



Planning Committee

- Date: Tuesday, July 20th, 2004
- Place: Anderson Room
Richmond City Hall
- Present: Councillor Bill McNulty, Chair
Councillor Rob Howard
Councillor Harold Steves
- Absent: Councillor Sue Halsey-Brandt, Vice-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 6th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

URBAN DEVELOPMENT DIVISION

3. **CHILD CARE DEVELOPMENT STATUTORY RESERVE FUND EXPENDITURES**

(Report: July 5th, 2004, File No.: 0100-20-) (REDMS No. 1307714, 1307681,)

It was moved and seconded

- (1) *That an allocation of \$18,903.54 from Projects #40709 & #40712, originally approved in the 2003 Capital Plan, be approved in the following amounts:*

- (a) *\$2,000.00 to the Developmental Disabilities Association for the Riverside Child Development Centre*

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- (b) *\$2,000.00 to the East Richmond Community Association for the Kinderfun Preschool*
- (c) *\$1,940.54 to the Society of Richmond Children's Centres for the Cook Road Children's Centre*
- (d) *\$1,993.00 to the Society of Richmond Children's Centres for the Terra Nova Children's Centre*
- (e) *\$1,300.00 to the Sea Island Community Association for Burky's Preschool*
- (f) *\$2,000.00 to the Az-Zahraa Islamic Academy for the Montessori Preschool Program*
- (g) *\$2,000.00 to the Brighthouse United Church for the Brighthouse Nursery School*
- (h) *\$620.00 to the True Light School of British Columbia for the True Light Progressive Montessori Preschool*
- (i) *\$2,300.00 to the Hamilton Community Association for the Hamilton Out-of-School Care*
- (j) *up to \$2,750.00 for distribution of the publication "Towards Partnership" to non-profit child care centres in Richmond*

CARRIED

4. **APPLICATION FOR A STRATA TITLE CONVERSION BY SUN LIFE ASSURANCE COMPANY OF CANADA FOR THE PROPERTY LOCATED AT 5600 PARKWOOD WAY**

(SC 04-269542 - Report: June 30th, 2004, File No.: SC 04-269542) (REDMS No. 1301873)

It was moved and seconded

That the application for a strata title conversion by Sun Life Assurance Company of Canada for the property located at 5600 Parkwood Way be approved.

CARRIED

5. **APPLICATION BY SANDHILL HOLDINGS AND J.A.B. ENTERPRISES LTD. FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF 11000, 11020, 11040, 11080, 11100 NO. 5 ROAD AND 12000 STEVESTON HIGHWAY FROM "AGRICULTURAL DISTRICT (AG1)", "LOCAL COMMERCIAL DISTRICT (C1)" AND "BUSINESS INDUSTRIAL PARK DISTRICT (I3)" TO "AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)"**

(RZ 04-269188 - Report: July 8th, 2004, File No.: 12-8060-20-7753, 7755) (REDMS No. 1292946, 1292947 1308779, 1296370, 1296363)

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7753, to redesignate 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway from "Business and Industry" to "Commercial" in Attachment 1 (Generalized Land use Map) and Attachment 2 (Specific*

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7100, and to amend the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.

(2) *That Bylaw No. 7753, 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. 7753, 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. 7755, for the rezoning of 11000, 11020, 11040, 11080 and 11100 No. 5 Road from "Agricultural District (AG1)" to "Automobile-Oriented Commercial District (C6)", and 12000 Steveston Highway from "Local Commercial District (C1)" to "Automobile-Oriented Commercial District (C6)" be introduced and given first reading.*

(5) *That the following recommendation be referred to Public Hearing in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation:*

That authorization for the City of Richmond to apply to the Agricultural Land Commission for the block exclusion of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway be approved.

CARRIED

6. **APPLICATION BY MICHAEL LI FOR REZONING AT 11511, 11551, 11571 AND 11591 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)**

(RZ 03-232158 - Report: July 9th, 2004, File No.: 12-8060-20-7663, 7664, 7712, 7713) (REDMS No. 1300573, 1291230, 1081817, 1110004, 1118745, 1120335, 1293128, 1307737, 1294677, 1293221)

The Director of Development, Raul Allueva responded to questions from Committee on the various options for the site. He explained that staff was recommending option 3 which proposed a landscaped public right-of-way as well as a covenant which would allow the city to open up the lane access in the future. He noted, however, that the community did not support this option because they did not want access to the lane.

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Ms. Carol Day, 11631 Seahurst Road, spoke in support of Option 1. She referred to the Lane Policy and she commented that exceptions were permitted where alternative access was provided, such as an internal road, which was what the applicant had proposed. She expressed the opinion that if Option 1 was selected and applied to further properties along Steveston Highway, it would set a standard for the area which would result in no loss of property values for residents, no increase in traffic noise or parking problems. Ms. Day stated that the residents had participated in the public process for more than a year, and it was now time to make a decision.

Mr. Sukh Salh, 11660 Seahurst Road, spoke in support of Option 1, and he referred to the Arterial Road Policy and stated that it was his understanding that if an arterial road was to be constructed, it must have access on to it. He advised that he had made enquiries as a result of issues arising from the previous meeting, and stated that B.C. Ferry Corporation had no plans to locate in Richmond, and B.C. Highways had no plans to change the connection from Steveston Highway to Highway 99.

James Day, 11631 Seahurst Road, spoke in support of Option 1, and he stated that there had already been a complete public process. In February a letter had been sent out advising that there would be no lane access, and to now set this aside could be viewed as acting in bad faith. He stated that there were 6 to 8 "gateways" into Richmond from the north, but only one in the south at No. 5 and Steveston and putting a townhouse complex in such a location was not ideal but a compromise had been reached to make it feasible.

Paul Lermite, 10860 Seamount Road, spoke in support of Option 1, and about the increase in traffic in the area over the past 10 years. He referred to the letter dated February 10, 2004 from Jenny Beran, Planner in the Urban Development Division which had indicated there would be no lane access, and stated that at that time, the residents believed this issue was finished.

Tony Cropo, 10851 Seamount Road, expressed concern about traffic circulation in the area.

A resident at 10391 Seamount Road, spoke about options for the site.

Bob King, 11500 Seahurst Road, spoke in support of Option 1, and he advised that he had sold his home and would be leaving the area after 24 years. He expressed the opinion that the community was "owed" Option 1

It was moved and seconded

- (1) ***That Bylaw 7663 to amend the Ironwood Sub-Area Plan Development Permit Guidelines be abandoned.***
- (2) ***That Bylaw 7664, to rezone 11551, 11571 and 11591 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to the "Townhouse District (R2 - 0.6)", be abandoned.***

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- (3) *That Official Community Plan Amendment Bylaw No. 7712, to update the Development Permit Guidelines for Area B in the Ironwood Sub-Area Plan, Schedule 2.8A of Official Community Plan Bylaw No. 7100, be introduced and given first reading.*
- (4) *That Bylaw No. 7712, 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.*
- (5) *That Bylaw No. 7712, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (6) *That Bylaw 7713, to rezone 11511, 11551, 11571 and 11591 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to the "Townhouse District (R2 – 0.6) (as provided in Option 1 in the report dated July 9th, 2004 from the Director of Development), be introduced and given first reading.*

CARRIED

It was moved and seconded

That the use of internal lanes in multiple family dwellings as an alternative to regular lane access, be referred to staff to investigate a potential use in the subject property as well as its suitability in other areas.

CARRIED

7. **APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 5420 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 04-270312 – Report: July 6th, 2004, File No.: 12-8060-20-7761) (REDMS No. 1297089, 112374/8060-20-7100, 280108, 1298516, 1298519, 1299736, 1301048, 1301043)

It was moved and seconded

- (1) *That Lot Size Policy 5439, adopted by Council on June 18th, 1990, be forwarded to a Public Hearing with a recommendation that the Policy be amended to remove the lots fronting Granville Avenue and No. 2 Road (as per Attachment 7 to this report).*
- (2) *That Bylaw No. 7761, for the rezoning of 5420 Granville Avenue 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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8. **ZONING BYLAW TEXT AMENDMENTS RE: farm-based WINERIES AND CIDERIES ON AG1 (AGRICULTURAL DISTRICT) ZONED LAND IN THE AGRICULTURAL LAND RESERVE**

(ZT 04-269801 - Report: July 7th, 2004, File No.: 12-8060-20-7765) (REDMS No. 1295660, 1304498, 1302550)

It was moved and seconded

That Bylaw No. 7765, to amend Zoning and Development Bylaw No. 5300, to permit farm-based wineries and cideries on lands zoned "Agricultural District (AG1)" and "Roadside Stand (Class C) District (RSC)", be introduced and given first reading.

CARRIED

9. **BUSINESS REGULATION BYLAW 7538, AMENDMENT BYLAW 7769**

(Report: July 8th, 2004, File No.: 12-8060-20-7538; 0107-10-01) (REDMS No. 1304389, 1305288, 1308525)

It was moved and seconded

That Bylaw 7769 which amends Schedule "A" of Business Regulation Bylaw 7538 to include Unit 7 – 6340 No. 3 Road, among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

10. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 6461 DYKE ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)**

(RZ 03-237482 - Report: July 9th, 2004, File No.: 12-8060-20-7770) (REDMS No. 1304356, 361390/12-8060-20-7100, 69817/12-8060-30-5300, 1304364, 1304367)

It was moved and seconded

That Bylaw No. 7770, to create a new "Comprehensive Development District (CD/147)" to permit the development of a heritage-style two family dwelling, and to rezone 6461 Dyke Road from "Comprehensive Development District (CD/50)" to "Comprehensive Development District (CD/147)", be introduced and given first reading.

CARRIED

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11. **APPLICATION BY SHAHIN ANSARI FOR REZONING AT 6100 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-271957 - Report: June 30th, 2004, File No.: 12-8060-20-7771) (REDMS No. 1305945, 1307216, 1307170, 1307174)

It was moved and seconded

That Bylaw No. 7771, for the rezoning of 6100 Granville Avenue 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 LES COHEN & AZIM BHIMANI FOR REZONING AT 9831 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-271606 - Report: July 2nd, 2004, File No.: 12-8060-20-7772) (REDMS No. 1307343, 1307360, 1307506, 1307508)

It was moved and seconded

That Bylaw No. 7772, for the rezoning of 9831 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

13. **APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 9131 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 04-272170 - Report: July 2nd, 2004, File No.: 12-8060-20-7773) (REDMS No. 1307345, 1307356, 1307521, 1307520)

It was moved and seconded

That Bylaw No. 7773, for the rezoning of 9131 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

14. **APPLICATION BY ALEX, JEFFREY AND BRENDA YIP FOR REZONING AT 9331 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120) AND TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 04-266836 - Report: June 21st, 2004, File No.: 12-8060-20-7774, 7766) (REDMS No. 1301122, 1301165, 947813/8060-20-7100, 1301145, 1301138, 1307189)

It was moved and seconded

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- (1) *That Bylaw No. 7774, to permit tandem parking under "Comprehensive Development District (CD/120)", be introduced and given first reading; and*
- (2) *That Bylaw No. 7766 for the rezoning of 9331 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.*

CARRIED

15. **APPLICATION BY J.C. TAM & ASSOCIATES FOR REZONING AT 3971 PACEMORE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-272541 - Report: July 7, 2004, File No.: 12-8060-20-7776) (REDMS No. 1308187, 1308330, 1308544, 1308543)

It was moved and seconded

That Bylaw No. 7776, for the rezoning of 3971 Pacemore Avenue 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

16. **APPLICATION BY JAY MINHAS FOR REZONING AT 9071 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 04-272320 - Report: July 7, 2004, File No.: 12-8060-20-7777) (REDMS No. 1308294, 1308333, 1308432, 1308428)

It was moved and seconded

That Bylaw No. 7777, for the rezoning of 9071 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

17. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 10351 LEONARD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/148)**

(Report: June 29th, 2004, File No.: 12-8060-20-7779) (REDMS No. 1300625, 1308523, 1308525)

It was moved and seconded

That Bylaw No. 7778, to amend Richmond Zoning and Development Bylaw 5300 by creating a new two-family residential zone, "Comprehensive Development District (CD/148)", and for the rezoning of 10351 Leonard Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/148)", be introduced and given first reading.

CARRIED

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18. **ZONING AND DEVELOPMENT BYLAW NO. 5300, AMENDMENT BYLAW NO. 7779**

(Report: June 29th, 2004, File No.: 12-8060-20-7779) (REDMS No. 1300625, 1308523)

The Director of Development, Raul Allueva, responded to questions from Committee and advised that the proposed bylaw was a proactive move to limit the uses in the area of the new casino. A number of different radii in the area had been considered, however, the proposed radius avoided creating any non-confirming uses for existing businesses.

It was moved and seconded

That Bylaw No. 7779, which amends Zoning and Development Bylaw No. 5300, as it relates to adult video stores, adult paraphernalia stores and unregistered massage parlours (body-painting/body-rub studios) within 500 m and pawnbrokers within 1,500 m of Comprehensive Development (CD/87) (River Rock Casino at 8811 River Road), be introduced and given first reading.

CARRIED

19. **OFFICIAL COMMUNITY PLAN AMENDMENT – AGRICULTURAL BUFFERS**

(Report: June 30th, 2004, File No.: 0S-4050-10, 12-8060-20-7768,) (REDMS No. 1304581, 1306167, 1304558)

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7768, which amends the agricultural buffer requirements in the Development Permit Area Guidelines of Official Community Plan Bylaw 7100, be introduced and given first reading.*

(2) *That Bylaw No. 7768, 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. 7768, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment and response by August 11, 2004.*

(4) *That Bylaw No. 7768, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

CARRIED

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20. **COMMENTS - REFERRAL OF THE NEW WESTMINSTER OFFICIAL COMMUNITY PLAN BYLAW NO. 6909, 2004**

(Report: July 12th, 2004, File No.: 01-0155-00/Vol 1) (REDMS No. 1306363, 1295185, 1283507, 1301297, 1306363)

It was moved and seconded

That the City of New Westminster be requested to incorporate the following comments into City of New Westminster Bylaw 6909, 2004:

(1) *Proposed Casino*

With respect to the previous New Westminster OCP Bylaw No. 6920 regarding the proposed casino, Richmond requests that its previous comments be implemented (Attachment 1);

(2) *Improved Community Cooperation*

As Richmond and New Westminster share a responsibility to manage the lands at the eastern end of Lulu Island (i.e. Hamilton and Queensborough communities), the proposed OCP should be amended to better reflect the need for more inter-municipal co-operation, planning and implementation of land use and community initiatives to ensure that future development better respects each community's interests and the interests of Richmond and New Westminster;

(3) *Improved Parks and Open Space Planning*

As the proposed OCP section on parks and open space in the Queensborough community presents several opportunities for Richmond to partner with New Westminster in creating trail linkages between the two communities, the proposed OCP should better reflect the need for inter-municipal pedestrian and cycle trail links;

(4) *Transportation Planning*

To strengthen the transportation connections between the Hamilton and Queensborough communities the comments in Attachment 4 should be incorporated into the proposed OCP;

(5) *Flood Management*

The proposed OCP should better indicate the need for continued inter-municipal co-operation regarding flood management.

CARRIED

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21. **MANAGER'S REPORT**

The Manager, Land Use, Terry Crowe, updated the Committee on the status of discussions with stakeholders concerning Steveston Island. He advised that it was hoped to develop a Memorandum of Understanding amongst the stakeholders to develop a plan for the island rather than the City try to purchase it.

Mr. Crowe also spoke about the "Seniors' Housing Information Program" who operated from New Westminster. He advised that this organization was looking for funding sources and were interested in making a presentation to Richmond. Committee members expressed the opinion that there were existing advisory groups in Richmond with whom the City should work.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5.17 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 20th, 2004.

Councillor Bill McNulty
Chair

Valerie Wilmot
Executive Assistant, Human Resources