



## Planning Committee

Date: Tuesday, September 21, 2004  
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 – 4:02 pm  
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 7<sup>th</sup>, 2004, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 5<sup>th</sup>, 2004**, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

3. **TRITES AREA REDEVELOPMENT GUIDELINES**  
(Report: Sept. 13/04, File No.: 4045-20-04-TR) (REDMS No. 1332716)

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The Director of Development, Raul Allueva, the Manager, Policy Planning, Terry Crowe, and Janet Lee, Planner, were present. Mr. Crowe spoke about the history of the Trites Road area, including the past formation of a Citizens Advisory Committee appointed as part of the planning process. The past and present issues of the area were identified, as was staff's believe in the effectiveness of guidelines, as opposed to an area plan, in addressing the public, development and City interests in the area.

A discussion then ensued among Committee members and staff regarding the matter, and in particular on:

- i) the viability of Maritime Mixed Use in Steveston township;
- ii) the actual amount of land available in the Trites area;
- iii) where the industrial uses currently located in the Trites area would be relocated to;
- iv) whether more public consultation would be necessary in addition to the normal development process; and
- vi) the wording in the guidelines regarding floodproofing.

Ms. Olga Ilich, Suncor Development Corp., and Mr. Kush Panatch, Centro Developments Ltd., spoke about the past 10 years of their involvement in the Trites Area during the attempts to establish an area plan.

Ms. Ilich said that she was happy to see those efforts culminate in a report that worked, and then spoke about the empty and in-disrepair buildings in the area, the small number of individuals who had spoken at the public hearings held for the first three developments in the area, the lack of need for further public consultation, and, the proportionate mix of people and business that would be required to make the area viable.

Mr. Panatch spoke about the efforts made to relocate those businesses who wished to do so, and the general realization that transition in the area would be gradual. Mr. Panatch also spoke about the public consultation that had occurred since 1992, and then said that he felt the guidelines addressed the issues that had been brought forth over the years and therefore provided a good framework.

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Mr. Dana Westermarck, 13333 Princess Street, said he was in support of the staff report, and he spoke about the issue of London/Princess absorbing the existing tenants of the Trites area. In terms of attracting tenants for mixed use, Mr. Westermarck said that he had been doing this for 6 spaces on London Road, of which 5 spaces were filled by tenants from within the Steveston area (including 4 from the London/Princess area). As for attracting tenants from the Trites area, Mr. Westermarck said that those businesses had moved to other locations. In being sensitive to surrounding areas that included residential, Mr. Westermarck said that uses such as automotive repair may not be appropriate for the London/Princess area. He then identified areas he considered appropriate for commercial use.

In response to a question from Cllr. Barnes regarding a past policy that precluded industrial uses in Steveston township, Mr. Crowe said that he would look into the matter.

Mr. Crowe provided a definition of light industrial (inside the building and manufacturing), marine industrial, and service commercial, following which Mr. Allueva said those uses would be applicable to sites zoned I/1 and I/3.

Mr. David Porte, the owner of 6 acres on No. 2 Road, said that the guidelines respected the fact that the area was in transition, and further, that he was encouraged to see mention of limited apartment use in the guidelines. Mr. Porte suggested that the guidelines should specify the site and area for that apartment use.

Cllr. Steves distributed a copy of a report to Planning Committee dated March 1, 1999, a copy of which is on file in the City Clerks Office, and suggested that the report be adopted for use in conjunction with the guidelines, following which the Steveston Harbour Authority could be approached regarding available land.

Further discussion ensued among Committee members and staff on the suggestion, as a result of which it was agreed that updated pages 82 and 92 of the report to Planning Committee dated March 1, 1999 from the Manager of Land Use, be attached to the guidelines. It was also agreed that the amended guidelines would be forwarded to Council and that the members of the previous Trites Citizens Committee would be advised of the date of the Council meeting at which the guidelines would be discussed.

It was moved and seconded

- (1) *That the Trites Area be permitted to convert to residential uses over time based on market forces;*

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- (2) *That, once updated, pages 82 and 92 of the report to Planning Committee (dated March 1, 1999 from the Manager of Land Use), be attached to the Trites Area Redevelopment Guidelines.*
- (3) *That the floodproofing guidelines be modified so that between properties floodproofing is compatible.*
- (4) *That the Trites Area Redevelopment Guidelines be approved to provide a framework to manage the redevelopment of the Area; and*
- (5) *That rezoning applications be processed according to the Trites Area Redevelopment Guidelines.*

**CARRIED**

Cllr. Howard left the meeting at 5:40 pm and did not return.

4. **SCHOOL SITE ACQUISITION CHARGE UPDATE**  
(Report: Sept. 9/04, File No.: 1000-08-012) (REDMS No. 1331534)

It was moved and seconded

*That the report (dated September 9, 2004, from the Director of Development), regarding the School Site Acquisition Charge update, and the letter from the Arlington Group dated August 27, 2004 regarding facilitation concerning School Site Acquisition Charges for School District No. 38 (Richmond), be received for information*

**CARRIED**

5. **APPLICATION BY ATI CONSTRUCTION LTD. FOR REZONING AT 11040/11080/11100/11106 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) AND A PORTION OF 4151 REGENT STREET FROM LAND USE CONTRACT 026 TO TOWNHOUSE DISTRICT (R2-0.6)**

(RZ 04-264651 Report: September 3/04, File No.: 8060-20-7807/06) (REDMS No. 1319067, 1319082, 1318794, 1319067, 1319070, 1319085)

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7806; to redesignate 11040/11080/11100/11106 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 7806, 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.*

4.

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- (3) *That Bylaw No. 7806, 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. 7807, which rezones 11040/11080/11100/11106 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)" and discharges "Land Use Contract 026" on a portion of 4151 Regent Street and rezones it "Townhouse District (R2-0.6)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY SUN LIFE ASSURANCE COMPANY FOR REZONING AT 5600 PARKWOOD WAY FROM BUSINESS PARK INDUSTRIAL DISTRICT (I3) TO AUTOMOTIVE PARK DISTRICT (AUP)**

(RZ 04-270729 - Report: Sept. 8/04, File No.: 12-8060-7818/7819) (REDMS No. 1322294, 1330574, 1330612, 1330613)

It was moved and seconded

- (1) *That Bylaw No. 7818, to redesignate 5600 Parkwood Way from "Business and Industry" to "Commercial" in Attachment 1 (General Land Use Map) and from "Industrial" to "Commercial" in the Land Use Map in Schedule 2.11B (East Cambie Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.*
- (2) *That Bylaw No. 7818, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said programs and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7818, 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. 7819, for the rezoning of 5600 Parkwood Way from "Business Park Industrial District (I3)" to "Automotive Park District (AUP)", be introduced and given first reading.*

CARRIED

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7. **APPLICATION BY MAEDA DEVELOPMENT LTD. FOR REZONING AT 6620 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/95)**

(RZ 04-267565 - Report: Sept. 8/04, File No.: 12-8060-20-7820/7821) (REDMS No. 1306453, 1329562, 1329627, 1329686, 1319753, 1319979)

It was moved and seconded

(1) *That Bylaw No. 7820, to revise the Land Use Map in Schedule 2.5A (East Livingstone Sub-Area Plan) and specific wording in various policies in the "Neighbourhoods & Housing" section of the Area Plan to clarify land use policies regarding density, setbacks and interface between multi-family and single-family developments, of Official Community Plan Bylaw 7100, be introduced and given first reading.*

(2) *That Bylaw No. 7820, having been considered in conjunction with:*

*(a) the City's Financial Plan and Capital Program; and*

*(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby deemed to be consistent with said programs and plans, in accordance with Section 882(3)(a) of the Local Government Act.*

(3) *That Bylaw No. 7820, having been considered in accordance with the City Policy on Consultation During OCP Development is hereby deemed not to require further consultation.*

(4) *That Zoning Amendment Bylaw No. 7821, to amend the density, lot coverage, minimum setbacks from property lines and minimum lot size in "Comprehensive Development District (CD/95)", and to rezone 6620 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/95)", as amended, be introduced and given first reading.*

**CARRIED**

8. **APPLICATION BY SUNCOR DEVELOPMENT CORPORATION, CENTRO DEVELOPMENT LTD. AND ASJ ENTERPRISE FOR REZONING AT 12311 NO. 2 ROAD AND A PORTION OF 12251 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**

(RZ 04-271083 - Report: Sept. 10/04, File No.: 12-8060-20-7825/7826) (REDMS No. 1329624, 1329628, 1329724, 1329634, 1329633, 1329632)

It was moved and seconded

(1) *That Bylaw No. 7825, to redesignate 12311 No. 2 Road and a portion of 12251 No. 2 Road from "Industrial" to "Multiple-Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*

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(2) *That Bylaw No. 7825, 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. 7825, 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. 7826, for the rezoning of 12311 No. 2 Road and a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/126)", be introduced and given first reading.*

**CARRIED**

9. **APPLICATION BY TOWNLINE HOMES INC. FOR REZONING AT 7560 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28) ON THE EAST PARCEL AND TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/152) ON THE WEST PARCEL.**

(RZ 04-264051 - Report: Sept. 2/04, File No.: 12-8060-20-7827) (REDMS No. 1329190, 1330734, 1330730, 1329612, 1329636, 1328814)

The Director of Development, Raul Allueva, introduced Terrence Brunette, Temporary Planner, to those present.

It was moved and seconded

*That Bylaw No. 7827 to:*

(1) *create a new Comprehensive Development District (CD152) and to rezone the western portion of 7560 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/152); and*

(2) *rezone the eastern portion of 7560 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28)*

*be introduced and given first reading.*

**CARRIED**

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10. APPLICATION BY 528450 B.C. LTD TO REZONE 6440 GARDEN CITY ROAD, PART OF 6388 KATSURA STREET, AND 9071, 9111, 9131, 9151, 9171, 9191, 9211 ALBERTA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD154)

(RZ 04-267632 Report: August 30/04, File No.: 8060-20-7822) (REDMS No. 1328044, 1328224, 1328985, 1330605)

It was moved and seconded

*That Bylaw No. 7822, to amend Richmond Zoning and Development Bylaw 5300 by creating a new mixed-use multiple-family residential and commercial zoning district, "Comprehensive Development District (CD/154)", and for the rezoning of 6440 Garden City Road; a portion of 6388 Katsura Street; and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/154)", be introduced and given first reading*

CARRIED

11. APPLICATION BY K.Y. PROPERTIES LTD. FOR REZONING AT 7531 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

(RZ 04-269449 Report: August 31/04, File No.: 8060-20-7813) (REDMS No. 1324742, 1324744)

It was moved and seconded

*That Bylaw No. 7813 for the rezoning of 7531 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.*

CARRIED

12. APPLICATION BY PARMJIT S. RANDHAWA FOR REZONING AT 8431 AND 8451 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 – 0.7)

(RZ 04-269844 Report: September 2/04, File No.: 8060-20-7817) (REDMS No. 1328683, 1328690)

It was moved and seconded

*That Bylaw No. 7817 for the rezoning of 8431 and 8451 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.7)", be introduced and given first reading.*

CARRIED



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13. APPLICATION BY ROCKY SETHI FOR REZONING AT 8271 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.6)

(RZ 04-270789 Report: August 31/04, File No.: 8060-20-7814) (REDMS No. 1320859, 1324872, 1320856)

It was moved and seconded

*That Bylaw No. 7814 for the rezoning of 8271 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.*

CARRIED

14. APPLICATION BY PATRICK COTTER ARCHITECT INC. TO REZONE THE REAR PORTION OF 7351 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)

(RZ 04-271743 Report: August 30/04, File No.: 8060-20-7815) (REDMS No. 1320431, 1325339, 1319670, 1329363, 1319603)

It was moved and seconded

*That Bylaw No. 7815, to rezone the Rear Portion of 7351 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.*

CARRIED

15. APPLICATION BY PAUL LEONG ARCHITECT INC. FOR REZONING AT 8560, 8580 AND 8600 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)

(RZ 04-274863 Report: August 23/04, File No.: 8060-20-7809) (REDMS No. 1319725, 1319434, 1319472, 1319424)

It was moved and seconded

*That Bylaw No. 7809, for the rezoning of 8560, 8580 and 8600 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", be introduced and given first reading.*

CARRIED

16. APPLICATION BY CAMINO CONSTRUCTION LTD. FOR REZONING AT 5311/5331 CLIFTON ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 04-276165 Report: September 7/04, File No.: 8060-20-7804) (REDMS No. 1328248, 1328699, 1081046, 1328687)

It was moved and seconded

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*That Bylaw No. 7804, for the rezoning of 5311/5331 Clifton Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

**CARRIED**

## 17. MANAGER'S REPORT

The Manager, Policy Planning, Terry Crowe, provided an update on:

- i) the appeal that is currently underway in New Westminster regarding the Casino.
- ii) staff consultation with the YVR.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (6:08 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 21, 2004.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant