



Planning Committee

Date: Tuesday, October 8, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Absent: Councillor Linda Barnes
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 17, 2002 be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, October 22, 2002, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY ROCKY SETHI FOR REZONING AT 10020 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-207724 - Report: September 16/02, File No.: 8060-20-7434) (REDMS No. 854410, 857846)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present. In response to questions, information was provided that i) staff do not believe that the existing garage is being used as living area; and ii) as a condition of subdivision the Approving Officer may ask for a guarantee regarding timing for construction of the new house; and iii) the new house on the northern most lot would not only be an improvement but would provide screening of the existing garage.

It was moved and seconded

That Bylaw No. 7434, for the rezoning of 10020 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RAV BAINS FOR REZONING AT 7651 EPERSON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-209352 - Report: September 23/02, File No.: 8060-20-7436) (REDMS No. 862137, 862154)

The Manager, Development Applications, Joe Erceg, said that the development was of a straightforward nature and that staff were present to answer any questions of Committee.

It was moved and seconded

That Bylaw No. 7436, for the rezoning of 7651 Eperson 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.

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5. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR REZONING AT 8060 CAMBIE ROAD FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/86)**

(RZ 02-215553 - September 16/02, File No. 8060-20-7437/38/39) (REDMS No. 846948, 862135, 846962, 846953)

The Manager, Development Applications, Joe Erceg, and Suzanne Carter-Huffman, Planner, were present.

In response to questions, Ms. Carter-Huffman provided the information that as a condition of rezoning approval for the expansion of Aberdeen Centre, staff determined that the project should provide extra parking to compensate for a parking shortage in the surrounding area. However, during the time lag between rezoning of the shopping centre and the issuance of a Development Permit, transit services improved in the area and the parking shortage lessened. As a result, the project was granted a variance for a lesser amount of parking, together with an increased number of small car stalls and narrower drive aisles. The proposed amendment to Comprehensive Development District (CD/86) will bring the shopping centre's zoning district in line with this previously approved variance. In addition, it is proposed that CD/86 is amended such that the parking required for the proposed hotel will be comparable to that required for hotels throughout the downtown.

Mr. Luciano Zago, Bing Thom Architects, with the aid of a site plan and elevations, gave a brief walk through of the project which included the individual floor plans; the massing transition from the mall to the hotel; and, the hotel interface with the parkade.

In response to questions, information was provided that the finishes and quality of the space donated to the City would be included as a requirements in the conditions of rezoning; and that Browngate Road and Cambie Road would provide the access to public transit on No. 3 Road.

Mr. Danny Leung, Fairchild Development Ltd., said that discussions were underway with Science World and the Vancouver Aquarium with the hope that educational programs would be offered at the Centre. Other special features of the shopping centre include a 60 x 28 ft. musical fountains, to be located in the central atrium. It was Mr. Leung's opinion that the shopping centre would become an attraction for tourists not only from Canada but from around the world.

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It was moved and seconded

That:

- (1) *Official Community Plan Amendment Bylaw No. 7437, to rescind "Additional Development Permit Guidelines for the Southwest Corner of Cambie Road & Hazelbridge Way 'Aberdeen Centre'" in Section 4.0, Development Permit Guidelines, of Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), be introduced and given first reading.*
- (2) *Bylaw No. 7437, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.*
- (3) *Bylaw No. 7437, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.*
- (4) *Bylaw No. 7438, to amend "Comprehensive Development District (CD/86)" such that hotel shall be a permitted use, the allowable density, building height, and required off-street parking and loading shall reflect the addition of hotel use to the zoning district, and off-street parking requirements shall be made consistent with previously approved development under this zoning district, be introduced and given first reading.*
- (5) *Bylaw No. 7438 be referred to the Vancouver International Airport Authority for comment and response by November 12, 2002.*
- (6) *Bylaw No. 7439, for the rezoning of 8060 Cambie Road from "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/86)", be introduced and given first reading.*

Prior to the question being called Cllr. Steves commended the development for its lack of extra parking in that the development would lend itself to utilizing public transit to meet its needs. The question was then called and it was **CARRIED**.

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6. **AFFORDABLE SENIORS SUPPORTIVE HOUSING DESIGN GUIDELINES**

(Report: September 24/02, File No.: 4057-04) (REDMS No. 836039)

The Manager, Policy Planning, Terry Crowe, and Rob Innes, Planner, were present. Mr. Crowe said that the Design Guidelines, which are flexible in order that the individual needs of clients can be met, would be used when working with developers.

The General Manager, Urban Development, David McLellan, said, in response to a question on item 3 of the recommendation, that although the report dealt with interior design which was not a YVR issue, the report could be submitted for their review.

Cllr. Greenhill said that she hoped the position taken would be to include the guidelines in other multi family housing projects. Mr. Erceg said that having the guidelines in place would allow staff to encourage developers to incorporate some of the items into their projects. Further to this, Mr. McLellan referred to the Building Permit process as being an opportunity to facilitate implementation of the guidelines. In addition, on projects in which the City had a financial interest the guidelines could be made mandatory. Contributions from the Affordable Housing Fund could also be used, at some point in the future, as a mechanism to bringing the guidelines to bear.

It was moved and seconded

- (1) *That Bylaw No. 7425 which amends Section 3.2 Housing, of the Official Community Plan Bylaw 7100 to add direction regarding the use of the Design Guidelines for Affordable Seniors' Supportive Housing, be introduced and given first reading.*
- (2) *That Bylaw No. 7425, having been examined in accordance with Section 883 of the Local Government Act regarding the Financial Plan, the Capital Expenditure Program and the Waste Management Plan, is hereby deemed to be consistent with said program and plans.*
- (3) *That Bylaw No. 7425 having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.*
- (4) *That the Seniors' Affordable Supportive Housing Design Guidelines (attached to the report dated September 24, 2002, from the Manager, Policy Planning), be adopted and used to guide the development of seniors affordable supportive housing.*

Prior to the question being called the desire to see the guidelines implemented in other forms of housing was reiterated. Mr. Innes acknowledged the

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contribution of the City's Seniors Advisory Committee, Richmond Health Services and the Vancouver Coastal Health Authority, along with others, to the report. The question was then called and it was **CARRIED**.

7. MANAGER'S REPORT

Cllr. McNulty reported on a derelict building located on the southwest corner of the Garden City/Blundell Road shopping centre. The General Manager, Urban Development, David McLellan, said that the site would be investigated and recommendations for securing the site or demolition would be made as appropriate.

Cllr. McNulty brought forward the issue of developers paying for staff overtime on their projects. Advice was provided by the General Manager, Urban Development, David McLellan, that he had discussed the possibility of creating a provision within the budget for expenditure on overtime with the General Manager, Finance and Corporate Services, Mr. Jim Bruce.

The Manager, Development Applications, Joe Erceg, advised that new Development Application fees came into effect on October 1, 2002. Activity levels continue to be high.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:32 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 8, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant