



Planning Committee

Date: Tuesday, October 21st, 2003

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair 4:02 pm
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, October 7th, 2003, be adopted as circulated.

CARRIED

At this point the Chair indicated that Items 15 and 16 of the agenda would be referred to the Planning Committee meeting to be held on Tuesday, October 28th, 2003.

Cllr. Sue Halsey-Brandt joined the meeting – 4-02 pm.

NEXT COMMITTEE MEETING DATE

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

URBAN DEVELOPMENT DIVISION

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3. **APPLICATION BY SYEDA SHAH FOR REZONING AT 7660 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 03-236469 - Report: Sept. 18/03, File No.: 8060-20-7596) (REDMS No. 1068047, 1068865, 1068863)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present. Mr. Erceg noted that although the site had a potential for additional density the applicant did not want to pursue this.

A brief discussion ensued on the possibility consolidating a development site between the subject property and the heritage house to the north.

It was moved and seconded

That Bylaw No. 7596 be referred to staff for further consideration of Option 2 as outlined in the reported dated September 18, 2003 from the Manager, Development Applications.

CARRIED

4. **APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 7040 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/23)**

(RZ 03-238461 - Report: Sept. 29/03, File No.: 8060-20-7597) (REDMS No. 1060977, 1069250, 1069245)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician-Design, were present.

In response to questions, Mr. Erceg and Mr. Eng elaborated on the restrictive covenant that would be required as a condition of rezoning; and, the number of parking stalls.

It was moved and seconded

That Bylaw No. 7597, for the rezoning of 7040 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)", be introduced and given first reading.

CARRIED

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5. **APPLICATION BY AM-PRI CONSTRUCTION LTD. TO REZONE 7740, 7760, AND 7780 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129), AND TO AMEND THE PERMITTED DENSITY UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129)**
(RZ 03-239406 - Report: Sept. 28/03, File No.: 8060-20-7600) (REDMS No. 1071180)

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

It was moved and seconded

That Bylaw No. 7600, for rezoning at 7740, 7760, and 7780 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/129)", and to amend the permitted density under "Comprehensive Development District (CD/129)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY ADIL BHATHENA FOR REZONING AT 4471 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 03-240492 - Report: Oct. 6/03, File No.: 8060-20-7599) (REDMS No. 1071360, 1076070, 1071353)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

A brief discussion ensued on the possible impact the application could have on the adjacent heritage home; and, whether discussion about a possible consolidation of lots had taken place.

Mr. Bhathena, the applicant, introduced himself and his wife, Jasmine, to the Committee. Mr. Bhathena indicated that he had approached the owners of the properties from his lot to the corner to discuss the possibility of consolidation and that it was generally considered a good idea. It was Ms. Bhathena's understanding that the adjacent property containing the heritage home had recently been put on the market, and she indicated that she would confirm this. The possibility of working around the heritage home by considering development of townhouses was discussed. The speed of traffic on Steveston was questioned by Mr. Bhathena, due to the safety issues involved.

It was moved and seconded

That Bylaw No. 7599 be referred to staff to discuss the possibility of a land consolidation and townhouse development with the applicant.

CARRIED

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7. **APPLICATION BY GARY DAYAN FOR REZONING AT 8731 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 02-203977 - Report: Oct. 1/03, File No.: 8060-20-7601) (REDMS No. 1072343, 1072533, 1072531)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

It was moved and seconded

- (1) *That Lot Size Policy 5431, (adopted by Council in February 1990 and amended in July 1996), be forwarded to Public Hearing with the amendment to exclude those properties fronting Williams Road and No. 3 Road (as shown on Attachment 5 to the report dated October 1st, 2003 from the Manager, Development Applications).*
- (2) *That Bylaw No. 7601, for the rezoning of 8731 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.*

CARRIED

8. **APPLICATION BY A HARA CONSTRUCTION LTD. FOR REZONING AT 10151 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 03-242031 - Report: Oct. 8/03, File No.: 8060-20-7602) (REDMS No. 1072524)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

It was moved and seconded

- (1) *That Single Family Lot Size Policy 5451, (adopted by Council on August 17, 1992), be referred to Public Hearing with the recommendation that it be repealed; and*
- (2) *That Bylaw No. 7602, for the rezoning of 10151 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

9. **APPLICATION BY GURMEJ K. BAINS FOR REZONING AT 11931/11951 DEWSBURY DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-244803 - Report: Oct. 6/03, File No.: 8060-20-7607) (REDMS No. 1070117, 1073593, 1073588)

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The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician – Design, were present.

It was moved and seconded

- (1) *That Lot Size Policy 5454, (adopted by Council on May 16, 1994, and amended on February 19, 2001), be referred to Public Hearing with the recommendation that the map (Attachment 4 to the report dated October 6th, 2003, from the Manager, Development Applications) be amended by removing the identification of individual duplexes so that all duplexes would be permitted to subdivide to an appropriate Single-Family Housing District zone, provided that no more than two (2) parcels are created.*
- (2) *That Bylaw No. 7607, for the rezoning of 11931/11951 Dewsbury Drive 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

10. **APPLICATION BY BOB SNOWBALL AND WAYNE FOUGERE FOR REZONING AT 12060, 12080, 12086, 12100 - 7TH AVENUE FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/78)**

(RZ 03-223904 - Report: Oct. 8/03, File No.: 8060-20-7605/7606) (REDMS No. 1037288, 1068164, 1068224, 1068152)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

During the discussion that ensued information was provided that i) the cost of re-locating the stilt houses, including site preparation at the new location, would be approximately \$17,000 with \$5,000 of that amount being contributed by the applicants; ii) the archaeologist review of the site was a precautionary move that would ensure that appropriate measures are taken should an artefact be found; iii) drainage issues would be addressed during construction; iv) the ferry ramp on Ferry Road would be investigated further by the applicants. Cllr. Steves distributed a photograph of the ramp.

It was moved and seconded

- (1) *That Bylaw No. 7605, which amends Official Community Plan Bylaw No. 7100 by repealing the existing generalized land use designation (Business and Industry) of 12060, 12080, 12086, 12100 7th Avenue in Attachment 1 (Generalized Land Use Map) to Schedule 1 (Richmond Official Community Plan) and designating it Neighbourhood Residential, be introduced and given first reading.*
- (2) *That Bylaw No. 7605, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program;*

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(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. 7605, having been examined in accordance with the City Policy No. 5039 on Consultation During OCP Development, is hereby deemed not to require further consultation.

(4) Bylaw No. 7606, for the rezoning of 12060, 12080, 12086, 12100 - 7th Avenue from "Light Industrial District (I2)" to "Comprehensive Development District (CD/78)", be introduced and given first reading.

CARRIED

11. REVISED ACE TERMS OF REFERENCE

(Report: Oct. 6/03, File No.:) (REDMS No. 1073958)

The Manager, Policy Planning, Terry Crowe, and David Brownlee, Planner, were present.

A brief discussion ensued on the issue of conflict of interest during which direction was given that the words '**and recuse themselves for the duration of the discussions on the issue to which they have declared a conflict interest**' be added to Page 3, bullet 4, of the staff report.

Cllr. Steves left the meeting – 4:45 pm.

It was moved and seconded

That the revised Advisory Committee on the Environment (ACE) Terms of Reference be approved, (as per the report dated October 6th, 2003, from the Manager, Policy Planning).

CARRIED

12. AGRICULTURAL ADVISORY COMMITTEE WORK PROGRAM

(Report: Oct. 10/03, File No.: 0100-20-AADV1) (REDMS No. 1069222)

The Manager, Policy Planning, Terry Crowe, and Janet Lee, Planner, were present.

Mr. Crowe indicated that this was the first work program to be formulated from the newly appointed Committee, whose co-chairs were Mr. Ian Chang and Mr. Bruce May. Mr. Crowe then introduced Mr. Chang to the Committee.

The discussion that ensued amongst Committee members, staff and Mr. Chang, included:

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- an appreciation for the concise, one page format of the document;
- the proposed \$60,000 for implementation would be reviewed as part of the 2004 Additional Levels budget process;
- a suggestion that Provincial funds may be available for flood management initiatives;
- a report from the Flood Management staff team would be brought to Council in the near future, at which point an opportunity would exist to give direction prior to finalizing the strategy; and
- a review of which projects might be completed in 2004.

It was moved and seconded

That the 2003-2004 work program of the Agricultural Advisory Committee be approved, subject to the 2004 budget process.

CARRIED

Cllr. Steves returned to the meeting – 4:55 pm.

Cllr. Howard declared himself to be in a conflict of interest on Item 13 due to his company owning property in the area and he left the meeting – 4:55 pm.

13. **TRITES ROAD AREA LAND USE PRINCIPLES AND POLICIES**
(Report: Oct. 10/03, File No.: 4045-20-04-TR) (REDMS No. 1077377)

The Manager, Terry Crowe, and Janet Lee, Planner, were present.

Mr. Crowe briefly reviewed the report and then responded to questions regarding the benefit of using the term ‘guidelines’ instead of ‘principles and policies’ with the exception of those instances where policies exist.

Cllr. S. Halsey-Brandt then referred to a letter received from Porte Realty Ltd. on the matter. A copy of the letter is attached as Schedule 1 and forms a part of these minutes.

A brief discussion ensued during which the direction to eliminate the industrial use from the area was questioned.

Mr. Kush Panatch, Centro Developments, said that he had been involved in the development of the area for the past 10 years. Mr. Panatch felt that the area in question was a difficult area to apply a generic, consolidated plan to due to the mix of vacant property, old buildings and newer buildings. It was suggested that each of the properties be looked at independently with a careful review of the applicable guidelines ie. buffers.

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It was moved and seconded

That the Trites Road Area Land Use Planning Principles and Policies (as outlined in Attachment 3 to the report dated October 10th, 2003, from the Manager, Policy Planning) be referred to staff for further exploration of an industrial/residential mix in the area.

Prior to the question being called direction was given to:

- i) amend the report to replace the words 'Principles and Policies' with the word guideline wherever practical;
- ii) look at retaining some industrial use in the area;
- iii) not applying the guidelines throughout the whole area but rather to smaller areas;
- iv) maintain compatibility with the existing Agricultural Land Reserve guidelines on the other side of Andrews Road; and,
- iv) provide information as to where the displaced light industrial uses could be relocated should the industrial uses be phased out.

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

Cllr. Howard returned to the meeting – 5:20 pm.

14. **WEST CAMBIE AREA PLANNING COORDINATION**

(Report: Oct. 10/03, File No.:) (REDMS No. 1071214)

The Manager, Policy Planning, Terry Crowe, was present.

A discussion ensued which included the following:

- that specific discussions with FirstPro regarding alternative sites had not been undertaken;
- that the area plan was an independent study to be conducted by the City;
- that FirstPro should not wait for the completion of the area plan but should investigate the possibility of alternative sites;
- that FirstPro should respond to the questions posed in Part 3, Page 4, of the staff report;
- that the area plan work program could begin immediately and would include the hiring of an independent consultant. Should FirstPro provide the information suggested in item 4 (3) of the staff report, and information regarding alternative suitable sites, that information would be reviewed by the City. The decision of whether the proposal of FirstPro could be considered in the West Cambie Planning Area;

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- that a series of open houses would be held, for which notification would be provided, with a summary of the results reported to Committee;
- the question of whether the City Centre should be expanded;
- revisions to that portion of the report, dated October 10th, 2003 from the Manager, Policy Planning, regarding the Co-ordination of West Cambie Area Planning, as follows:
 - i) the deletion of clause (3) (a) and (b) of Part 4;
 - ii) the addition of Part 5 – ‘that staff review the City Centre Area Plan to determine whether or not the City Centre should be expanded;
 - iii) the following be added to Part 3 – ‘that the completion of the West Cambie Area Plan include a series of open houses’.

It was moved and seconded

That staff:

1. *proceed with the preparation of a West Cambie Area Plan; and*
2. *review the City Centre Area Plan to determine whether or not the City Centre should be expanded.*

CARRIED

Mr. Ray Stolberg, 9540 Odlin Road, said that he understood the benefits of holding open houses as opposed to the formation of an advisory committee. Noting his distrust of the Planning Department, Mr. Stolberg questioned i) the involvement of the airport at this point; and, ii) the Industrial Strategy Committee. Mr. Stolberg expressed his interest in being included in the process.

Mr. Vijay Sidhu, 9211 Odlin Road, spoke about the past decision that a West Cambie Advisory Committee be formed and the need to maintain area resident involvement in the process.

Mr. John Wong, 3858 McKay Drive, said that he wanted to ensure that public comment was heard. Mr. Wong did not believe that No. 3 Road could accommodate Wal-Mart, or that a scaled back Wal-Mart model would work. Further to this, Mr. Wong indicated that it was his understanding that i) the City wanted commercial use to carry the growth of residential use; and ii) that Odlinwood residents supported the Wal-Mart application.

Mr. S. Lal, 10431 Odlin Road, questioned why – i) the process should take 3 to 4 months for the first public open house; ii) money would be spent on consultants; and iii) the West Cambie Area could not be included into the City Centre. Mr. Lal also made reference to the services the application by FirstPro would bring to the area.

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Mr. Stolberg, speaking for the second time, made reference to the fact that Blundell and No. 4 Road was included in the City Centre, but that his property on Odlin Road was not.

Ms. S. Morris, 9611 Alexandra Road, a resident for 28.5 years, said that residents were always told 'that something will be done later'. Ms. Morris spoke about the lack of sewers, the big ditches, that no one living in the area considered the area too noisy, and the confirmation given to residential development at past meetings on the matter. Ms. Morris also said that she did not understand the current designation of mixed use, or when it was applied to the area.

Mr. H. Puni, 9080 Alexandra Road, said that he agreed with the comments of Mr. Lal, and further, that the area was in disrepair. Mr. Puni questioned the anticipated length of the process, and indicated that he did not believe there would be many alternate sites for a 17 to 18 acre proposal.

15. MANAGER'S REPORT

The Manager, Policy Planning, Terry Crowe, provided an oral report on recent changes to the Agricultural Land Reserve Act, which had resulted in the Soil Conservation Act being repealed which left the City without authority to issue permits or perform an enforcement role with regard to illegal dumping. It was suggested that staff explore options.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:42 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 21st, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

SCHEDULE 1 TO THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, OCTOBER 21, 2003.

PORTE REALTY LTD.

Sales, Leasing, Financing, Property Management

October 21, 2003

Terry Crowe
Manager, Policy Planning
City of Richmond
6911 No 3 Road
Richmond, B.C.
V6Y 2C1

Dear Terry:

Re: Trites Road Area Land Use Principles and Policies

I am writing with reference to your report dated October 10, 2003 referencing the above.

As managing agent and owner of a fully leased, industrial project located at 12417 – 12491 No.2 Road, Richmond, I wish to advise that, in principle, we are not opposed to residential zoning but, as previously discussed, due to the nature and value of the improvements on our property, we require a floor area ratio in the range of 1.20 to warrant consideration of converting the current use to multi-family residential.

I trust that Planning and Council will consider a density of this nature at such time as they wish to encourage redevelopment of our site.

I would continue to request that developers and purchasers of adjacent residential zoned lands and houses be advised that our project located at 12417 –12491 No.2 Road is a functioning industrial/warehouse community and will continue to operate as such.

Yours sincerely,

PORTE REALTY LTD.



per: Hershey Porte

HP:el