw No. 7391, 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. 7391, having been examined in accordance with the City Policy No. 5039 on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7392, for the rezoning of 4791 Steveston Hwy. from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/135)", be introduced and given first reading.*

Prior to the question on the motion being called, discussion ensued on whether the proposed density was the best use for the subject property and whether traffic on Steveston Highway would have been impacted by the development. The suggestion was made during the discussion that staff should review its criteria for the placement of higher density developments as it was felt that the subject property would be a suitable location for higher density townhouses if the City was successful in its attempts to get light rapid transit. Information was then provided by the General Manager, Urban Development, David McLellan, about the GVRD Liveable Region Strategy and the City's policies which were based on that guideline.

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

OPPOSED: Cllr. Barnes

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4. **APPLICATION BY THE CITY OF RICHMOND FOR REZONING OF 15040 WILLIAMS ROAD FROM “INDUSTRIAL DISTRICT (I1)” AND 14940 AND 14960 TRIANGLE ROAD FROM “LIGHT INDUSTRIAL DISTRICT (I2)” TO “INDUSTRIAL STORAGE DISTRICT (IS)”**

(RZ 02-207822 - Report: June 19/02, File No.: 8060-20-7395) (REDMS No. 728515, 729337, 729341)

Mr. Erceg, accompanied by Planner Janet Lee, reviewed the report with the Committee. In response to questions, advice was given that the affected property owners had been notified of the rezoning application on June 27th, 2002. Advice was also given that if the application was successful, the existing uses would become non-conforming and could continue if the properties were sold; however, this use would cease if the operation was discontinued for more than six months.

Mr. Robert Anderson, representing Mr. Bernard Lotzkar, the owner of 15040 Williams Road, requested that the matter be referred back to staff to give him the opportunity to address with staff a number of concerns which he had with the proposal. At the request of the Chair, Mr. Anderson then outlined his concerns, which included his understanding that:

- that CN Railway intended to construct a rail line in the area within the next eighteen months, as well as constructing a switching yard; he questioned why the noise from his client's property was being singled out when the noise from the switching yard would be even higher
- letters had been submitted to the June 17th, 2002 Public Hearing on the proposed residential development which raise significant questions about noise issues
- the Fraser Wharves operation, which was located close to his client's property on the south side of Steveston Highway and closer to Silver City, currently operates 24 hours per day, seven days per week, and the owners had indicated that that operation would continue to operate at those hours; this operation would be located directly across from the new housing area recently approved by Council
- there were contaminated lands located immediately adjacent to his client's property which had environmental issues
- across the Fraser River, the Municipality of Delta had substantial industrial activity in the form of dock facilities and rail movement which was continually generating noise; as well, Delta had submitted correspondence requesting the City not to approve the residential development
- with regard to the residential development, that a noise covenant had been placed on the property however this was not mentioned in the staff report now being considered, and Mr. Anderson asked that he be provided with the details on that matter

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- with regard to the staff report and the valuation of his client's property, that no consideration had been given to the deep water dock which had been constructed as part of the property; if a light industrial use was imposed, then the dock, which increased the value of his client's property, would become a detriment.

As a result of the concerns expressed by Mr. Anderson, the following **referral** motion was introduced:

It was moved and seconded

That the report (dated June 19th, 2002, from the Manager, Development Applications), regarding an Application by the City Of Richmond for rezoning of 15040 Williams Road from "Industrial District (I1)" and 14940 and 14960 Triangle Road from "Light Industrial District (I2)" to "Industrial Storage District (I5)", be referred to staff for discussion with the owners of the subject properties and their representatives.

Prior to the question on the motion being called, staff were cautioned not to enter into any agreements.

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

5. **APPLICATION BY ORIS DEVELOPMENT TO AMEND "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)" AND TO REZONE PORTIONS OF 13160 AND 13200 PRINCESS STREET AND 6411 DYKE ROAD FROM "LIGHT INDUSTRIAL DISTRICT (I2)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)"**
(RZ 01-198754 - Report: June 20/02, File No.: 8060-20-7374) (REDMS No. 702953, 714431, 714428)

See Page 1 of these minutes for action taken on this matter.

6. **BUILDING APPROVALS DEPARTMENT**
(Report: June 7/02, File No.: 0340-20-UDEV1) (REDMS No. 725905)

The Manager, Building Approvals Department, Rick Bortolussi, reviewed the level of service provided by his department with the Committee, during which he spoke about (and responded to questions on):

- historical resources and levels of service
- the Building Approvals Department (BAD) work plan and its five principles
- service options
- performances standards from 1991 to 2001
- revenues and expenditures
- the new level of customer service
- issues for discussion.

(Mayor Brodie entered the meeting at 5:00 p.m., during the above review.)

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In concluding his presentation, Mr. Bortolussi advised that his department had implemented measures directed at the risk management issue and was planning additional reviews in the same area of concern. He noted that even though Richmond's plan review and inspection had been voted by the Urban Development Institute as the best in 2001, staff continued to investigate the possibility of providing increased opportunities for customer options and enhancements/efficiencies which would attain the department's mandate.

It was moved and seconded

That the report (dated June 7th, 2002, from the Manager, Building Approvals Department), regarding Departmental Levels of Service, be received for information.

CARRIED

7. MANAGER'S REPORT

Mr. Erceg reported on the status of the tank issue on the Onni property, advising that the tanks had been deleted from the heritage plan for the site and that discussions were now taking place on a contribution to the Public Art Fund. A brief discussion ensued among Committee members and staff on this issue.

Councillor Barnes asked staff to examine City policies and bylaws with regard to the times in which construction and related noise (demolition of buildings) was permitted to take place, especially on weekends and holidays, to determine whether the City had sufficient control over these occurrences. Discussion ensued briefly on issues relating to demolition, as a result of which, Mr. McLellan advised that staff would report to the Public Works & Transportation Committee on this matter.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, July 3rd, 2002.

Councillor Bill McNulty
Chair

Fran J. Ashton
Executive Assistant, City Clerk's Office