



## Planning Committee

Date: Tuesday, September 20<sup>th</sup>, 2005

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Harold Steves (4:05 pm)

Call to Order: The Chair called the meeting to order at 4:00 p.m. and advised that the report (dated September 20<sup>th</sup>, 2005 from the Manager, Policy Planning) concerning City Funding for Steveston Village Heritage Urban Design Study Vancouver Real Estate Foundation Funding Application would be added to the agenda as an additional item.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, August 30<sup>th</sup>, 2005, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 4<sup>th</sup>, 2005**, at 4:00 p.m. in the Anderson Room.

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3. **APPLICATION BY SANDHILL DEVELOPMENTS LTD. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF 12060 STEVESTON HIGHWAY FROM "AGRICULTURAL DISTRICT (AG1)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)"**

(RZ 05-309078; AG 05-312731 - Report: September 8<sup>th</sup>, 2005, File No.: 8060-20-7973) (REDMS No. 1649518, 1651708, 1651711)

In response to a query from the Committee, Mr. Burke, Acting Director, Development advised that the pub could be relocated to this property, however, applications would have to be made to change the liquor licence and to amend the development permit for the site. As well, both applications would have to be brought to Council for approval.

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7972, to redesignate 12060 Steveston Highway from "Business and Industry" to "Commercial" in Attachment 1 (Generalized Land Use Map) and Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 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. 7972, 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. 7972, having been considered in accordance with the City Policy on Consultation During Official Community Plan Development, is hereby deemed not to require further consultation.*

(4) *That Bylaw No. 7973, for the rezoning of 12060 Steveston Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/161)", 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 exclusion of 12060 Steveston Highway be approved.*

**CARRIED**

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4. **APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 10200 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 05-307672 - Report: September 7<sup>th</sup>, 2005, File No.: 8060-20-7974) (REDMS No. 1651523, 1652042, 1651877, 1621383)

In response to a query from the Committee, Mr. Burke, advised that the houses in this development would be consistent with the size of houses in the area. He also advised that when staff were aware of substantial trees on a site that was being redeveloped, a conscious effort was made to request a tree survey.

It was moved and seconded

*That Bylaw No. 7974, for the rezoning of 10200 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

5. **CITY FUNDING: STEVESTON VILLAGE HERITAGE URBAN DESIGN STUDY VANCOUVER REAL ESTATE FOUNDATION FUNDING APPLICATION**

(Report: September 20<sup>th</sup>, 2005, File No.: 1075-02) (REDMS No. 1660399)

Mr. Terry Crowe, Manager, Policy Planning briefly reviewed his report (dated September 20<sup>th</sup>, 2005). He advised that any funding received from the Real Estate Foundation of British Columbia would be used for a Steveston Village Heritage Urban Design Study and Implementation/Incentives Program. In response to a query from Committee, he advised that if funded the study would start in 2006. A brief discussion ensued on this subject, and it was agreed that the study was worthwhile in that it would ensure that developers in the Steveston Area adhered to appropriate heritage design guidelines. In response to a query from Committee Mr. Crowe advised that streetscapes would be included in the design guidelines as well. In response to a query from Committee, Mr. Erceg, General Manager, Urban Development Division, advised that there were a few rezoning applications in the Steveston area but that staff would use the current heritage guidelines and would be more rigorous when vetting these applications. Mr. Crowe advised that a report would be brought to Committee requesting that some of the rezoning applications in the Steveston be forwarded to the Heritage Commission for comment.

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It was moved and seconded

*That, (as per the report dated September 20, 2005 from the Manager, Policy Planning Department), \$50,000 be allocated, as the City's financial contribution to the City's Real Estate Foundation of British Columbia (REFBC) grant application, to undertake the Steveston Village Conservation Program including a Heritage Urban Design Study and Implementation/Incentives Program.*

**CARRIED**

6. **MANAGER'S REPORT**

None.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:25 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 20<sup>th</sup>, 2005.

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Councillor Bill McNulty  
Chair

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Desiree Wong  
Committee Clerk