



Planning Committee

Date: Tuesday, September 17, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
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 Wednesday, September 4, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 8, 2002**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7421**
(Report: August 23/02, File No.: 8060-20-7421) (REDMS No. 840496, 840522)

The Manager, Zoning, Alan Clark was present to answer questions.

Planning Committee

Tuesday, September 17, 2002

It was moved and seconded

That Bylaw 7421 which amends Zoning and Development Bylaw 5300 as it relates to covered areas of the principal building in Comprehensive Development District (CD/33) be introduced and given first reading.

CARRIED

4. **APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 8300 & 8320 RYAN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 01-196022 Report: August 23/02, File No.: 8060-20-7430) (REDMS No. 840495, 840497)

Jenny Beran, Planner, was present to answer questions.

It was moved and seconded

That Bylaw No. 7430, for the rezoning of 8300 & 8320 Ryan 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

Councillor Greenhill joined the meeting – 4:02.

5. **APPLICATION BY MARY GRAYSTON AT 8391 HEATHER STREET, SITARA PREMJI AT 9420 DIXON AVENUE AND AVTAR GREWAL AT 8411 HEATHER STREET FOR REZONING FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 02-205822/207453/212633 - Report: August 23/02, File No.: 8060-20-7427/28/29) (REDMS No. 840526, 840668, 840669, 840682)

The Manager, Development Applications, Joe Erceg, said that staff had no concerns relating to the rezoning applications, and that the precedent had been set by previous similar sized, small lot subdivisions in the area.

Planning Committee

Tuesday, September 17, 2002

Mr. and Mrs. Noel and Kathleen Chalmers, 9171 Dayton Avenue, said that their property backed onto 8411 Heather Street which placed the sideyard of 8411 Heather along their rear property line. Mr. and Mrs. Chalmers expressed concern that the proposed development would impact the use and view of their backyard due to the possible proximity of the new structure to the property line. Mr. Chalmers said that the house to the west of his property, due to the additional depth of the property, extended to the Chalmers' rear property line, and that to the east two properties back onto the Chalmers' sideyard. Photographs of the Chalmers' backyard and the adjacent properties were distributed. The photographs are on file in the City Clerks Office.

In response to a question from the Chair, Mr. Chalmers stated that he would consider a bungalow set more than four feet from the Chalmers' rear property line, with adequate buffering, acceptable. Mr. Erceg said that if the applications went forward to Public Hearing the applicant could be requested to provide site plans and elevations for the proposed development.

Councillor Barnes joined the meeting – 4:10.

During a discussion that ensued information was provided that: i) the sideyard of a smaller lot would be reduced from 6.5 to 4 ft. but the rear yard would remain at 20 ft. from the rear property line; ii) the City controlled the Floor Area Ratio and lot coverage, however, provided that the applicant conformed to these requirements the building could be placed anywhere within the building envelope. Mr. Erceg said that staff would undertake further discussion with the developer and request plans of the proposed houses.

It was moved and seconded

- (1) *That Bylaw No. 7427, for the rezoning of 8391 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*
- (2) *That Bylaw No. 7428, for the rezoning of 9420 Dixon Avenue from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*
- (3) a) *That Bylaw No. 7429, for the rezoning of 8411 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading; and*

Planning Committee

Tuesday, September 17, 2002

- b) that site plans and elevations of the proposed development be provided to Council at the Public Hearing.*

CARRIED

6. **SUBMISSION TO CANADA MARINE ACT REVIEW PANEL**

(Report: August 28/02, File No.: 0140-20-TCAN1-01) (REDMS No. 833906)

The Manager, Policy Planning, Terry Crowe, said that he had no new information to add to the report.

A discussion ensued between the Committee members, Mr. Crowe, and the General Manager, Urban Development, David McLellan, during which the following information was provided: i) the report represents the interests of the City; ii) the GVRD is concentrating on the 'ports competitiveness' issue, and is addressing tax breaks for ports similar to those given the railways, which is a municipal concern; iii) an amalgamation of the Fraser River Port Authority and the Port North Fraser would be excellent in terms of efficiency and a reduction of costs; iv) the Fraser River Port Authority and Port North Fraser are funded in three ways – charges levied against port traffic, leases from controlled land, and various grants for specific programs.

The Committee requested that a reference be added to the report regarding the lack of Federal funding for dredging. Mr. Crowe was commended for the excellent report.

It was moved and seconded

That:

- (1) *the City of Richmond forward the attached Report from the Manager, Policy Planning to the Canada Marine Act Review Panel and submit the following issues for the Panel's consideration:*
- a) reinstate and continue federal funding and support for dredging, dyking construction and maintenance, and river debris maintenance that are essential to ensuring that ports are able to remain competitive in the global economy;*
 - b) review the structure of Port Authority Board of Directors with a view to increased municipal representation on Port Boards;*
 - c) amalgamate the Fraser River Port Authority (FRPA) and the Port North Fraser (PNF) into one port authority; and*
- (2) *the Richmond Members of Parliament, Members of the Legislative Assembly and the Greater Vancouver Regional District also be informed.*

CARRIED

Planning Committee

Tuesday, September 17, 2002

7. MANAGER'S REPORT

- (a) The General Manager, Urban Development, David McLellan, reported that the Attorney General was conducting a review of the Civil Law framework in BC. Mr. McLellan said that of concern to the City was the issue of joint and several liability and that the preference of the City would be proportional liability. A report from the Manager, Building Approvals, Rick Bortolussi, will be on the agenda of the next Council meeting.
- (b) In response to information provided by Cllr. Greenhill on the lane issue on Steveston Highway, Mr. McLellan reviewed how the Neighbourhood Improvement Charge program could be impacted.
- (c) Cllr. Steves reported that Mr. Brian Johnston had expressed an interest of the business community to form a Business Improvement Area; the Committee expressed its approval of this endeavour.
- (d) The Manager, Development Applications, Joe Erceg, reported that the assessed value of Development Cost Charges for 2002 has increased substantially and was already at \$12M (as compared to \$6.2M for the whole of 2001). This considerably exceeds the 2002 projection of 6.0M that is contained in the 5 year Capital Plan.
- (e) The Manager, Zoning, Alan Clark, reported on a parking study underway in Steveston that will identify what amount of parking would be required under the current bylaw along with a physical count of the actual number of parking stalls in Steveston. The results of the study will be reported to the Steveston Parking Task Force.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:45 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 17, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant