



Planning Committee

Date: Tuesday, July 19th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt, Vice-Chair
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 21st, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **August 30th, 2005**, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY PARMINDER RISHI FOR REZONING AT 3180 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 05-298445 - Report: July 5/05, File No.: 12-8060-20-7946) (REDMS No. 1081048, 1500577, 1509551, 1514054, 1608460,1608940)

Mr. Holger Burke, Acting Director of Development, advised that staff had negotiated adequate compensation for the Deodar Cedar tree which had been removed from the site. Two new cedar trees would be planted and the remaining funds would be transferred into the Park Reserve Fund.

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It was moved and seconded

That Bylaw No. 7946, for the rezoning of 3180 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E) (59 ft)" to "Single-Family Housing District, Subdivision Area B (R1/B) (39 ft)", be forwarded to the August 29, 2005 Public Hearing.

CARRIED

4. **APPLICATION BY CENTRO DEVELOPMENT LTD. FOR REZONING AT 22760, 22780, 22800, 22820 AND 22840 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)**

(RZ 04-278250 - Report: July 4/05, File No.: 12-8060-20-7963) (REDMS No. 1514937, 1589052, 1589780, 1609913)

In response to a query from the Committee, Mr. Holger Burke, Acting Director of Development, advised that because this site abutted an environmentally sensitive area, greater detailing was provided for information.

It was moved and seconded

That Bylaw No. 7963, for the rezoning of 22760, 22780, 22800, 22820 and 22840 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/24)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY ADERA EQUITIES INC. FOR REZONING AT 9211, 9231, 9251 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/166)**

(RZ 05-302273 - Report: June 20/05, File No.: 12-8060-20-7966/7967) (REDMS No. 1600026, 1600176, 1600215, 1600241)

It was moved and seconded

(1) *That Bylaw No. 7966, to re-designate 9211, 9231, and 9251 Ferndale Road from "Residential Area 2" to "Residential Area 1" on the Land Use Map to Schedule 2.10C (McLennan North Sub-Area Plan of Official Community Plan Bylaw No. 7100), be introduced and given first reading.*

(2) *That Bylaw No. 7966, 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.

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- (3) *That Bylaw No. 7966 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. 7967 to rezone 9211, 9231, and 9251 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/166)", be introduced and given first reading.*

CARRIED

7. **MCLENNAN SOUTH SUB-AREA ROAD IMPLEMENTATION STRATEGY UPDATE**

(Report: June 28/05, File No.: 08-4045-20-10-MS/2005-Vol 01) (REDMS No. 1504193, 1605222 xref: 10-6360-01)

Mr. Terry Crowe, Manager, Policy Planning, advised that staff had conducted public consultations in the MacLennan South sub-area. He noted that development of the backlands was supported by 85% of the residents, and approximately 81% did not support smaller pedestrian blocks. He stated that in August 2005, staff would like to mail a survey to residents in the area to get a better consensus on the layout of roads, and a report on the results would be submitted to Committee in September 2005. In response to a query from the Committee, he advised that the location of the survey respondents would be identified on a map.

It was moved and seconded

That (as per the report dated June 28th, 2005, from the Manager, Policy Planning), the public be consulted through a questionnaire, to be mailed out to those residents and property owners located within the area bounded by General Currie Road, Bridge Street, Blundell Road and Ash Street, and those residents and property owners whose properties front General Currie Road, Bridge Street and Ash Street, to review and comment on the following options::

- (1) *Option A - a north/south and east/west road configuration;*
- (2) *Option B - a north/south and east/west road configuration with cul-de-sacs;*
- (3) *Option C - an east/west road configuration; and*
- (4) *Option D - a north/south road configuration.*

CARRIED

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5. **APPLICATION BY LPA DEVELOPMENT & MARKETING CONSULTANTS LTD. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND FOR THE REZONING OF 5411 MONCTON STREET FROM "SCHOOL & PUBLIC USE DISTRICT (SPU)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/169)"**

(RZ 05-292498 - Report: June 29/05, File No.: 12-8060-20-7961/7962) (REDMS No. 1590257)

Mr. Terry Crowe, Manager, Policy Planning advised that the applicant had conducted public consultations with the residents in the area. As a result, the form and character of the development was in keeping with the single-family neighbourhood, the walkway which is used extensively would be retained, and adequate on site parking is provided. He stated that there is a high degree of support from the neighbourhood for this project.

Mr. Ken Kwan, representing SUCCESS, advised that in partnership with the Coastal Health Authority and BC Housing, a 50-unit assisted living project would be developed on this site. He stated that there was a lack of this type of housing in the city, and noted that the demand for senior supported housing would increase rapidly.

Mr. Doug Purdy representing the applicant, reviewed the development for Committee, he advised that:

- the pathway was moved to the perimeter of the site with the original access points kept intact;
- the city would maintain the pathway, and the landscape would be maintained by SUCCESS;
- the height of the building was in keeping with the single-family homes in the area;
- 5 of the 8 trees along Moncton Street would be retained and an additional 99 new trees would be planted; and
- staff as well as the community were satisfied that adequate parking had been provided on-site.

In response to queries from the Committee, Mr. Purdy advised that the private park and public space would be well demarcated and stated that there would be no lights at night on the public pathway in accordance with the community's request.

Mr. Brian Wardley, Chair, Community Health Advisory Committee, spoke in support of this development advising that at present there are no assisted living units in Richmond and that there would be a need for over 108 units in the near future.

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Committee congratulated the applicant on doing a fine job with the site. They stated that they were happy to support this much needed project and noted the excellent job the applicant had done with the proposed landscaping.

It was moved and seconded

- (1) *That Bylaw No. 7961, to redesignate 5411 Moncton Street from:*

 - (a) *"Public Open Space" to "Neighbourhood Residential" (in Attachment 1 of Schedule 1 of Official Community Plan Bylaw 7100 - General Land Use Map);*
 - (b) *"Public Open Space" to "Multiple-Family" on 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. 7961, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) *That Bylaw No. 7961, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 7962 to introduce a new Comprehensive Development District (CD/169), and for the rezoning of 5411 Moncton Street from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/169)", be introduced and given first reading.*

CARRIED

8. MANAGER'S REPORT

Mr. Crowe advised that staff in conjunction with the Heritage Commission had been working on urban design guidelines for Steveston Village. He noted that the Commission would be applying for a grant to the Vancouver Real Estate Foundation to enable the City to undertake a more detailed study to better define and manage the village's heritage and urban form. Discussion then ensued on whether this study would include the MMU sites in the area. Staff indicated it would not. A request was made for staff to examine and report on the existing guidelines for the MMU site.

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In response to a query from the Committee, staff advised that a report will be brought to Committee on how a Heritage fee could be sought from developers during rezonings. Councillor Steves then advised that the City had set up a Heritage Fund with \$100,000 approximately 20 years ago, and requested that staff investigate whether this fund is still available for use.

In response to a query from the Committee, Mr. Erceg, General Manager, Urban Development advised that staff evaluate view corridors in the City Center closely when towers were being developed.

In response to a query from the Committee, Mr. Crowe advised that a letter was being sent to Transport Canada concerning a possible increase in building height around City Hall. Mr. Erceg advised that staff had been very busy and projects such as the City Centre Area Plan Review would be started in October 2005 and continue into 2006.

Chair requested that staff report to the Public Works & Transportation Committee concerning the need for a crosswalk at Blundell and Heather Streets.

Chair also stated Committee's concern regarding work taking place before building and demolition permits were issued. Mr. Erceg advised that staff were comparing the city's procedures with other municipalities and stated that UDI appeared to be a good forum for solving these issues. He noted that any preloading issues were usually forwarded to the Engineering Department.

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, July 19th, 2005.

Councillor Bill McNulty
Chair

Desiree Wong
Recording Secretary