



Planning Committee

- Date: Tuesday, October 7th, 2003
- Place: Anderson Room
Richmond City Hall
- Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes – 4:08 p.m.
Councillor Rob Howard
Councillor Harold Steves
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

At this point the Chair indicated that an additional item, The Urban Development Institute, would be added as Item 11a. to the agenda.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, September 16th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 21st, 2003**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION FOR A LIQUOR PRIMARY LOUNGE LICENCE WITH AUDIENCE PARTICIPATION (KARAOKE) AT UNIT 130 – 8500 ALEXANDRA ROAD**
(Report: September 26/03, File No.: 0107-10-01) (REDMS No. 976876)

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The Manager, Zoning, Alan Clark, in response to questions, said that the initial RCMP concern had been that an increase in the number of locations would impact RCMP resources, however, the application before the Committee was a change in location only, and not a new application. Further to this, Mr. Clark said that as long as the current status of 'no extension of hours' was maintained, a future impact on those resources was not anticipated.

It was moved and seconded

That the application by Top Century Development Ltd. to the Liquor Control and Licencing Branch for a Liquor Primary Lounge Licence with audience participation (Karaoke) be supported, and that the Liquor Control and Licencing Branch be advised:

- (i) the potential for noise if the application is approved has been reviewed and is not an issue;*
- (ii) the impact on the community if the application is approved has been reviewed, and, as the premise is located in a commercial development with no immediate residential presence it is deemed an appropriate location that would create no impact;*
- (iii) the establishment of a Liquor Primary Lounge with audience participation (Karaoke) would not be contrary to its primary use; and*
- (iv) the views of residents is not an issue because the Lounge is located in a commercial development away from residential development, and therefore not affected.*

CARRIED

4. **AGRICULTURAL LAND RESERVE APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 10320 NO. 5 ROAD**
(Report: September 17/03, File No.: AG 02-221655) (REDMS No. 936309)

The Development Co-ordinator, Holger Burke, and Janet Lee, Planner, were present.

It was moved and seconded

That authorization for Kabel Atwall to apply to the Agricultural Land Commission for Non-Farm Use at 10320 No. 5 Road be approved.

CARRIED

5. **APPLICATION BY PARTAPPAL S. GILL FOR REZONING AT 6271 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**

(RZ 03-240166 Report: September 18/03, File No.: 8060-20-7594) (REDMS No. 1060902, 280104, 1064205, 1066234, 1066187)

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The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician, were present.

Mr. Eng, in response to a question, said that a letter of intent had been submitted by the applicant in regard to an existing hedge. In addition, Mr. Eng gave advice that should the hedge be located on the property line, consent of both property owners would be required in order for the hedge to be removed.

It was moved and seconded

That:

- (1) *Lot Size Policy 5419, adopted by Council on November 27, 1989, be referred to Public Hearing with the recommendation that it be amended to exclude those properties fronting No. 2 Road and Westminster Highway (as shown on Attachment 4 to the report dated September 18, 2003 from the Manager, Development Applications).*
- (2) *Bylaw No. 7594, for the rezoning of 6271 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY RAV BAINS FOR REZONING AT 8651 AND 8671 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 03-235162 Report: September 16/03, File No.: 8060-20-7592) (REDMS No. 1030178, 280011, 1050849, 1049752, 1066023)

The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician, were present.

It was moved and seconded

That:

- (1) *Lot Size Policy 5423, adopted by Council on November 20, 1989, be referred to Public Hearing with the recommendation that it be amended to exclude those properties fronting Francis Road, No. 3 Road, Blundell Road and Garden City Road (as shown on Attachment 3 to the report dated September 16, 2003 from the Manager, Development Applications).*
- (2) *Bylaw No. 7592, for the rezoning of 8651 and 8671 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.*

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7. **APPLICATION BY ROCKY SETHI FOR REZONING AT 8931 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-234441 - Report: September 11/03, File No.: 8060-20-7566) (REDMS No. 1030223, 1047596)

The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician, were present.

It was moved and seconded

That Bylaw No. 7566, for the rezoning of 8931 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.

CARRIED

8. **APPLICATION BY 1951 ENTERPRISES LTD. FOR REZONING AT 4400 STEVESTON HIGHWAY FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 03-237986 - Report: September 8/03, File No.: 8060-20-7573) (REDMS No. 1030511, 1061562)

The Development Co-ordinator, Holger Burke, and Kevin Eng, Planning Technician, were present.

It was moved and seconded

That Bylaw No. 7573, for the rezoning of 4400 Steveston Highway from “Two-Family Housing District (R5)” to “Single-Family Housing District (R1 - 0.6)”, be introduced and given first reading.

CARRIED

Cllr. Barnes joined the meeting – 4:08 p.m.

9. **APPLICATION BY WILLIAM R. RHONE FOR REZONING AT 8733 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 03-242688 Report: September 25/03, File No.: 8060-20-7598) (REDMS No. 1057511, 1070531)

The Development Co-ordinator, Holger Burke, and Eric Fiss, Planner, were present.

It was moved and seconded

That Bylaw No. 7598, for the rezoning of 8733 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/120)”, be introduced and given first reading.

CARRIED

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10. **DEVELOPMENT APPLICATIONS AND GREATER VANCOUVER HOME BUILDERS ASSOCIATION MEETING**

(Report: September 19/03, File No.: 4105-01) (REDMS No. 1068299, 1068349)

The Development Co-ordinator, Holger Burke, was present, and, in response to questions, indicated that

- the meeting had been productive and would be repeated;
- the Greater Vancouver Home Builders Association would provide information from the meeting to its members; and
- a 'good neighbours checklist' would be developed in the near future in cooperation with the Greater Vancouver Home Builders Association.

It was moved and seconded

That the report (dated September 19, 2003 from the Manager, Development Applications) and attachments regarding the Development Applications and Greater Vancouver Home Builders Association meeting on September 9, 200, be received for information.

CARRIED

11. **REVISED FALL 2003 COMMUNITY PLANNING PRIORTIES**

(Report: September 25/03, File No.: 4045-20) (REDMS No. 1070150,)

The Manager, Policy Planning, Terry Crowe was present.

A discussion ensued that included the following points:

- that land-use clarity will allow more expedient processing of applications;
- that airport noise research is underway. The inconsistency of residential development within airport noise contours is to be addressed including the identification of those areas where residential use would be preferred and would not be allowed;
- that the 146.5 ft. building height limitation imposed by the Aeronautics Act should be reviewed;
- that residential housing should be included as economic development during the construction stage only due to the subsequent net cost to taxpayers of that type of development;
- whether the formula for determining park land will change as the City moves to increased densification;

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- that a formal definition of affordable housing will be brought to the Planning Committee in the near future;
- that the Industrial Strategy Implementation project completed in 1999 had indicated that too much land was zoned heavy industrial and that a move to light industrial or high-tec would be more appropriate. Industrial/high-tec would be difficult to achieve in the City Centre due to high land values; and,
- that a component of the West Cambie Area Plan would include a study of both commercial and industrial aspects.

It was moved and seconded

That the revised community planning priorities set out in Attachment 1 of the report (dated September 25, 2003 from the Manager, Policy Planning), be approved.

CARRIED

It was moved and seconded

That staff present to a future Planning Committee meeting options for the City to request a relaxation of the 147.5' building height maximum limit of the Aeronautics Act.

CARRIED

It was moved and seconded

That staff report back to the Planning Committee with an updated report on the cost of growth as it relates to the City's population including the resulting cost and effect on infrastructure.

CARRIED

11a. URBAN DEVELOPMENT INSTITUTE

The Chair gave advice that an interest had been expressed by the Urban Development Institute that the Chair of the Planning Committee be included in future meetings of the Institute.

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Mr. Bob Ransford, Chair of the Communications Committee of the Urban Development Institute (UDI), said that it was UDI's hope that the Chair of Planning Committee would attend future meetings of the UDI Liaison Committee to promote better understanding of staff and community issues. In addition, Mr. Ransford said UDI meetings with Planning Committee to discuss issues of mutual concern would be more productive than the current annual presentation to Council and would allow UDI more effective, and earlier, involvement in the process, including the opportunity to initiate ideas and to bring a broad range of talent to the table.

A request was made that the UDI Terms of Reference of other municipalities for such 'shirtsleeve sessions' be provided to the Planning Committee in addition to past minutes of the UDI Liaison Committee. Mr. Crowe indicated that the next meeting of the UDI Liaison Committee and the City would be held on November 26th, 2003, from noon to 1:30 pm, at City Hall.

12. **MANAGER'S REPORT**

The Manager, Policy Planning, Terry Crowe, provided a verbal report on:

- the progress of consultation regarding the casino re-location;
- the second annual meeting of staff and the Greater Vancouver Real Estate Board – Richmond/South Delta/Gulf Island Division;
- a verbal invitation from the Province to meet with them and the Fraser River Port Authority regarding Shady Island.

Mr. Bruce Rozenhart spoke about recent discussions held with the Fraser River Port Authority and representatives of the provincial Water, Land and Air Protection. The ministry is currently conducting an appraisal of the island. It was Mr. Rozenhart's suggestion that a future meeting with Captain Domas of the Fraser River Port Authority include a member of the Planning Committee.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 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 7th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant