City of Richmond

Minutes

Planning Committee

Date: Tuesday, August 19th, 2003

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes 4:03 pm
Councillor Rob Howard
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, July 8th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday, September 3rd, 2003 at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY BALDEV GREWAL FOR REZONING AT 9511 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**
(**RZ 03-232805** – Report: July 22/03, File No.: 8060-20-7543) (REDMS No. 1024275, 1024644)

The Manager, Development Applications, Joe Erceg, introduced Mr. Kevin Eng, Planning Technician, to the Committee. Mr. Erceg then said that this was a simple rezoning application for a two lot subdivision.

It was moved and seconded
That Bylaw No. 7543, for the rezoning of 9511 No. 1 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

4. **APPLICATION BY MICHAEL LI FOR REZONING AT 11551, 11571 AND 11591 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO PROPOSED NEW TOWNHOUSE DISTRICT (R2 – 0.7)**
(**RZ 03-232158** Report: July 31/03, File No.: 8060-20-7547/7571) (REDMS No. 1034813, 1035260, 1048719)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

Mr. Erceg indicated that the rezoning application for a townhouse project was similar to past applications in the area and was consistent with the Lane and Arterial Road Redevelopment Policies and the Official Community Plan.

Cllr. Barnes joined the meeting – 4:03 pm.

In response to questions information was provided that (i) the lane would be upgraded to the current standard; and (ii) although the site contained more density than typical the Arterial Road Redevelopment Policy encouraged increased density for this location which is near a 'neighbourhood centre'.

It was moved and seconded
That:

(1) Bylaw 7547, to introduce a new Townhouse District (R2 – 0.7) zone, be introduced and given first reading; and

(2) Bylaw 7571, to rezone 11551, 11571 and 11591 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to the new "Townhouse District (R2 - 0.7)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY JUAN & PATRICIA MIGUEZ FOR REZONING AT 6051/6071 COMSTOCK ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**
(**RZ 03-234409** - Report: July 24/03, File No.: 8060-20-7558 x-ref: 4045-00) (REDMS No. 1038917, 279961, 1038922, 1039790)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present. Mr. Erceg indicated that this was a straightforward rezoning for a 3 lot subdivision with provision for a lane and that staff supported the application.

Mr. Juan Miguez, the applicant, expressed his concern about the required dedication for a corner cut. In response, Mr. Erceg said that he would discuss the requirement with the Transportation Department to determine if a right-of-passage would be appropriate.

It was moved and seconded
That:

(1) Lot Size Policy 5433, adopted by Council in February 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting No. 2 Road and Granville Avenue as shown on Attachment 5 to the report dated July 14th, 2003 from the Manager, Development Applications; and

(2) Bylaw No. 7558, for the rezoning of 6051/6071 Comstock Road from "Two-Family Housing District (R5)" to "Single-Family Housing District (R1 – 0.6)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY GURMEET JAGDE FOR REZONING AT 10300 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(**RZ 03-232602** Report: July 18/03, File No.: 8060-20-7563) (REDMS No. 1022096, 280267, 1046041)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician, were present. Mr. Erceg indicated that this was a small subdivision that was similar to other development in the area.

In response to questions information was provided that (i) the Aircraft Covenant would be a restrictive covenant registered on title of the property that would be provide notice to potential purchasers; and (ii) that should the applicant sell the property the Letter of Intent received from the applicant in regard to tree retention would not be binding to a future purchaser of the property.

It was moved and seconded
That Bylaw No. 7563, for the rezoning of 10300 Bird 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

7. **APPLICATION BY BENJAMIN P. EDRA FOR REZONING AT 3980 DESMOND AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**
(**RZ 03-233563** Report: July 22/03, File No.: 8060-20-7564) (REDMS No. 1024374, 1024654)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician, were present. Mr. Erceg indicated that this was a two lot subdivision that was supported by staff.

It was moved and seconded
That Bylaw No. 7564, for the rezoning of 3980 Desmond 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

8. **APPLICATION BY RAV BAINS FOR REZONING AT 3411 REGINA AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(**RZ 03-235384** Report: July 25/03, File No.: 8060-20-7565) (REDMS No. 1030142, 280596, 1046423)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician were present. Mr. Erceg said that this was a rezoning application for a two lot subdivision that was consistent with the Lot Size Policy for the area.

In response to a question, Mr. Eng indicated that the 3 metre sanitary sewer right-of-way that runs along the south property line.

It was moved and seconded
That Bylaw No. 7565, for the rezoning of 3411 Regina Avenue 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. **APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 10071/10091 RUSKIN ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(**RZ 03-235245** Report: July 23/03, File No.: 8060-20-7567) (REDMS No. 1030273, 292539, 1047251)

The Manager, Development Applications, Joe Erceg, said that the rezoning for a 3 lot subdivision was consistent with the Lot Size Policy for the area and that staff supported the application.

It was moved and seconded
That Bylaw No. 7567, for the rezoning of 10071/10091 Ruskin Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

10. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 8280 NO. 5 ROAD**
(Report: July 7/03, File No.: AG 03-236991) (REDMS No. 1026393)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present. Mr. Erceg said that the request for authorization to apply to the Agricultural Land Commission for non-farm use on a property proposed for a church was consistent with the Official Community Plan and that staff recommended that authorization be granted.

A discussion then ensued between Committee members, staff and Mr. Atwall about the responsibility to farm the backlands during which advice was given that submission of a farm plan would be required as part of the rezoning application along with evidence that the farm plan had been implemented.

It was moved and seconded
That authorization for Kabel Atwall to apply to the Land Reserve Commission for Non-Farm Use on the westerly 110 metres at 8280 No. 5 Road be approved.

CARRIED

11. **ZONING AND DEVELOPMENT BYLAW 5300 AMENDMENT BYLAW 7576**
(Report: August 7/03, File No.: 8060-20-7576) (REDMS No. 1050167, 1050200)

The Manager, Zoning, Alan Clark, was present and in response to questions elaborated on the requirements under the Liquor Control and Licencing Act for retail outlets.

Discussion then ensued that included the following:

- that new applications for Neighbourhood Public House would be required to go through a Rezoning and Development Permit process during which the City would identify the process involved to obtain a licence;

- that the Provincial Act allowed for exemptions to the act which could preclude the requirement for a Development Permit;

- the ability to deny retail outlets should be an option in cases where sufficient parking was not available;

- the exemptions should be removed in order to allow neighbourhood notification and design guideline conformance.

Mr. Bob Ransford spoke about recent changes to O'Hares pub on Steveston Highway for which a building permit was issued. Mr. Ransford expressed his concern that no design guidelines or regulations had been applicable. It was also suggested by Mr. Ransford that the hours of operation, the number of parking stalls provided, and the possibility that different setbacks could be required for retail use, be reviewed. Mr. Ransford also questioned whether encroachment into the landscaped area would be allowed for parking.

In response, Mr. Clark indicated that the Building Department would not give final approval to operate the facility until the site was formally laid out and the number of parking stalls confirmed to be 25.

It was moved and seconded
That Bylaw 7576, which amends Zoning and Development Bylaw 5300 as it relates to Neighbourhood Public Houses, be referred to staff in order that the retail and pub uses be separated and the exemption for requirement of a Development Permit be allowed for construction under $5000 only.

CARRIED

12. **OFFICIAL COMMUNITY PLAN DESIGNATION AMENDMENT BYLAW NO. 6863, 2003 FOR QUEENSBOROUGH, NEW WESTMINSTER**
(Report: August 12/03, File No.: 0155-20-NWES1) (REDMS No. 1049274)

It was moved and seconded
That Richmond City Council advise New Westminster City Council that Richmond has no concerns with the proposed Queensborough Official Community Plan Designation Amendment Bylaw 6863, 2003, as presented.

CARRIED

13. **FREE CROWN GRANT APPLICATION FOR PORTIONS OF STEVESTON ISLAND**
(Report: July 29/03, File No.: 2275-20-173) (REDMS No. 1032778, 1025460, 725857, 1035740)

The Manager, Policy Planning, Terry Crowe, and David Brownlee, Planner, were present.

Mr. Brownlee gave advice that the Ministry of Sustainable Resource Management had placed a freeze on all Free Crown Grants pending an internal review. A key issue being examined is whether fair market value should be charged for those lands. It was the opinion of staff that the application proceed in order for dialogue to begin and because of the special character of the island which warrants this consideration.

A discussion then ensued that included the following:

- that following the present application an application should be made for the additional three lots;

- that the possibility existed for the City to own the entire island and continue with lease lots;

- a suggestion that other public agencies should be informed of the City's intent.

Mr. Eric Sykes and Mr. Gordon Kibble, of the Advisory Committee on the Environment, endorsed the application and agreed that it was not too early to consider the total island. It was suggested that a long range plan for the preservation of the island be developed.

Mr. Bruce Rozenhart, a past co-Chair of the Advisory Committee on the Environment, provided a written submission which is attached as Schedule 1 and forms a part of these minutes. Mr. Rozenhart encouraged a timely meeting with the local MLA's in addition to the Honourable Joyce Murray, Water Land Air Protection Minister and the Honourable Stan Hagen, Minister of Water Land and Air. He also suggested that Federal MP's – the Honourable John Cummings (Delta-South Richmond) and the Honourable David Anderson, Minister of the Environment - also be advised of the application. Mr. Rozenhart volunteered to contribute to the development of a strategy and also to seek and encourage a provincial endorsement of that strategy.

Mr. Kibble thought the rock wall should be included in the strategy as at present no control existed for keeping people away from the area. A suggestion was made that City staff could look at appropriate signage on City property.

A discussion with the Steveston Harbour Authority was suggested to enlist their support. It was proposed that the City could assume liability for the lots as a means of alleviating concerns. It was also suggested that a letter be sent to the Fraser Port Authority indicating that the City's proposal would not infringe on Fraser Port's maintenance of the break water, wind dams or sand dredging operations.

It was moved and seconded

That:

(1) the application and supporting documentation for a "free crown grant" from the Provincial Government to protect those portions of Steveston (a.k.a. Shady) Island which are believed not to be under lease be endorsed;

(2) the use of the requested lands will be limited to permanent environmental protection, conservation, education, research, and limited compatible passive recreation activities;

(3) the City of Richmond will not transfer title to the lands without the expressed permission of the Province of British Columbia;

(4) staff submit the endorsed application, supporting documentation and the required application fees for a "free crown grant" to Land and Water British Columbia Inc. and report to Planning Committee on the application's progress, as appropriate;

(5) the City immediately communicate its intent to the 3 Richmond MLA's, the provincial government and appropriate federal MP's;

(6) the City communicate with other appropriate public organizations as determined by staff.

Prior to the question being called discussion ensued on the wording of Part (3) as a result of which the following amendment was introduced:

It was moved and seconded

That Part (3) be amended by deleting the words 'without the expressed permission of the Province of British Columbia'.

The question on the amendment was called and it was **CARRIED** with Cllr. Howard opposed.

The question on the main motion as amended was then called and it was **CARRIED.**

14. MANAGER'S REPORT

Cindy Chan Piper, Community Planner, distributed a memorandum, which is attached as Schedule 2 and forms a part of these minutes, providing the results of a recent Public Information Meeting held in McLennan South regarding the Single-Family Lot Size issue.

The Manager, Policy Planning, Terry Crowe, introduced Mr. Eric Fiss, Architect/Community Planner to the Committee.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:24 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, August 19th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

Presentation to Planning Committee, City of Ric
By Bruce Rozenhart,
11171 Barkentine Place, Richmond, B.C.
August 19, 2003

Re: Free Crown Grant Application for Portions of Steveston Island

Chairman, Councillors,

I'm pleased to appear before the Planning Committee today to speak in favor of the staff recommendations for applying for a Free Crown Grant for portions of Steveston Island. I would like to take a few minutes to outline the importance of this initiative and what I believe the eventual goal and future of Steveston Island should be.

When I left the Advisory Committee on the Environment as Co-Chair a few years ago, I was tired – we'd gone through the B.C. Packers application for development of what is now known as Imperial Landing. I am proud of the work ACE did for that – and some ACE members who worked hard on this issue then, are still members. Dr. Adrian Wade was one member who gave much of his time and technical expertise to the issue. I'm also proud to have been a member of ACE when we developed the first State of Environment report for the City.

When I left ACE, I told the Committee that I was committed to working on one objective I had brought to ACE – the preservation of the east end of Steveston Island. I am pleased that ACE kept this as a key objective. While I was with ACE, we had discussed this topic, and Councillor Harold Steves – who has long been an advocate for the preservation of the Island, and knows its history intimately – was instrumental in giving ACE the background it needed to pursue this objective.

Harold knows of my interest in Shady Island longer than others, with the exception of Gordon Kibble and Dr. Adrian Wade – who also have continued their commitment to the preservation of the east end of Steveston Island.

My commitment to protect it is that it is a natural area that the public can enjoy viewing without actually setting foot on the Island. It has a host of natural flora, many of the details of which Gordon and Harold have. It is an Island that evolved from a sand bar.

It is a part of what makes Richmond, and Steveston in particular, a special area, that is close to nature. Watching the eagles and other birds on the Island from the London Landing nature area is a treat. It is without a doubt a natural heritage area. It is one of the key ecological areas in Richmond.

Steveston Island is an orphan in a sea of local, regional, provincial and federal legislation and regulations. This means parts of it are vulnerable to being classified -- or re-classified -- as areas that may be developed for a variety of purposes. I am content to let the west end of the Island that has been used for dredgeate, remain so.

Lou Zivot, who was on ACE when I was on it, did the initial legal work on the provincial legislation that might be used to protect Shady Island.

Cover)

Earlier this year, you asked Staff to come back to you with the steps required to preserve the east end of Steveston Island. The initiative they have placed before you today is a significant start to the ultimate legacy of protecting all of the east end of Steveston Island. I urge you to endorse it and have Council endorse it.

But please look upon this as a first step.

I have a fair amount of experience in dealing with Provincial "Protected Areas", and some time ago began looking into having the B.C. Government protect the east end of the Island under this title. My objective in taking this approach was to ensure that the City of Richmond would not be liable for any costs or liabilities for the protected area of the Island.

The Province could make the east end of Steveston Island a "Protected Area", similar to the Stoltmann Wilderness where public access is limited. I had informal discussions with representatives of the previous Provincial Government, and have started informal discussions with a couple of representatives of the current Provincial Government, on my own, as a private citizen. I have told ACE, Harold and Dave McLellan of this, and they have been very positive about this.

When I met with ACE early this year, I told them that I was going to continue to push for protection of the east end of Steveston Island as a long-time resident of Richmond who is keenly interested in protecting the natural areas we have in our City. I'm quite proud of the City's natural areas, as I know you are. ACE suggested I work with a small group of them -- Gordon Kibble and Dr. Adrian Wade, who also was on ACE when I was Co-Chair. We did discuss the options, and are now at a mutually-agreed to point where Council needs to take some action to protect Shady Island.

I applaud ACE for encouraging the Planning Committee to take the initiative to protect the east end of Steveston Island. I congratulate the Planning Committee and City Staff for presenting the recommendation for proceeding with a Free Crown Grant for portions of Steveston Island today.

I encourage you to look beyond the Free Crown Grants as this will not ultimately protect the east end of the Island. I strongly recommend that the City of Richmond submit this application as a first step to protecting the east end of Steveston Island, and begin discussions with local MLA's and the Government about protecting the remainder of the east end of Steveston Island very soon. This should be a Council strategy so that progress can be measured.

For my part as a citizen who does some work in Victoria, I would be pleased to help the City with working with the B.C. Government on this strategy. It is an environmental legacy we must keep -- and make every effort to do so.

Thank you – and ACE -- for taking leadership with this environmental initiative. It is a legacy that Richmond will long cherish.

SCHEDULE 2 TO THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, AUGUST 19TH, 2003.

City of Richmond

Memorandum

To:	Mayor and Councillors	**Date:**	August 19, 2003
From:	Cindy Chan Piper Community Planner / Urban Design	**File:**	-RZ 03-218186
Re:	Update - Public Information Meeting Results McLennan South Single-Family Lot Size Issue		

Purpose

The purpose of this memorandum is to report the results of the Public Information Meeting held in the McLennan South community on Wednesday, July 23rd, 2003, and to outline the next steps to determine a Single Family Lot Size for the McLennan South area.

Issue

The McLennan South Area Plan identifies that a large area of single-family homes should be retained and that properties should have the opportunity to subdivide. The plan does not, however, specify appropriate single family lot sizes.

Study Process

On June 11, 2003, a Public Information Meeting was held to discuss the designated single-family area and possible options for the subdivision of its large existing lots.

Subsequent to the Public Information Meeting, a survey outlining four possible lot size options was sent out to all property owners in the single-family area. The survey results indicated that the majority of survey respondents favoured large single family frontages along Bridge and Ash Streets, with smaller lots somewhere in the area.

In response to the survey findings, staff concluded that 2 of the 4 options had the most merit. However, neither provided significant incentive for developers to take on the extra cost and complexity of providing the area's proposed east-west roads (i.e., Sills, Keefer, and General Currie). Without such an incentive, it may not be possible to gain access to the area's backlands to facilitate subdivision.

Staff prepared 2 modified options with the intent of providing the necessary development incentives and these were presented to the community at a Public Information Meeting held on July 23rd, 2003 in the McLennan South neighbourhood.

Issue Status

1. The neighbourhood rejected both options in a show-of-hands vote, but in written submissions it appears that most of the people at the meeting would support a lot size option of R1/B [a minimum width of 12 m (39 ft.), a minimum depth of 24 m (79 ft.) and an area of 360 m2 (3.900 ft2)] throughout the single-family area.

2. Unfortunately, the issue of a development incentive for providing the east-west roads remains to be solved.

Next Steps

Staff propose to seek advice from the development industry regarding the establishment of Sills, Keefer and General Currie Road. Based on this input, staff will propose a single-family lot size policy and amendment to the McLennan South Sub-Area Plan for distribution to the neighbourhood and presentation to Planning Committee in September 2003.

For clarification, please contact me at 276-4000 local 3050.

cindy chan piper
Community Planner / Urban Design

cc: D. McLellan
Suzanne Carter-Huffman
Terry Crowe