



MINUTES

PLANNING COMMITTEE

Date: Tuesday, September 18, 2001

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Acting Mayor Lyn Greenhill
Councillor Kiichi Kumagai
Councillor Harold Steves

Absent: 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, September 4, 2001, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Tuesday, **October 2, 2001**, at 4:00 p.m. in the Anderson Room.

DELEGATIONS

3. ***Mr. Enno Lepnurm, 1803-955 Marine Drive, West Vancouver, regarding the sale of his former property at 8051 River Road.***

Mr. Lepnurm expressed his disappointment that the City had apparently overlooked his interests when the Planning Department had designed the development requirements and bylaws for his property without properly studying the economic impacts. Mr. Lepnurm said that he had tried for many years to develop or sell his property at a reasonable price but that it had not been possible due to the extensive demands, regulations and unjustified requirements of the City.

URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY THE FUJIAN EVANGELICAL CHURCH FOR REZONING AT 12200 BLUNDELL ROAD FROM AGRICULTURAL DISTRICT (AG1) TO ASSEMBLY DISTRICT (ASY)**
(RZ 00-173694 - Report: August 28/01, File No.: 8060-20-7278) (REDMS No. 288046, 228069, 228073)

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

It was moved and seconded

That Bylaw No. 7278 for the rezoning of a 0.20 ha (0.49 acres) portion of 12200 Blundell Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY S-511 HOLDINGS LTD. FOR REZONING AT 23271 DYKE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO BUSINESS PARK INDUSTRIAL DISTRICT (I3)**
(RZ 01-190033 - Report: August 28/01, File No.: 8060-20-7279) (REDMS No. 489835, 490025, 490023)

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

It was moved and seconded

That Bylaw No. 7279, for the rezoning of 23271 Dyke Road from "Light Industrial District (I2)" to "Business Park Industrial District (I3)", be introduced and given first reading.

CARRIED

6. **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 B (R1/B)**
(RZ 01-188957 - Report: September 4/01, File No.: 8060-20-7280) (REDMS No. 492381, 280115, 464768, 466820)

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

It was moved and seconded

That Bylaw No. 7280, for the rezoning of 7500 Railway Avenue 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.

Prior to the question being called confirmation was requested, and provided, that access to the property would be provided by one temporary driveway to the lane at the rear of the proposed lots. The question was then called and it was **CARRIED**.

7. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 10100 NO. 5 ROAD**
(Report: August 30/01, File No.: AG 01-187746) (REDMS No. 471113)

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

During the ensuing discussion it was noted that it was a 1992 joint policy of the Land Reserve Commission and the City that determined the westerly 110 metre non-farm use boundary. It was further noted that both the Official Community Plan and the No. 5 Road Backlands Policy specify a 110 metre boundary for non-farm use.

Mr. Atwall provided the information that an additional nine buildings would be required to complete the international/learning centre as proposed and that every effort had been made to reduce the 140 metre boundary requested. Mr. Atwall said that during recent discussions he had held with two individuals from the Land Reserve Commission he had been advised to submit the application to the LRC as the value, to agriculture, of consolidating 10060 and 10100 No. 5 Road was recognized. The property was considered an anomaly in terms of its configuration; and the intent to maintain 2/3 of the property for farm use was noted. In response to a question, Mr. Atwall advised that the intent was to meet all parking requirements. It was noted that this could require arrangements to be made for off-site parking during special events and this would be reviewed in detail at the rezoning stage.

It was moved and seconded

That authorization for Kabel Atwall to apply to the Land Reserve Commission for Non-Farm Use on the westerly 140 metres at 10100 No. 5 Road be approved.

Prior to the question being called a brief discussion on the merits of allowing the Land Reserve Commission to consider the application took place. Councillor Steves said that he was opposed to the application being forwarded to the Commission as it had been a Council decision that set the policy for non-farm use at a distance of 110m from No. 5 Road. The question was then called and it was **CARRIED** with Councillor Steves **OPPOSED**.

8. **PROPOSED CONVERTIBLE HOUSE DEMONSTRATION PROJECT**
(Report: September 7/01, File No.: 4057-07) (REDMS No. 497827)

The Manager, Policy Planning, Terry Crowe, reviewed the report. Rob Innes, Planner, distributed a letter, attached as Schedule 1, written by Mr. Rocky Sethi, Pacific Western Developments Limited, in which Mr. Sethi expressed his interest in developing the project.

It was moved and seconded

That:

- (1) the convertible house demonstration project as per Option 2 in the Policy Planning Manager's report dated September 7, 2001, be approved.***

- (2) *staff:*
 - (a) *revise and re-issue the request for proposals seeking submissions from qualified builders to develop the convertible house demonstration project;*
 - (b) *review the proposals, select a preferred builder and manage the process through to completion*
- (3) *the use of the CD/44 zone in other parts of the City be discontinued until the demonstration project and criteria to apply this zone elsewhere in Richmond are prepared and approved.*

Prior to the question being called, and in response to questions, Mr. Innes said that the Convertible Housing Project would provide a good marketing tool for the BC Hydro Powersmart, and other, initiative(s). In addition to this, Mr. Innes advised that CMHC had an ongoing interest in contributing funds to projects that promoted their goal of increased affordable housing.

It was suggested that the project be advertised during Affordable Housing Week, which was thought to be in mid-October.

The question was then called and it was **CARRIED**.

9. **MANAGER'S REPORT**

The Manager, Policy Planning, Terry Crowe, reported that a request for split serve gas stations had been received. The Committee directed that no action would be taken to review the existing "full serve" gas station policy.

Councillor McNulty reported that he had received a letter pertaining to the South McLennan Sub Area Plan ring road. The General Manager, Urban Development, David McLellan, provided some background information on the ring road plan. As a result of the ensuing discussion it was agreed that a progress report, which would include i) the progress of implementing the Area Plan; ii) the configuration of the proposed ring road; iii) the location and status of the current applications and pre-application development proposals; and, iv) sewer and water details, would be provided at the next Planning Committee 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, September 18, 2001.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant



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City of Richmond
Urban Development Division
David McLellan
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V6Y 2C1

Schedule 1 to the Minutes of
the Planning Committee
meeting held on Tuesday,
September 18, 2001.

Re: Sale of 3860 Regent Street, "The Convertible House Project"

To, Mr. McLellan

This letter is to express my great interest in taking on the project labeled by the City of Richmond as "The Convertible House Project," to be located at 3860 Regent Street in Steveston.

After reviewing the information provided by the City, and visiting the City of Vancouver's own convertible house located at 3604 Napier Street, I have only the utmost respect for the City and your attempt to offer residents of Richmond such alternative forms of housing. Throughout North America, there exist many thousands of forms of housing styles, appealing to the diversity of lifestyles that exist. Unfortunately, these are not all desirable forms, and careful consideration must occur in order to ensure that development, when it occurs, does so in an efficient and appropriate manner. To date, the City has been very effective in providing direction to developers with respect to developments.

Today's reality is that lifestyles have changed drastically from those we have seen only twenty years ago. The Convertible House project offers a timely alternative to today's individuals. Several things are achieved through such design:

1. Including the ability for people to live in one neighborhood for a longer;
2. The opportunity for older, retired individuals to supplement their income; and
3. The enhancing of livable neighborhoods through a mix of people and maintenance of a pedestrian-friendly streetscape.

Pacific Western Developments Limited is by no means the oldest development company in Richmond, nor are we the largest. But these facts are the very reason why such a project appeals to us. We are a young, visionary company with the thoughts and desires of today's buyers on our minds. We have done several innovative infill projects including:

1. Crystal Court at 8491 Blundell Road, a 3 unit townhome complex on a small 7600 square foot lot;
2. 9559 No.3 Road, a single-family home encompassing lane access and living space above the garage;

3. 7000 Block of Williams, a current rezoning application to see large lots in Broadmoor subdivided into smaller lots with housing reflecting single-family characteristics, while offering the potential of rental suites above the garages; and
4. 11000 Block of Williams, another current rezoning application aiming to revitalize an older neighborhood by subdividing large lots on a main road and providing smaller, more affordable housing, once again encompassing lane access and living space above the garage.

I hope that you consider the relative young age and thinking of my company as a positive feature of this application. I feel that working with the City on this project will achieve the goals of both the City of Richmond, and continue the vision of Pacific Western Developments Ltd. I sincerely thank you for this great opportunity, and hope to speak with you in further detail on this matter in the near future.

Sincerely,



Rocky Sethi
President, Pacific Western Developments Ltd.

cc. Rob Innes

