



Planning Committee

Date: Tuesday, October 22, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Also Present: Councillor Evelina Halsey-Brandt
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 8th, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **November 5**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY AZURE (JIMMY'S GARDEN) DEVELOPMENTS CO. LTD. FOR REZONING AT 9040 AND 9060 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**
(RZ 02-209468 - Report: Sept. 25/02, File No.: 8060-20-7440) (REDMS No. 864004, 866514, 866511)

The Manager, Development Applications, Joe Erceg, briefly reviewed the report. Jenny Beran, Planner, was also present.

In response to questions, Ms. Beran said that a consultant had been hired to assist the City with a study that will determine when, and in what form, Indoor Multiple Family Residential Amenity Space should be provided. Ms. Beran confirmed that although this project would proceed without benefit of the results of the study, it was not the first project in the area to do so.

In addition, Mr. Erceg said that the applicant had agreed to contribute to the proposed McLennan South neighbourhood park in lieu of providing amenity space, a process that is consistent with previous developments in the area and also some City Centre developments.

It was moved and seconded

That Bylaw No. 7440, for the rezoning of 9040 & 9060 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)" and to amend Comprehensive Development District (CD/120) to increase the Maximum Lot Size, be introduced and given first reading.

CARRIED

4. **APPLICATION BY AMAR SANDHU FOR REZONING AT 8411 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R/9)**
(RZ 02-203809 Report: October 7/02, File No.: 8060-20-7441) (REDMS No. 867958, 868278, 873309)

Councillor Steves declared a conflict of interest on this item as he is the current owner of property on Steveston Highway. He then left the meeting.

The Manager, Development Applications, Joe Erceg, briefly reviewed the report. Jenny Beran, Planner, was also present.

Several Committee members expressed their appreciation for the work of staff and the developers for their perseverance in achieving the creative solution proposed.

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Mr. Patrick Cotter, architect, said that when the issues of the Committee were looked at in conjunction with their own plans, an opportunity was seen to create a win/win situation with increased density that also provided a bonus for the eventual homeowner. On a broader scale, the introduction of a zone and form of development that fits in as well as providing an option as land becomes more of a premium which accomplishes a number different goals.

In response to questions Mr. Cotter said that brisk activity for this type of development was evident in Delta; and, that in the Ladner Village area of Delta, specific design criteria was applied to this form of development to achieve a heritage flavour in response to the Heritage Building Inventory.

It was moved and seconded

That Bylaw No. 7441 for the establishment of a new zone, "Coach House District (R/9)" and for the rezoning of 8411 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R/9)" be introduced and given first reading.

CARRIED

Cllr. Steves returned to the meeting.

5. **RIVERPORT AREA PLAN – PRELIMINARY WORK PROGRAM**
(Report: October 17/02, File No.: 4045-01) (REDMS No. 881759)

The Manager, Policy Planning, Terry Crowe, reviewed the report. Janet Lee, Planner, was also present.

A discussion then ensued which included the following:

- ⊙ the benefit of including the area plan in the 2003 Work Plan as a consultant aid project as opposed to having staff do the Plan;
- ⊙ debate on the priority level of the project. Mr. Crowe gave advice that if the project was undertaken without consultant assistance it would result in a further delay of three to six months for other projects which was of concern due to the length of time the development process currently requires;
- ⊙ definition of the area involved and discussion on extending the study area boundaries to include Blundell Road and Fraser Port land. Mr. Crowe provided the information that the Fraser Port Land Use Plan identified no residential uses for its land, which was necessary due to its Letters Patent;

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- ☉ that a more favourable option would be to fill the vacant Planner position which would combine the need for this project with other needs within the Planning Department; eg. social planning, City Centre planning and Land Use planning;
- ☉ the need to clarify the City's intent regarding development in the area.

Cllr. Steves renounced his vote supporting the preparation of an area plan, with the note that he would do so at Council if required, as he believed that the Area Plan was unnecessary.

It was moved and seconded

That preparation of a Riverport Area Plan be included for consideration in the additional levels for 2003

DEFEATED

Opposed: Cllr. Greenhill
S. Halsey-Brandt
McNulty
Steves

It was moved and seconded

That Option 2 as identified in the report dated October 17th, 2002 from the Manager, Policy Planning,, be approved.

DEFEATED

Opposed: Cllr. Barnes
McNulty
Steves

Mr. Crowe provided the information that at the initial stage of the Kerr proposal communications were received from other developers interested in developing in the area should the Kerr proposal be approved.

It was requested that a copy of the memorandum dated July 17th, 2002 from the Advisory Committee on the Environment, be included in the Council agenda package.

6. MANAGER'S REPORT

No reports were received.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:15 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 22nd, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant