



Planning Committee

Date: Tuesday, October 19th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes – 4:02 pm
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, October 5th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY AM-PRI CONSTRUCTION TO REZONE 7280, 7300, 7304 AND 7320 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**
(RZ 04-262818 - Report: Sept. 29/04, File No.: 12-8060-20-7833) (REDMS No. 1324912, 1324914,)

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It was moved and seconded

That Bylaw No. 7833, to reduce the minimum side yard setback from 5.5 m to 3.0 m and the minimum road setback along Turnill Street from 6 m to 4.57 m in "Comprehensive Development District (CD/128)", and to rezone 7280, 7300, 7304 and 7320 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development (CD/128)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY 686737 B.C. LTD. FOR REZONING AT 9540, 9560 AND 9600 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.7)**

(RZ 04-271652 - Report: Sept. 29/04, File No.: 12-8060-20-7832) (REDMS No. 1340255, 1340320)

The Development Co-ordinator, Holger Burke, and Sara Badyal, Planner, responded to questions of Committee regarding the interface with existing single-family homes; the provision for a future cross-access agreement with the property to the south; the increased lot coverage; and, parking requirements.

Cllr. Barnes joined the meeting during the above discussion - 4:02 pm.

It was moved and seconded

That Bylaw No. 7832 for the rezoning of 9540, 9560 and 9600 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY RICHMOND ROSEDALE GARDENS LTD. FOR REZONING AT 22311 WESTMINSTER HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) AND ROADSIDE STAND (CLASS C) DISTRICT (RSC) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/156)**

(RZ 04-271668 - Report: Oct. 5/04, File No.: 12-8060-20-7833) (REDMS No. 1337022, 1338949, 1341365, 1337025)

Discussion ensued among Committee members and Holger Burke, Development Co-ordinator, regarding the use of the garage as a flood structure; the intent that a cross access agreement will be provided to the adjacent property; and, the requirement of a geotechnical assessment during the Building Permit stage.

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Mr. Wayne Fougere, architect, provided information that: i) the small adjacent property contained a newer home; ii) a geotechnical assessment would be undertaken; and, iii) an alternative option for ensuring an appropriate grade transition to the adjacent single-family residences should the owners of those properties not want their rear yards filled.

It was moved and seconded

That Bylaw No. 7838, for the rezoning of 22311 Westminster Highway from "Agricultural District (AG1)" and "Roadside Stand (Class C) District (RSC)" to "Comprehensive Development District (CD/156)", be introduced and given first reading.

CARRIED

6. APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 6461 DYKE ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)
(RZ 03-237482 - Report: Oct. 8/04, File No.: 12-8060-7842/7770) (REDMS No. 1342243, 1342505, 1304356, 1307279, 1304364)

It was moved and seconded

(1) *That Zoning Amendment Bylaw No. 7770 be abandoned; and*

(2) *That Bylaw No. 7842,*

(a) *to create a new "Comprehensive Development District (CD/147)" to permit the development of a heritage-style two-family dwelling, and*

(b) *to rezone 6461 Dyke Road from "Comprehensive Development District (CD/50)" to "Comprehensive Development District (CD/147)",*

be introduced and given first reading.

CARRIED

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7. APPLICATION BY GUSTAVSON WYLIE ARCHITECTS FOR REZONING AT 11731 AND 11991 STEVESTON HIGHWAY FROM SERVICE STATION DISTRICT (G2) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)

(RZ 04-272679 - Report: Oct. 6.04, File No.: 12-8060-20-7834/7835) (REDMS No. 1339975, 1341830, 1341076, 1340317, 1341821)

It was moved and seconded

- (1) *That Bylaw No. 7834, to redesignate 11731 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 (Generalized Land Use Map) and from "Low Density Residential" to "Neighbourhood Service Centre" (in Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, and to amend the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) of Official Community Plan Bylaw No. 7100), be introduced and given first reading.*
- (2) *That Bylaw No. 7834, 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 Management Plans;**is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7834, having been considered in accordance with the City's Policy on Consultation During Official Community Plan (OCP) Development is hereby deemed not to require any further consultation.*
- (4) *That Bylaw No. 7835, for the rezoning of 11991 and 11731 Steveston Highway from "Service Station District (G2) and Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/136)", be introduced and given first reading.*

CARRIED

8. APPLICATION BY RICHBERRY FARMS FOR REZONING AT 20471/20491/20511/20531/20551/20571 AND 20591 WESTMINSTER HIGHWAY FROM BUSINESS PARK INDUSTRIAL DISTRICT (I3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/149)

(RZ 04-274416 - Report: Oct. 12.04, File No.: 12-8060-20-7790/7843) (REDMS No. 1343781, 1316271, 1316277, 1342154, 1343849,)

The Manager, Policy Planning, Terry Crowe, and Wayne Craig, Program Coordinator, Development, responded to questions from Committee regarding the difference between the Agricultural Land Reserve and a Green Zone; temporary accommodation; and, the connection to the City sewer line.

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It was moved and seconded

- (1) *That Bylaw No. 7790, to create a new "Comprehensive Development District (CD/149)", which permits development of Industrial and Educational Institution uses and to rezone 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)", BE ABANDONED.*
- (2) *That Bylaw No. 7843, to redesignate 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business and Industry" to "Community Institutional" (in Attachment 1 and 2 to Schedule 1 of Official Community Plan Bylaw No. 7100), be introduced and given first reading.*
- (3) *That Bylaw No. 7843, 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) *That Bylaw No. 7843, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (5) *That Bylaw No. 7844, to:*
 - (a) *create a new "Comprehensive Development District (CD/149)", which permits development of Private Educational Institution and Educational Institution uses with accessory dormitory facilities; and*
 - (b) *rezone 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business Park Industrial District (I3)" to "Comprehensive District (CD/149)",*
be introduced and given first reading.

CARRIED

9. MANAGER'S REPORT

The General Manager, Urban Development, Joe Erceg, provided an update on:

- i) the non-binding mediation process authorized by the BC Lottery Corporation in regard to Richmond's 'materially affected' appeal of the proposed New Westminster Casino; and,
- ii) the results of continued discussions with the YVR on noise issues.

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Cllr. McNulty referred to a letter received from the Richmond Community Services Advisory Council, a copy of which is on file in the City Clerks Office, regarding Youth Employment Services. The following *referral* motion was then introduced:

It was moved and seconded

That the letter dated October 15, 2004 from the Richmond Community Services Advisory Council regarding Youth Employment Standards be referred to staff for follow-up.

CARRIED

Cllr. McNulty also referred to a letter received from Mr. Randy Craig of the Kingswood Pub, a copy of which is on file in the City Clerks Office. The following *referral* motion was then introduced:

It was moved and seconded

That the letter, dated October 19, 2004, received from Mr. Randy Craig of the Kingswood Pub be referred to staff for follow-up.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:49 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 19th, 2004.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant