



MINUTES

PLANNING COMMITTEE

Date: Tuesday, August 21, 2001
Place: Anderson Room
Richmond City Hall
Present: Acting Mayor Bill McNulty, Chair
Councillor Lyn Greenhill
Councillor Kiichi Kumagai
Absent: Councillor Linda Barnes
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 17, 2001, be adopted as circulated.

CARRIED
2. The next meeting of the Committee will be held on **Wednesday, September 5, 2001** at 4:00 p.m. in the Anderson Room.

DELEGATIONS

3. (1) ***Mr. William Costain, President, and Mr. Dick Lane, 2nd Vice President, Branch #5, Royal Canadian Legion, to request a relocation of the Branch.***

Mr. Costain outlined the Legion's plans for the immediate future, which included the possible acquisition a site on Alexandra Road. Mr. Costain was in favour of the Legion having a connection to the proposed convention centre in the longer term.

Mr. Lane said that the request for relocation of the Legion to the proposed convention centre site, was to lay the groundwork for the future.

It was moved and seconded

That the matter of a future relocation of Branch #5, Royal Canadian Legion be referred to staff for consideration.

CARRIED

- (2) ***Mr. Enno Lepnum, regarding the sale of property at 8051 River Road.***

The matter will be heard at the September 5, 2001 Planning Committee meeting.

ACTING MAYOR

4. **PROPOSED RELOCATION OF BRANCH 5 VETERANS SERVICE TO MOT PROPERTIES**

The matter was dealt with in item 3.1.

URBAN DEVELOPMENT DIVISION

5. **APPLICATION BY AMRIK SIAN FOR REZONING AT 7120 ST. ALBANS ROAD FROM TOWNHOUSE AND APARTMENT DISTRICT (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**
(RZ 01-188214 - Report: July 31/01, File No.: RZ-01-188214,8060-20-7269) (REDMS No. 470160,470164,470165)

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

It was moved and seconded

That Bylaw No. 7269, for the rezoning of 7120 St. Albans Road from "Townhouse and Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Prior to the question being called Suzanne Carter-Huffman clarified that, as shown on Attachment 2 of the report, the two rear units would each have a courtyard for their exclusive use. The question was then called and it was **CARRIED.**

6. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 6491 AND 6531 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND 6511 NO. 1 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)**
(RZ 01-186170 - Report: July 17/01, File No.: RZ-01-186170, 8060-20-7266) (REDMS No. 460660,463868,463870)

The Manager, Development Applications, Joe Erceg, reviewed the report. Jenny Beran, Planner, said that the five lots to the north and south of the subject property could utilize the CD/123 zone. Ms. Beran also said that the internal roadway would provide the right of passage through the site.

It was moved and seconded

That Bylaw No. 7266, for the rezoning at 6491 and 6531 No. 1 Road from Single-Family Housing District, Subdivision Area F (R1/F) and 6511 No. 1 Road from Agricultural District (AG1) to "Comprehensive Development District (CD/123)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY MANJINDER & GURINDER GILL FOR REZONING AT 7780 MONTANA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 01-189547 - Report: July 24/01, File No.: RZ 01-189547, 8060-20-7267) (REDMS No. 463899, 464804, 464800)

The Manager, Development Applications, Joe Erceg, reviewed the report with the note that the two lots resulting from the subdivision would front Montana Road and not Blundell.

It was moved and seconded

That Bylaw No. 7267, for the rezoning of 7780 Montana 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

8. **APPLICATION BY JOE UPPAL FOR REZONING AT 7500 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 01-188957 - Report: July 25/01, File No.: RZ 01-188957, 8060-20-7268) (REDMS No. 464678, 464768, 466820)

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

A brief discussion on the merits of R1/A designation as opposed to R1/B took place as R1/A was considered to be confusing for the area residents. It was also stated that a previous study process had found R1/A to be acceptable.

Mr. Uppal said that he would not be opposed to two lots with the lane through the middle and that he would accept R1/B.

Correspondence on the matter was received from:

- S. Senkow, 7460 Railway Avenue – Schedule 1.
- I. Senkow, 7460 Railway Avenue – Schedule 2.
- E. Fenton, 7400 Railway Avenue – Schedule 3.
- R. & E. Tate, 7520 Railway Avenue – Schedule 4.

It was moved and seconded

That the matter be referred to staff in order that the application be amended to R1/B.

CARRIED

9. **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: August 7/01, File No.: RZ-01-115294, SC 01-115295, 8060-20-7243) (REDMS No. 471304, 439758)

The Manager, Development Applications, Joe Erceg, reviewed the report. In response to a question from the Committee, Mr. Erceg said that the proposed strata conversion meets all of the City requirements.

In response to concern, put forth at Public Hearing, by area residents, the applicants stated that the design of the units would not allow for modification to a fourplex.

It was moved and seconded

That:

(1) *Zoning and Development Bylaw 5300, Amendment Bylaw 7243 (8771/8791 Roselea Place, RZ 01-115294) be given second and third readings.*

(2) *Zoning and Development Bylaw 5300, Amendment Bylaw 7243 (8771/8791 Roselea Place, RZ 01-115294) be adopted.*

CARRIED

10. **APPLICATION BY S-8025 HOLDINGS LTD. TO REZONE 13811 AND 13911 WIRELESS WAY; 13631, 13671, 13691, 13831 AND 13911 SPARWOOD PLACE; AND A PORTION OF THE SPARWOOD PLACE ROAD RIGHT-OF-WAY FROM BUSINESS PARK INDUSTRIAL DISTRICT (I3) AND 5611 NO. 6 ROAD FROM LAND USE CONTRACT 155 TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/110)**

(RZ 01-112787, Report: August 3/01, File No.: RZ 01-112787,8060-20-7274) (REDMS No. 473251,474696,474873)

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg did not anticipate a problem in obtaining an extension of the Ministry of Transport Preliminary Approval if required. He also said that the Transportation Department had advised that 2.8 parking spaces per 100m² of gross leasable floor area was sufficient.

Mr. Erceg agreed to provide the Executive Summary of the Parking Traffic Study prior to the public hearing scheduled for September.

It was moved and seconded

That:

(1) *Land Use Contract 155 on 5611 No. 6 Road be discharged.*

- (2) ***Bylaw No. 7274, for the rezoning of 13811 and 13911 Wireless Way; 13631, 13671, 13691, 13831 and 13911 Sparwood Place; and a portion of the Sparwood Place road right-of-way from "Business Park Industrial District (I3)" and 5611 No. 6 Road from "Land Use Contract 155" to "Comprehensive Development District (CD/110)", be introduced and given first reading.***

CARRIED

11. **APPLICATION BY SCHOOL DISTRICT NO. 38 (RICHMOND) FOR REZONING AT 9751 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SCHOOL & PUBLIC USE DISTRICT (SPU)**

(RZ 00-182059, Report: August 1/01, File No.: RZ 00-182059,8060-20-7272.8060-20-7271)
(REDMS No. 446194, 446333,472331, 446449)

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg said that School District No. 38 (Richmond) had been asked to contribute to the cost of a sidewalk along the north edge of Odlin Road in the vicinity of the school but declined. As this is a DCC project it is intended that it be included in the City's 5-Year Capital Plan.

It was moved and seconded

That:

- (1) ***Official Community Plan Amendment Bylaw No. 7271, to re-designate 9751 Odlin Road from "Mixed Use" to "Public, Institutional and Open Space" in Attachment 1 to Schedule 2.11A of Official Community Plan Bylaw No. 7100 (West Cambie Area Plan, Land Use map), be introduced and given first reading.***
- (2) ***Bylaw No. 7271, 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) ***Bylaw No. 7271, 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 an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 879(2) of the Local Government Act.***
- (4) ***Bylaw No. 7271, be referred to the Vancouver International Airport Authority for comment and response by September 12th, 2001.***
- (5) ***Bylaw No. 7272, for the rezoning of 9751 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School & Public Use District (SPU)", be introduced and given first reading.***

CARRIED

12. **NEW TERMS OF REFERENCE FOR THE RICHMOND COMMUNITY SERVICES ADVISORY COUNCIL (RCSAC)**

(Report: July 16/01, File No.: 0100-20-RCSA1-01) (REDMS No. 290468,458101,451424)

The Manager, Policy Planning, Terry Crowe, reviewed the report. Mr. Crowe said that if the new Terms of Reference for the Richmond Community Services Advisory Council were endorsed, the matter would proceed to the RCSAC's annual meeting in October for approval.

It was moved and seconded

That Council:

- (1) ***rescind its endorsement of the existing Terms of Reference for the Richmond Community Services Advisory Council, and***
- (2) ***endorse the Richmond Community Services Advisory Council's revised Terms of Reference as the basis for the RCSAC's mandate, structure and functioning, as per the report, dated July 16, 2001, from the Manager, Policy Planning.***

CARRIED

13. **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE ZONING AND DEVELOPMENT BYLAW 5300 LOCATED IN SECTION 12-4-7**

(RZ 01-185672, Section 12-4-7, Report: July 25/01, File No.: RZ 01-185672 Section 12-4-7) (REDMS No. 456961)

The Manager, Policy Planning, Terry Crowe reviewed the report. Jenny Beran, Planner, said that it would be appropriate to conduct a 702 study for the area, which would include a letter/brochure mail out.

It was moved and seconded

That staff:

- (1) ***examine the establishment of a single-family lot size policy, for the designated area (shown on Attachment 1 to the report dated July 11, 2001, from the Manager of Policy Planning) located between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in Section 12-4-7.***
- (2) ***conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.***

CARRIED

14. **MANAGER'S REPORT**

The Manager, Development Applications, Joe Erceg, reported that Land Reserve Commission approval for the temple expansion on Westminster Highway had been issued. Mr. Erceg also reported that the Dha property had received Land Reserve Commission approval. The application for rezoning was currently at third reading.

The Manager, Policy Planning, Terry Crowe, reported that the Water Lot Proposal call was complete on Friday, August 17 with proposals received from three parties:

- Mark Glavina & Associates;
- the Steveston Economic Development Group; and
- the Steveston Harbour Authority.

Mr. Crowe said that a staff report on the proposals would be prepared for the Monday, August 27th, 2001 Closed Council Meeting.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:50 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 21, 2001.

Acting Mayor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

SCHEDULE 2 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING HELD ON TUESDAY,
AUGUST 21, 2001.

To: Planning Committee
August 21, 2001
Item 8
Bylaw 7268

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ACTING CITY CLERK

17 August 2001

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

RZ 01-188957

Attention: Jenny Beran
Planner
Urban Development Division

**RE: RZ 01-188957
7500 Railway Avenue**

We are opposed to this rezoning.

We feel that it is inappropriate for our neighbourhood.

Your letter dated the 26 July 2001 indicates that the existing Single-Family Lot Size Policy 5463 that was adopted by Council in 1996 permits the subject lot to subdivide to R1/B size lots (minimum average width of 40 feet). It is our understanding that under that policy Single-Family Housing District, Subdivision Area E (R1/E) applied to lots with frontage on Railway Avenue that do not have lane or internal road access and no new driveways were allowed to be added along an arterial roadway. When a neighbour inquired at city hall with respect to subdividing that property, he was informed of the driveway policy and that a back lane would have to be wide enough to accommodate vehicular and pedestrian traffic and have lighting installed. In addition, the option of two houses sharing a driveway was denied although that is the present situation with the third and fourth properties south of the subject property.

In the past, block meetings were held to gain input from the homeowners in the neighbourhood. It is apparent that this is no longer the case. Several years ago we discovered that the front setback requirements had been changed.



Holger Burke (Development Coordinator for the City of Richmond) informed us that the community plan has been revised to allow higher density along arterial roadways. He indicated that the above rezoning application was for three lots with one of the lots to act as a temporary lane access until such time as the lane across the back of the properties extended north to Linfield Gate or south to Lancing Road. At that time, a third house would be built on the “temporary” access.

If the city has a plan for development, then it (not the builder or the developer) should have a plan for how that proposed future lane would be laid out especially considering the variation in the depths of the lots along this portion of Railway Avenue. The two properties immediately to the north of the subject property are 26 feet deeper and back onto a house built (with minimum rear setback) less than seven years ago. If the proposed lane continued north, these two properties would lose the footage for the lane plus the 26 feet. This was confirmed by Mr. Burke. The second property to the south of the subject property is 23 feet shallower and backs onto houses built (with minimum rear setback) within the last seven years.

The two properties along Lancing Road, where the south end of the future lane would supposedly exit, also contain recently built homes.

Similar projects to that proposed for 7500 Railway Avenue are in progress along Number 2 Road at the present time. Just south of Colville Road (adjacent to 8531 Number 2 Road) it is apparent that a “temporary” lane will allow access to a back lane behind the new houses located on narrow lots with two story detached garages that have a washroom upstairs. The north end of this lane ends at the back of a property on which stands quite a new house. A city employee at this site indicated that the access lane would be along the property line of the existing house to the south and a similar project was located on Number 2 Road, north of Blundell Road.

That project, underway just south of Udy Road, will have a variance (DV 01-187759) in the rear yard setback (6m to 4.2m). If a lane is to be part of this project would its future exits be to the north and/or south? The north side of the rear of this area backs onto property where a recent home has been built. Blundell Road to the south is a long distance away.

Having observed other recent developments on Williams Road (one lot west of Number 2 Road), on Steveston Highway (five houses on a curved driveway in the 6600 block) and at 10251 Number 1 Road (16 houses on one acre with four visitor parking spaces), it would appear that the city has indeed adopted a high-density mentality along arterial roadways.

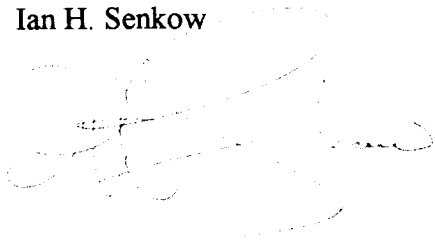
The lighting in the back lane behind the Number 1 Road development has not prevented vandalism. It has forced a resident on the west side of the lane to sheet a bedroom window with black plastic. In addition, traffic in this lane (including vehicles that are using it as a short cut to their particular part of the subdivision located to the west of the lane) disregards the 20 KPH speed limit. Furthermore, it would seem that once a lane is installed, its parking regulations and maintenance are ignored.

In prior objections to a rezoning application in our area, a neighbour was informed by Corisande Percival-Smith (a city councillor at the time) that we should not bother fighting since lots in Richmond would be 40 feet wide. Now we are informed that what is good for our neighbourhood is lots that are less than 33 feet wide with 6 metre front setbacks and a lane with lights that shine through our rear and side windows.

We will continue.

Yours truly,

Ian H. Senkow



7460 Railway Avenue
Richmond, B.C.
V7C 3J9
(604) 274-7784

SCHEDULE 3 TO THE MINUTES OF
 THE PLANNING COMMITTEE
 MEETING HELD ON TUESDAY,
 AUGUST 21, 2001.

To: Planning Committee
 August 21, 2001
 Item 8

CITY OF RICHMOND
 DATE
 RECEIVED
 PLANNING AND DEVELOPMENT

Holger Burke
 City of Richmond
 6911 No 3 Road
 Richmond

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Dear Mr Burke

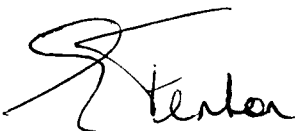
As per our phone call last week I am writing to object to any thought of the lot 7500 Railway Avenue being subdivided into three lots. Two is in line with the rest of the street and was what appeared on the sign but I see that has now been changed.

B/L 7268

Why a back lane? Why a centre lane?

The easement is there for future. The two homes could have a hammerhead driveway just like the houses a little south of there so there is only one driveway onto Railway if that is the problem. I just do not want to see 30-33foot lots on Railway it seems to fit in in Steveston where there is more high density housing but not here. It would look way out of place.

Yours Truly,



Eleanor Fenton
 7400 Railway Avenue
 Richmond
 604-274-8381



SCHEDULE 4 TO THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON AUGUST 21, 2001.

To: Planning Committee
August 21, 2001
Re: 7520 Railway Ave.
Richmond, V7C 3J9.
R2 01-188957 Aug. 7 2001
277 1480

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City of Richmond,
Attn. Jenny Beran

R2 01-188957

Dear Ms. Beran,

With reference to your letter of July 26/01, we visited City Hall and appreciated the time spent by Mr. Holger Burke in discussing with us the proposed sub-division of Lot 7500 Railway Ave.

We may not be able to attend the Planning meeting on Aug. 21/01 and therefore wish to make this statement:

It appears that the application for building on Lot 7500 includes a lane which would run the length of the property and exit onto Railway Ave. to serve two houses.

We have strong objection to a lane adjacent to our North property line. This would not only impact our peace and security but also reduce the value of our property.

We request that the Planning Department outline the options for properties adjacent to lot 7500 if the application proceeds, e.g.

- Is a lane exiting onto Railway Ave. required for each two future houses?
 - Is a lane across the back of the property required for each two future houses?
 - Is it possible that building two houses on lot 7500 would obstruct a potential larger development in the future which would better meet the City's preference for fewer exits onto Railway Ave. and increased housing density. For example, would the front face of the proposed two new houses be in line with existing houses with a large front yard?
- We look forward to answers to these questions.

Yours etc.
Reg. Jato
Gileen Jato

