



Planning Committee

Date: Tuesday, October 5th, 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
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 21st, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 19th, 2004**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY THI NGUYEN AND ZIAO LIU FOR A STRATA TITLE CONVERSION AT 5411/5431 CLEARWATER DRIVE**
(Report: September 20, 04, File No.: SC 04-272174) (REDMS No. 1335302, 1081046)

It was moved and seconded
That the application for a strata title conversion at 5411/5431 Clearwater Drive be approved.

CARRIED

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4. **APPLICATION BY JOHNNY LEUNG ARCHITECT TO AMEND THE PROVISIONS OF COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50) TO PERMIT A HERITAGE-STYLE SINGLE-FAMILY DWELLING UNIT AT 6433 DYKE ROAD**
(RZ 02-207804 - Report: September 21/04, File No.: 8060-20-7721) (REDMS No. 1245632, 1324673, 1336837, 1244522)

The Director of Development, Raul Allueva, the Manager of Policy Planning, Terry Crowe, and Janet Lee, Planner were present.

A brief discussion ensued among Committee members and staff regarding the consequences of Environmentally Sensitive Areas (ESA) being clear cut without permission, and also how owners of property containing Environmentally Sensitive Areas would be aware of this.

Mr. Dana Westermarck, 13333 Princess Lane, said that there were two issues that were applicable to the strip of land – i) Streamside Protection; and ii) the ESA. Mr. Westermarck noted the lack of indigenous plants along the strip, and indicated that the strip could be replanted with indigenous plants to recreate the habitat, as was achieved by Mr. Westermarck on the ESA area in front of his property. Mr. Westermarck and staff also responded to the issue of transitions, which had been reviewed by the Heritage Commission with recommendations made, during which Ms. Lee said that staff continued to work with the neighbours and the applicant on those transitions. Mr. Westermarck requested that a right-of-way be taken along the front of the subject property to continue the pedestrian walkway that would connect to the pedestrian lane.

It was moved and seconded

That Bylaw No. 7721, to amend the density, site coverage, setback, height and minimum lot size provisions of "Comprehensive Development District (CD/50)" to permit construction of a heritage-style single-family dwelling unit at 6433 Dyke Road, be introduced and given first reading.

CARRIED

5. **APPLICATION BY CR 38 HOLDINGS LTD. TO REZONE 9660, 9680, 9700 AND 9720 WESTMINSTER HIGHWAY, 6051 NO. 4 ROAD AND 9671 FERNDAL ROAD AND A PORTION OF 9651 FERNDAL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153)**
(RZ 04-263900 Report: September 2/04, File No.: 8060-20-7823/7824) (REDMS No. 1307974, 1329030, 1298681, 1329047, 1329695)

The Director of Development, Raul Allueva, responded to several questions of Committee regarding the incorporation of significant tree clusters within the open areas; the future connection that would be provided to the property on the corner; and, the incorporation of accessible units.

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It was moved and seconded

- (1) *That Bylaw No. 7823, to amend Schedule 2.10C (McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100 by introducing a number of text amendments affecting the area designated for "Residential Area 4, 0.55 base Floor Area Ratio (F.A.R.), One and Two-Family Dwelling and Three-Dwelling Townhouses (two and half-storeys max.)", be introduced and given first reading.*
- (2) *That Bylaw No. 7823, 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 7823, 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 7824, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/153)", and for rezoning 9660, 9680, 9700, 9720 Westminster Highway, 6051 No. 4 Road, and 9671 and a portion of 9651 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/153)", be introduced and given first reading.*

CARRIED

6. ENHANCED DEVELOPMENT PERMIT GUIDELINES - STEVESTON AREA PLAN

(Report: Sept. 27/04, File No.: 12-8060-20-7816) (REDMS No. 1338213, 1337366)

The Director of Development, Raul Allueva, the Manager of Policy Planning, Terry Crowe, and Cecilia Achiam, Planner, were present.

A discussion ensued among Committee members and staff on several issues, and in particular on:

- the move away from parking on the street in order to better promote a pedestrian oriented scale with buildings brought out to the street;
- the encouragement of 0 lot lines which in the long term would be conducive to the continuation of the vibrant nature of Steveston village;

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- the maximum provision of parking on site is to be encouraged, however, in those instances where the parking requirement cannot be met, a contribution payment in-lieu-of parking spaces would be required that would be applied to the Parking Reserve Fund;
- whether or not Development Permits should be applied to all exterior renovations to storefronts in Steveston village regardless of the construction value;
- that the Heritage and non-Heritage vision and criteria should be further defined;
- whether the north side of Chatham Street should be included;
- that Public Works requirements have to be considered in conjunction with parking requirements;
- that a review of the Signage Bylaw should be done to ensure that signs are compatible with Steveston's character;
- that the Heritage Commission was in support of the report and a clearer vision. It was recognized that of the 90 buildings in Steveston village, only 12 have a Heritage designation and that the Heritage Conservation Act provided some means of better protecting the Heritage designation;
- that although the framework was not yet present, staff are exploring the possibility of a streamlined Development Permit process to address minor renovations;
- whether taxation incentives or density bonussing would be appropriate;
- that a brochure or letter could be distributed to all property owners to advise of any new guidelines.

Mr. Dana Westermarck, 13333 Princess Lane, a member of the Heritage Commission, said that the Commission had a strong concern about the huge changes that had occurred over the past 30 – 40 years, and he strongly suggested that the core values, the vision and the character defining elements of Steveston village required further definition. Mr. Westermarck further suggested that a design charette be held that would include various stakeholders, including community groups and architectural consultants, following which enhanced guidelines could reinforce the determined vision and core values. Mr. Westermarck also spoke about the possibility of developing lanes in an attractive manner by the creation of secondary streetfronts, and he referred to current applications that were in-stream that provided an opportunity for this.

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In response to a question from Committee as to whether the true history and an honest historical representation of Steveston village could be adhered to within a design charette, Mr. Westermarck said that the revised guidelines, and their affect on development, could be established by looking at the 12 heritage designated buildings in Steveston Village and by identifying core values, and by assessing how and what would detract or enhance those core values, (ie. buildings being brought to the street edge).

As a result of the discussion the following *referral* motion was introduced:

It was moved and seconded

That the report (dated September 29th, 2004 from the Manager, Policy Planning) be referred to the Heritage Commission to hold a design charette to better define the Village vision, character, guidelines, heritage protection measures, and incentives, etc.

Prior to the question being called Cllr. Steves said that the guidelines could be adopted with no Development Permit exemptions for exterior renovations and there was a general consensus to do this.

The question on the *referral* motion was then called and it was **CARRIED** with Cllr. Barnes opposed.

It was moved and seconded

- (1) *That Bylaw No. 7816, which amends Official Community Plan Bylaw No. 7100, Schedule 2.4, Steveston Area Plan, Section 8.0, "Development Permit Guidelines", by deleting Section 8.0 in its entirety and, pursuant to Sections 919.1 (1) (d) and 919.1 (1) (f) of the Local Government Act, substituting a new Section 8.0, "Development Permit Guidelines", as Schedule 1, be introduced and given first reading.*
- (2) *That Bylaw No. 7816, 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. 7816, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That the Development Permit Guidelines be amended by reducing the current minimum threshold of \$15,000 for exterior renovations which can be undertaken without a Development Permit to \$0.*

CARRIED

Opposed: Cllr. Howard

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7. **2004 – 2010 RICHMOND INTERCULTURAL STRATEGIC PLAN AND WORK PROGRAM**

(Report: September 14/04, File No.: 01-0100-20-R1A01-01) (REDMS No. 1230337, 1117993, 1298865, 1125414, 1118840,)

The Manager, Policy Planning, Terry Crowe, and Lesley Sherlock, Social Planner were present. Mr. Crowe introduced Ms. Shashi Assanand, current Chair of the Richmond Intercultural Advisory Committee (RIAC).

Ms. Assanand then introduced those members of the RIAC who were present. Ms. Assanand then spoke about the rich resources available within the Committee, and the need to base the report and recommendations on the result of public consultation on the issues.

During the discussion that ensued Committee members expressed their appreciation for the work accomplished by the members of RIAC. A request was then made that a presentation of the key messages, including the philosophy of interculturism as opposed to multiculturalism, be given at the next Council meeting.

It was moved and seconded

That the 2004 – 2010 Richmond Intercultural Strategic Plan and Work Program (Attachment 1) as per the report (dated September 14, 2004 from the Manager of Policy Planning), be approved.

Prior to the question being called a brief discussion ensued on the funding received by RIAC, during which the Manager, Policy Planning, indicated that he would conduct a review of the matter.

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

2. **MANAGER'S REPORT**

Cllr. Howard requested an update be provided on the recent results of a Vancouver survey on development costs.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:21 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, October 5th, 2004.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant