



MINUTES

PLANNING COMMITTEE

Date: Tuesday, June 19, 2001
Place: Anderson Room
Richmond City Hall
Present: Councillor Malcolm Brodie, Chair
Councillor Bill McNulty, Vice-Chair
Acting Mayor Linda Barnes
Councillor Lyn Greenhill
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 5, 2001, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday, **July 4, 2001**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY JIM PACKHAM & JIM MCINTOSH FOR REZONING AT 8820 PIGOTT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 01-116167 - Report: May 17/01, File No.: 8060-20-7237) (REDMS No. 408071, 280025, 426387, 426388)

The Manager, Development Applications, Joe Erceg, gave a brief summary of the report.

It was moved and seconded

That Bylaw No. 7237, for the rezoning of 8820 Pigott 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

4. **APPLICATION BY CHARAN SETHI FOR REZONING AT 11611, 11631 AND 11651 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 01-114608 Report: June 5/01, File No.: 8060-20-7239) (REDMS No. 393385, 280015, 348862, 436620, 436621)

The Manager, Development Applications, Joe Erceg, summarized the report with the note that the potential for a precedent existed as there are approximately 90 similar type lots in the area.

A letter from Mr. Dale Pitts, AscT, which is attached as Schedule 1 and forms a part of these minutes, was read after which it was determined that a meeting between staff, Mr. Pitts and the applicant, would be arranged.

Mr. Charan Sethi stated that similar type development, small lots with lane access, had taken place on No. 2 Road. Mr. Sethi said that he had been looking at the Shellmont area for some time; in particular the Shell Road to No. 5 Road area. The opportunity to divide the larger lots into two provided i) consistency for the area; and ii) better, more affordable homes. The existence of the lane was considered beneficial to the development.

Mr. Sethi provided the information that i) there was a continued demand for "heritage theme" development; ii) there were no plans to fill the lots; and iii) that the 90 similar type lots identified in the staff report also had lane access.

It was moved and seconded

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

"That Single Family Lot Size Policy 5409, adopted by Council in April 1989 and amended in October 1995, be amended to exclude those properties fronting the north side of Williams Road, between No. 5 Road and Shell Road."

(2) *That Bylaw No. 7239, for the rezoning of 11611, 11631 and 11651 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY CAMPBELL FROH MAY & RICE TO REZONE 2620 NO. 6 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/119)**
(RZ 00-180700 Report: June 7/01, File No.: 8060-20-7242) (REDMS No. 288111, 365387, 365396)

The Manager, Development Applications, Joe Erceg reviewed the report and advised that the Land Commission had approved the proposed use as a "Non Farm Use".

Planner Janet Lee used a display board to illustrate the property in question. Ms. Lee explained that a distance of 70m existed between the south boundary of the subject property and the north boundary of the single family properties to the south. No additional filling or improvements to the subject property were intended; the use of the subject area would remain as that originally approved.

Ms. Lee noted that the applicant had agreed to place temporary markers within the lot to mark the southern boundary. The applicant, while hesitant to provide a landscape berm due to the affect the berm would have on the existing drainage ditch, had also indicated that planting and fill could occur on the northern boundary of the residential property to the south of the subject site. In response to a question from Councillor Steves, Ms. Lee said she would investigate whether the fill along the southern boundary of the subject property would support the planting of a row of cedar trees.

A letter from Mr. Steven Symchyck, 2720 No. 6 Road, which is attached as Schedule 2 and forms a part of these minutes, was distributed to the Committee members and staff.

Mr. Ralph May, 9360 Dolphin, Mr. Ron May and Mr. Rick Ball, Richmond Station Receiving Manager for Ocean Spray came forth. Mr. Ralph May explained the current constraints of the incoming/outgoing truck traffic. With the note that the ditch in question was a joint ditch that provided drainage for the parcel, Mr. May stated that a continued effort to work with Mr. Symchyck would be made.

It was moved and seconded

That Bylaw No. 7242, for the rezoning of a portion of 2620 No. 6 Road from "Agricultural District (AG1)" to "Comprehensive Development District (CD/119)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY SERGE AND IRENE ROY FOR REZONING FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5) AND A STRATA TITLE CONVERSION AT 8771/8791 ROSELEA PLACE**
(RZ 01-115294/SC 01-115295 - Report: June 7/01, File No.: 8060-20-7243) (REDMS No. 439033, 439758, 439759)

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

It was moved and seconded

- (1) *That Bylaw No. 7243, for the rezoning of 8771/8791 Roselea Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.*
- (2) *That the application for a strata title conversion by Serge and Irene Roy for the property located at 8771/8791 Roselea Place be approved on fulfilment of the following conditions:*
 - (a) *Adoption of Bylaw No. 7243, rezoning the subject property from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)" and the filing by the City of a restrictive covenant limiting the number of dwelling units to two;*
 - (b) *Payment of all City utility charges and property taxes up until and including the Year 2001 if the strata title conversion is to be approved prior to September 1, 2001 or the prepayment of the estimated property taxes for the Year 2002 if the strata title conversion is to be approved after September 1, 2001; and*
 - (c) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of the adoption of Bylaw No. 7243.*

CARRIED

7. **PROPOSED OCP AMENDMENT & ARTERIAL ROAD REDEVELOPMENT POLICY**

(Report: May 31/01, File No.: 8060-20-7240) (REDMS No. 311363, 439247, 436799)

The Manager, Policy Planning, Terry Crowe, stated that improved policy direction was desired by staff and the development community with regard to managing and locating residential development along arterial roads outside the City Centre.

Ms. Jenny Beran, Planner, said that an amendment to the Official Community Plan and a complementary city policy would allow flexibility.

It was moved and seconded

- (1) *That Bylaw No. 7240, which amends Section 3.2 Housing, of the Official Community Plan Bylaw 7200 to add additional direction regarding housing choice outside the City Centre, be introduced and given first reading.*
- (2) *That Bylaw No. 7240, having been examined in accordance with Section 879(2)(b) of the Local Government Act be referred to the Richmond School District for comment.*
- (3) *That Bylaw No. 7240, having been examined in conjunction with Section 883 of the Local Government Act regarding the Financial Plan, the Capital Expenditure Program and the Waste Management Plan, is hereby deemed to be consistent with said program and plans.*
- (4) *That Bylaw No. 7240, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.*
- (5) *That Arterial Road Redevelopment Policy (attached to the report dated May 31, 2001, from the Manager Policy Planning), be adopted.*

CARRIED

8. **REPORT ON BILL C-11, THE IMMIGRATION AND REFUGEE ACT**
(Report: May 17/01, File No.: 0025-01) (REDMS No. 408068, 425060)

The Manager, Policy Planning, Terry Crowe, reviewed the report and introduced Ms. Leslie Sherlock, Social Planner. Bill C-11, the new Immigration and Refugee Protection Act, having passed second reading, was before the Standing Committee on Citizenship and Immigration for review, and it was recommended that the two recommendations put forth by the City of Vancouver be endorsed.

It was moved and seconded

That:

- (1) *the March 29, 2001 letter from the Office of the City Clerk, City of Vancouver (attached to the report dated May 17th, 2001, from the Manager, Policy Planning), reporting recommendations made to the Standing Committee on Citizenship and Immigration regarding Bill C-11, the Immigration and Refugee Protection Act, be endorsed; and*
- (2) *a letter of support for Vancouver's recommendations be sent to the Standing Committee on Citizenship and Immigration and the Minister of Citizenship and Immigration, with copies to Richmond's two federal Members of Parliament, the City of Vancouver, The Federation of Canadian Municipalities and the Union of British Columbia Municipalities.*

CARRIED

9. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 14420, 14580, 14720 AND 14760 TRIANGLE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO ATHLETICS AND ENTERTAINMENT DISTRICT (AE)**

(Report: June 13/01, File No.: 8060-20-7256/57) (REDMS No. 440895, 442043, 442053, 442060)

The Manager, Development Applications, Joe Erceg, stated that staff were bringing the recommendation at the direction of Council. Mr. Erceg said that the rezoning applied for was not specifically tied to the discussions for a concert hall on the site. Mr. Erceg suggested that the technical issues pertaining to noise and traffic should be considered as part of the lease as opposed to the rezoning; and further that the noise issue should be referred to Delta for comment.

A discussion then ensued on various aspects of noise and traffic mitigation options which included the importance of the public process.

It was moved and seconded

- (1) ***That Official Community Plan Amendment Bylaw No. 7256, to redesignate 14420, 14580, 14720 and 14760 Triangle Road from "Business and Industry" to "Commercial" in Attachment 1 and 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized and Specific Land Use Maps), be introduced and given first reading;***
- (2) ***That Bylaw No. 7256, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, and the Five Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act;***
- (3) ***That Bylaw No. 7256, having been examined in accordance with the City Policy No. 5002 on the referral of Official Community Plan amendments, is hereby deemed to have a potential effect upon an adjoining Municipality and accordingly be referred to the Corporation of Delta for comment regarding the potential noise impacts of the proposed amphitheatre in accordance with Section 879(2) of the Local Government Act;***
- (4) ***That Bylaw No. 7256, having been examined in accordance with the City Policy No. 5002 on the referral of Official Community Plan amendments, is hereby deemed to have no effect upon a function or area of the Greater Vancouver Regional District in accordance with Section 879(2) of the Local Government Act;***
- (5) ***That Bylaw No. 7256, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations; and***

- (6) ***That Bylaw No. 7257, for the rezoning of 14420, 14580, 14720 and 14760 Triangle Road from "Light Industrial District (I2)" to "Athletics and Entertainment District (AE)", be introduced and given first reading.***

CARRIED

10. **BC HERITAGE TRUST GRANT FOR DOCUMENTATION OF THE IMPERIAL, BRUNSWICK AND PHOENIX CANNERIES**
(RZ 98-153805 - Report: June 7/01, File No.: 1080-01) (REDMS No. 437287, 104971, 93103, 148000)

The Manager, Development Applications, Joe Erceg, briefly summarized the report. Mr. Erceg said that the documentation of three cannery buildings by BC Packers was a requirement of rezoning. Noting the high degree to which the documentation had been completed and the fact that a grant had been secured to offset the cost of the documentation Mr. Erceg said that it was now appropriate to access the funds in order that BC Packers be reimbursed for a portion of the cost.

Mr. Erceg confirmed that staff was in receipt of the documentation and that it would be forwarded to the City Archives.

It was moved and seconded

That the award from the BC Heritage Trust for \$17,500 for the documentation of the Imperial, Brunswick and Phoenix Canneries, be endorsed.

CARRIED

The Manager, Policy Planning, Terry Crowe, reported on the Streamside Protection Regulations. It was noted that the City had five years to negotiate with the Province. It was further noted that the 30m setbacks were not yet in effect. Mr. Crowe advised that those properties on Mitchell Island with a covenant had foreshore agreements that were in effect.

Regarding the No. 5 Road backlands Acting Mayor Barnes asked that staff investigate:

- i) a list of when the Assembly Uses occurred;
- ii) the specific requirements to farm which are required of each Assembly Use;
- iii) the tax exemptions, if any, in place for the Assembly Uses;
- iv) which Assembly Use properties on No. 5 Road are not farming their backlands; and
- v) the possibility of removing any tax exemptions for Assembly Uses which are not farming their backlands.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:15 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 19, 2001.

Councillor Malcolm Brodie
Chair

Deborah MacLennan
Administrative Assistant

DALE T. PITTS ASCT
11680 SEATON ROAD RICHMOND, BC V7A 3G6
1-604-277-3221-----pittsfamily@hotmail.com

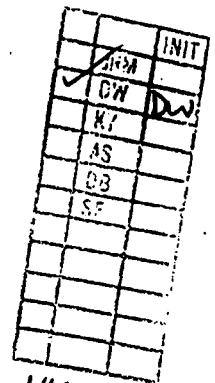
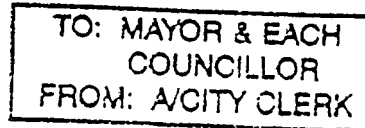
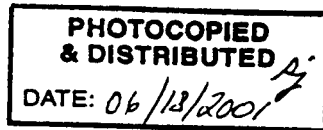
17 June, 2001

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

Attention: City Clerk

Re: File RZ01-114608

To: Planning Committee
June 19, 2001
Item 4



As instructed by Ms. Jenny Beran, MCIP, I am contacting your office to submit the following written submission items that will form part of the Planning Committee and/or Public Hearing documentation. It is my understanding that the file will be on the agenda for the Planning committee meeting of 01/06/19. I will not be available to attend the meeting.

As well as adhering to by-law enforcement expected to be provided by the City of Richmond, it is required that the City of Richmond and the Developer provide in simple explanation in writing, answers to my concerns and any other submission for or against the proposal.

The neighborhood has a large population of new Canadians who have been in the past, and may be by this development, intimidated and confused by lack of explanation in simple terms. It is the responsibility of the Planning Committee to provide requested clarification of concerns.

1. Reference Letter from Jenny Beran, MCIP dated April 30, 2001 and Attachments 1, 2 and 3.
 - a) Attachment 1: Indicates NORTH ELEVATION. Williams Road is the south elevation.
 - b) Attachment 3: The lower left hand corner of the properties indicated should be indicated as R1/C.
 - c) Both Attachment 1 and 3 in my opinion should be reissued in full, or in part, as an addendum to all affected residents.
2. As well as adhering to by law enforcement and regulation the following information is necessary in order to fully evaluate the proposal.
 - a) What will the finished floor elevation, parking and landscaped areas of the projects be in relation to the two adjoining east and west residents and the residents north of the proposed development?
 - b) Submit an illustration of the south elevation of the project for review.
 - c) What are the numbers and location of parking spaces to be provided for the finished project?
 - d) What trees will be removed and what method of removal be, prior to project start?
 - e) Submit a drainage pattern that indicates the final drainage from the proposed development in relation to existing adjacent residents on the east, west and north side of the development.
 - f) Will the schedule of interruption to make service connections for sanitary be submitted to residents who access the alley and depend on the alley for emergency and service vehicle use?
3. Project construction if it proceeds.
 - a) Will the demolition be from Williams Road or from the alley?



- b) Will heavy demolition equipment and/or trucks be moving through the residential alley during demolition or during construction? This area is very prone to vibration and damage to residents during construction periods.
- c) What is proposed prior to, and during construction, for vibration control from construction equipment to avoid damage to adjacent properties?
- d) What is the proposed sedimentation control for the construction period of the project?
- e) What will the City of Richmond inspection schedule be for the enforcement of sedimentation control, construction methods relative to vibration and clean up of adjacent property during construction and following construction?
- f) What is the proposed parking planned for trades persons during construction?

As an owner of adjacent property it is mandatory that clarification of the above items be submitted during the City of Richmond Planning Committee reviews or Public Hearing(s). Past experience of planning and enforcement of construction in the area have not been acceptable. Residents do not want repeat lack of concern for their life safety, interruption in lifestyle and protection of properties.

Yours truly,



Dale Pitts AscT

Copy: Jenny Beran MCIP

Steven Symchyk
2720 No. 6 Road
Richmond, B.C.
V6V 1P4

June 18th, 2001.

The Planning Committee
City of Richmond
611 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Members of the Planning Committee:

*This letter is intended to be read aloud at your Planning Committee Meeting
Tuesday, June 19th, 2001*

Re: Rezoning Application at 2620 No. 6 Road (Maybog Farms)
Your file RZ00-180700

The opportunity to voice my concerns regarding this application is appreciated.

My house and property, and my father's house and property are immediately adjacent to the land in question at the corner of Bridgeport and No. 6 Road. The houses are only a short distance south of the property affected by this rezoning application.

Throughout the documents I have read, little reference has been made to the two residences located here and, instead, the area south of the property in question has been referred to as "Farmland", "Mixed Agricultural", or simply not mentioned.

Since 1936 my family has enjoyed the quality of life offered while living on these properties. I am extremely concerned that this quality will change if the above application is approved and I foresee high impact changes upon my family and our neighbours.

It is my understanding that the current application requests the land be used as a 'holding and dispatch area for loaded cranberry trucks' bound for the Ocean Spray processing plant approximately 1.5 miles to the south.

My concern is this: all trucks destined for Ocean Spray would pass through the land so close to our homes – ***this is no longer a one-farm operation***. A letter from the counsel of Maybog Farms to the City of Richmond dated May 9th, 1994 states: ***"Ocean Spray handles in excess of 30,000,000 pounds of cranberries***

June 18th, 2001.

Dear Members of the Planning Committee:

**Re: Rezoning Application at 2620 No. 6 Road (Maybog Farms)
Your file RZ00-180700**

in a period of one month.” This is a **huge** amount. The same letter goes on to state: *“In our view this is [the land use proposed] really an extension of the Ocean Spray operation.”* This is all happening on a site “... zoned ‘*Agricultural District*’, *which does not permit a commercially oriented truck holding area ...*”.

We have already experienced the noise of semi-trailers arriving and leaving, unhooking or re-hooking so close to our houses and it is appalling. The vibrations caused by these huge machines running so close to the house causes vibrations through my entire home. As well, the experience of diesel fumes surrounding our homes is most unpleasant and, it would seem, unhealthy. Approval of this Rezoning Application can only ensure a continuation of conditions most stressful and unhealthy to all people living in the area – this on and around an area zoned residential and agricultural! There is no doubt quality of life will suffer – these noises and fumes could continue throughout the day and night as there are no provisions stating otherwise.

We appreciate the necessity of Ocean Spray requiring a place to store their trucks; I appreciate the need of my neighbour – Maybog Farms- -- to load cranberries from this one farm and I am not questioning either of these requirements. What I am questioning is why this operation should be placed so close to a residential area, and within the A.L.R. – especially when land across from Ocean Spray is already zoned Industrial.

In addition to the ensured loss of quality of life and health, plus added stressors, our land will be devalued and not considered sellable for residential living – who would ever chose to live next door to an operation where trucks are moving continually, carrying a total potential load of 30,000,000# per month of anything! The large truck movement would more appropriately be designated to an industrial area.

On June 2nd, 2001 Ron May of Maybog Farms arranged a meeting for the purpose of resolving the issues that were of concern to his neighbours. During this meeting I suggested that an earth berm be built to Code to buffer the noise from his operation. This berm would buffer my father’s property and mine.

June 18th, 2001.

Dear Members of the Planning Committee:

**Re: Rezoning Application at 2620 No. 6 Road (Maybog Farms)
Your file RZ00-180700**

This idea was also introduced to Janet Lee, City Planner, who was acting as liaison between Maybog Farm and myself. Ms. Lee contacted me advising that I already had a tree buffer and therefore didn't require any further soil buffer – this according to Ron May of Maybog Farms.

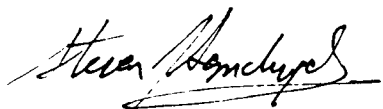
The purpose of the earth berm would be to provide a buffer from the noise coming from the operations area – the tree buffer, to an extent, buffers the view of activities. Considering the noise factor from this operation which has to date, resulted in stressors to neighbours and family, certainly an appropriate earth berm is well worth consideration, functioning to deflect some of the impact of this operation.

To summarize, I recognize and appreciate the needs of my neighbours – both Ocean Spray and Maybog Farms. The growing and processing of cranberries within the Richmond area provides economic advantages to the community. I am very concerned, however, with the placement of a holding area for Ocean Spray's processing plant – both within the A.L.R. and next door to my home.

Ocean Spray is large and a well-known company. The effect of its business conducted on what was previously one farm's operation is great. This land is next door to my residential property and I am greatly concerned as to the foreseen impact an operation of this size will have to my land, my life, and most of all to my family.

Thank you for reading this letter and for giving your sincere attention to a problem causing consternation and added stress to a part of your tax-paying residents and, ultimately, to A.L.R. lands.

Yours truly,



Steven Symchyk

Copy: Janet Lee, Planner

Copy: Holger Burke, Development Coordinator