



Planning Committee

Date: Tuesday, July 16, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Lyn Greenhill, Acting-Chair
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Absent: Councillor Bill McNulty, Chair
Councillor Linda Barnes
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, July 3, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **August 20, 2002**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **BUSINESS REGULATION BYLAW NO. 7148, AMENDMENT BYLAW NO. 7397**
(Report: June 18/02, File No.: 8060-20-7397) (REDMS No. 733806, 733809)

The Manager, Zoning, Alan Clark, was present to answer questions of Committee.

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It was moved and seconded

That Bylaw 7397 which amends Schedule A of Business Regulation Bylaw 7148 to include unit 130 – 8080 Leslie Road among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

4. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY JATINDER BHANGAV FOR NON-FARM USE AT 7471 NO. 6 ROAD**
(AG 02-207846 - Report: July 4/02, File No.: AG 02-207846) (REDMS No. 750142.)

The Manager, Development Applications, Joe Erceg, briefly reviewed the report. In response to a question, Mr. Erceg provided the information that the impact on traffic created by the increase in daycare capacity would be mitigated by the wide, circular driveway located on the subject property.

It was moved and seconded

That authorization for Jatinder Bhangav to apply to the Land Reserve Commission for Non-Farm Use, to expand the capacity of the current child care facility at 7471 No. 6 Road from 10 children to 30 children, be approved.

CARRIED

5. **APPLICATION BY ORIS DEVELOPMENT CORPORATION TO AMEND "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)" AND TO REZONE 6400 AND 6420 PRINCESS LANE AND 6411 DYKE ROAD FROM "LIGHT INDUSTRIAL DISTRICT (I2)" AND 6431 DYKE ROAD FROM "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)"**
(RZ 02-202859 - Report: July 5/02, File No.: 8060-20-7398) (REDMS No. 731207, 750408, 750413)

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

Mr. Dana Westermarck, Oris Development Corporation, with the aid of a photoboard of the streetscape and display boards, said the building form proposed was an extension of the existing development in the area. In response to questions Mr. Westermarck also provided the information that i) as the amenity space would be shared by the different projects the construction would be deferred until their completion. The location of the amenity space was identified; ii) two options for the separate strata's use of the amenity facility were being developed; and iii) although a cross access agreement with the original phase had initially been declined further discussion on the matter was taking place.

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Mr. Curtis Eyestone said that he supported the development. Mr. Eyestone expressed concern about bullet 2 of the Transportation section of the staff report (Page 5) as it was Mr. Eyestone's understanding that a future extension of the road would be required.

It was moved and seconded

That Bylaw No. 7398, to amend the minimum setbacks from property lines (building envelopes) in "Comprehensive Development District (CD/115)" and to rezone 6400 and 6420 Princess Lane and 6411 Dyke Road from "Light Industrial District (I2)" and 6431 Dyke Road from "Comprehensive Development District (CD/50)" to "Comprehensive Development District (CD/115)" as amended, be introduced and given first reading.

CARRIED

6. **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: July 4/02, File No.: 8060-20-7374) (REDMS No. 702953, 714431, 714428)

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

Mr. Dana Westermarck, Oris Development Corporation, with the aid of photo and display boards, briefly reviewed the project.

Mr. Curtis Eyestone expressed his objection to the area plan depiction of a portion of the required loop road being on his property. Mr. Eyestone said that he thought the concept for the loop road was dangerous and inadequate for fire protection. Mr. Eyestone did not believe that the intent of the original bylaw was that he be responsible for half of the road. Mr. Eyestone indicated several statements in the staff report that he considered incorrect.

A brief discussion ensued on the development of the half road prior to the development of Mr. Eyestone's land.

It was moved and seconded

That Bylaw No. 7374, to amend the minimum setbacks from property lines (building envelopes), maximum heights (internal roads), and floor area ratio in "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)", be introduced and given first reading.

CARRIED

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7. **APPLICATION BY DANNY LUNG FOR REZONING AT 7520 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/124)**

(RZ - 02-201235 - Report: June 11/02, File No.: 8060-20-7396) (REDMS No. 718186, 726319, 280040, 726326)

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

It was moved and seconded

That Bylaw No. 7396 for the rezoning of 7520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/124)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY C.P.S. ENTERPRISES LTD & RICHLIFE HOMES FOR REZONING AT 4371 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 02-205666 - Report: June 26/02, File No.: 8060-20-7401) (REDMS No. 758716, 761248, 761273)

The Manager, Development Applications, Joe Erceg, reviewed the report. In response to a question Mr. Erceg provided the information that similar size lots, and smaller lots, are currently located on arterial roads.

It was moved and seconded

That Bylaw No. 7401, for the rezoning of 4371 Blundell 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

9. **BC PACKERS SITE – REMOVAL OF TANKS FROM PARK**

(Report: July 10/02, File No.: RZ 98-153805) (REDMS No. 809640)

A letter received from P. Coltart on the matter is attached as Schedule 1 and forms a part of these minutes.

It was moved and seconded

That the non-standard Development and Servicing Agreements relating to the B.C. Packers rezoning be amended to remove the two liquid storage tanks from the Park.

CARRIED

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10. **PROPOSED BURNABY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2002 - BYLAW NO. 11381 - BYRNE ROAD AND MARINE WAY COMMERCIAL PRECINCT DEVELOPMENT PLAN**

(Report: July 3/02, File No.: 0155-20-BURN1) (REDMS No. 737786)

The Manager, Policy Planning, Terry Crowe, and Kari Huhtala, Planner, were present. Mr. Crowe said that he had reviewed the amendment and found there to be no impact to the City and that Burnaby had been so advised by letter. In response to questions information was provided that i) a large commercial enterprise would affect Burnaby and New Westminster businesses more so than Richmond businesses; and ii) no comment from the GVRD had been received on the matter.

It was moved and seconded

That Burnaby City Council be advised that the proposed Burnaby Official Community Plan Amendment Bylaw 11381 does not have an impact on the City of Richmond.

CARRIED

11. **2001 - 2006 RICHMOND CHILD CARE NEEDS ASSESSMENT REPORT**

(Report: June 20/02, File No.: 4055-01) (REDMS No. 634726, 113633, 734231, 732952, 113634)

Mr. Crowe introduced Ms. Nicky Byres, Chairperson of the Steering Committee for the Assessment and member of the Child Care Development Board.

Ms. Byres' presentation to the Committee included the following information: i) an acknowledgement of the collaborative effort in conducting the Assessment; ii) the existence of a huge shortage of child care spaces; iii) that prohibitive childcare monthly costs for parents delay the opening of the new facilities; iv) that pressure should be put on the Provincial Government to make child care more affordable; v) other ways of managing child care systems should be investigated. Ms. Byres reviewed the four priority recommendations put forth by the Child Care Development Board. Ms. Byres concluded her comments by thanking Council for their contribution of funds to complete the Assessment and to City staff for their contribution.

A discussion between Committee members, Ms. Byres and staff ensued which included information on i) the history of the Childcare Coordinator position; ii) how other types of funding might be accessed; iii) the possibility of contracting the Childcare Coordinator position with the Childcare Resource Centre; and iv) whether the childcare needs of persons working in Richmond were identified. Ms. Byres said that some of the reports would be personally delivered in order that relationships built through the Assessment process could be strengthened and also as an opportunity to receive comment.

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The Manager, Policy Planning, Terry Crowe, said that copies of the report would be distributed to stakeholders with a request for comment and assistance to implement the findings.

The Committee extended its appreciation to all participants involved in the Assessment process.

It was moved and seconded

That Council, (as per the report dated June 20th, 2002, from the Manager, Policy Planning):

- (1) *endorse the recommendations of the 2001 - 2006 Richmond Child Care Needs Assessment Report (see Attachment 2, Summary Report), as objectives for the provision of child care in Richmond, and*
- (2) *direct staff to establish a program proposal to implement the recommendations, as part of the City's program, service level and 2003 budget review process.*

CARRIED

12. DEVELOPMENT APPLICATION DEPARTMENT – LEVELS OF SERVICE

(Report: July 5/02, File No.: 0340-20-UDEV1) (REDMS No. 785546, 652764, 677733, 274758, 233227, 199937, 226277, 274814, 204433, 233367, 274820, 204251, 233625, 274822)

The General Manager, Urban Development, David McLellan, said that this was the second in the series of Urban Development service level reviews and that reports would be received in August from the Managers of Policy Planning and Zoning. The Manager, Development Applications, Joe Erceg, then reviewed and responded to questions on the two components of the report.

It was moved and seconded

That the report (dated July 5th, 2002, from the Manager, Development Applications), regarding the Development Applications Department Levels of Service, be received for information.

CARRIED

13. MANAGER'S REPORT

The General Manager, Urban Development, David McLellan, reported on the status of a property located north of the Riverport property.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:20 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 16, 2002.

Councillor Lyn Greenhill
Acting Chair

Deborah MacLennan
Administrative Assistant

SCHEDULE 1 TO THE MINUTES OF THE
PLANNING COMMITTEE MEETING HELD ON
TUESDAY, JULY 16, 2002.

✓ JEM		
DW		
KY		
AS		
DE		
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98-153805

MayorandCouncillors

From: Shari Coltart [scoltart@generalpaint.com]
Sent: July 15, 2002 5:29 PM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: Development of Steveston

Dear Mayor and Councilors,

It has been brought to my attention that at least one (and perhaps two) large silo that is currently sitting at the former Steveston cannery site are going to be moved and not destroyed. I am rather concerned about this.

The reason for my concern is the proposed location to which it is to be moved - next to the Britannia Heritage Shipyard.

I am a resident of the condominium complex "The Britannia" and as such have a wonderful view of the river and the Steveston area. If the silo were to be moved to its proposed location, my view would be obstructed.

I purchased my property at a premium partially due to my unobstructed view. Are you proposing to de-value my property and cause me hardship? This confuses me.

In addition, I am confused as to the reason why you would punish those hard-working residents that have already purchased property in the Steveston area (and are CURRENTLY paying property taxes to the City of Richmond) only to attract future residents to the Steveston area? I simply do not understand.

I cannot stress enough my displeasure at the proposed site for these remaining silos from the old cannery site. If you cannot find an appropriate home for them, why not simply demolish them as has been the case for all of the old cannery buildings.

Best regards,
Pat Coltart

