



## Planning Committee

Date: Tuesday, November 2<sup>nd</sup>, 2004  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Harold Steves  
Mayor Malcolm Brodie – 5:16 pm  
Also Present: Councillor Evelina Halsey-Brandt  
Call to Order: The Chair called the meeting to order at 5:14 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, October 19<sup>th</sup>, 2004, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, November 16, 2004, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

3. APPLICATION BY CHARAN SETHI FOR REZONING AT 9791 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)  
(RZ 04-272302 - Report: Oct. 12 04, File No.: 12-5060-20-7836) (REDMS No. 1340980, 1341056, 1341058)

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It was moved and seconded

*That Bylaw No. 7836, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/155)", and for rezoning 9791 Granville Avenue from Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY WILLIAM RHONE FOR REZONING AT 7360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 04-272562 - Report: Oct. 13/04, File No.: 12-8060-20-7841) (REDMS No. 1334038, 1341216, 1341212)

It was moved and seconded

*That Bylaw No. 7841 for the rezoning of 7360 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.*

**CARRIED**

The Chair varied the order of the agenda and moved Item 5 to the end of the agenda.

6. **REQUEST FOR ENDORSEMENT: FREMP ESTUARY MANAGEMENT PLAN (A LIVING WORKING RIVER: THE ESTUARY MANAGEMENT PLAN FOR THE FRASER RIVER, UPDATED 2003)**

(Report: October 18/2004, File No.: ) (REDMS No. 1344050)

The Manager of Policy Planning, Terry Crowe, responded to questions regarding how 'blueways' would be incorporated into the discussion process; and, changes to shoreline length.

Mayor Brodie joined the meeting during the discussion – 5:16 pm.

It was moved and seconded

*That FREMP's Estuary Management Plan entitled A Living Working River: The Estuary Management Plan for the Fraser River, Updated 2003 (Attachment 2 of the report dated October 18, 2004 from the Manager of Policy Planning), be endorsed.*

**CARRIED**

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7. **OCP AIRCRAFT NOISE SENSITIVE DEVELOPMENT POLICY**  
(Report: October 29/2004, File No.: 0153-01) (REDMS No. 1349568)

A memorandum from the Manager, Policy Planning, Terry Crowe, was distributed, a copy of which is on file in the City Clerks Office.

Mr. Crowe reviewed the extensive discussion and negotiation process that had occurred among City staff and YVR representatives including the critical areas for both parties. Mr. Crowe also spoke about the possibility of applying restrictive covenants at the Building Permit stage; and, the status of rezoning applications currently in-stream.

Discussion then ensued among Committee members and staff that included:

- whether a change was required to the heading of the OCP Aircraft Noise Sensitive Development Map to better denote its relationship to the main OCP Land Use maps;
- that the actual building height increase in the area for which a possible increase in building height was indicated was not yet confirmed due to the requirement that Transport Canada be included in the process;
- that currently a restrictive covenant could only be applied to properties in Burkeville when those properties were rezoned or subdivided;
- a City request that the long term YVR buildout plan be prepared; and
- that the next steps would be to process the rezoning applications in-stream, improve the noise covenant, and update the City Centre Area Plan, within a year. A report the area plan review process would be presented to Council.

Ms. Anne Murray, Vice President of Community and Environmental Affairs, VIAA, accompanied by Mr. Mark Cheng, commended the City for recognizing the need for a policy that would better address airport noise and compatible land use. Ms. Murray also acknowledged the hard work put forth by staff in developing a policy on such a difficult and complex matter and that City staff and VIAA staff had co-operated extensively.

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Ms. Murray then spoke about: the recommendation of Transport Canada that residential development not occur in areas above 30 NEF, which was also considered an International Best Practice; the number of workers, supporters and facilitators of business at the airport; the VIAA's inability to support development in areas above 30 NEF; the support that the YVR would have for an increase to the red areas (no residential development on the proposed OCP map); the VIAA's recognition of the improvements to noise mitigation made by the City although it was acknowledged that those mitigations would only provide limited protection against future claims against both the VIAA and the City; and, the long term development plan and the update of the VIAA master plan.

Ms. Murray then responded to questions from Committee regarding the current 24 hour operations; night time noise abatement procedures; the increase to the number of night cargo flights that could result from a change to the International Air Policy; and the continued focus on noise and emissions in newly certified aircraft.

The Chair thanked Ms. Murray and the Board of Directors of the VIAA, for their efforts on this matter.

Mr. Doug Louth, 4140 Dallyn Road, read a written submission, a copy of which is on file in the City Clerks Office, and asked what would happen to restore quality of life to those communities that were established at a time when there were no night flights.

Mr. Ray Walden, 10500 Dennis Crescent, said that the maps did not accurately reflect what is happening over the area at No. 4 Road and Williams Road. Mr. Walden was very concerned about Dash 8 and prop plane noise during night time hours and he suggested that the flight paths should be identified. Ms. Murray, who indicated that the maps depicted the annual average of noise levels within an area only and did not reflect flight paths, said that Mr. Walden's concerns would be taken into account by the VIAA. Ms. Murray also suggested Richmond citizens and staff should continue to sit on the YVR aeronautical Noise Management Committee which looks at the complicated technicalities involved.

A discussion was then held regarding the possibility of adding red areas to the proposed OCP map.

Mayor Brodie left the meeting during the above comments.

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It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7794, which amends the following schedules in the Official Community Plan (Bylaw 7100):*

- (a) *Schedule 1, the main OCP,*
- (b) *Schedule 2.2A (Dover Crossing Sub-Area Plan),*
- (c) *Schedule 2.2B (Terra Nova Sub-Area Plan),*
- (d) *Schedule 2.10 (City Centre Area Plan),*
- (e) *Schedule 2.11A (West Cambie Area Plan),*
- (f) *Schedule 2.11B (East Cambie Area Plan),*
- (g) *Schedule 2.12 (Bridgeport Area Plan), and*
- (h) *Schedule 2.13A (McLennan Sub-Area Plan),*

*by introducing a number of text and map amendments to better manage aircraft noise sensitive development, as presented in the report "OCP Aircraft Noise Sensitive Development Policy" dated October 29, 2004 from the Manager, Policy Planning, be introduced and given first reading.*

(2) *That Bylaw No. 7794, 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 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. 7794, in accordance with the City Policy on Consultation During OCP Development, be referred for comment to be received before November 22, 2004:*

- (a) *Vancouver International Airport Authority (VIAA),*
- (b) *Agricultural Land Commission,*
- (c) *Richmond School District Board,*
- (d) *Musqueam First Nation,*
- (e) *Transport Canada,*
- (f) *Urban Development Institute, and*
- (g) *Greater Vancouver Home Builders' Association.*

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- (4) *That in addition to the usual OCP considerations at first reading, Bylaw 7794 be referred to a Special Public Hearing in the Council Chambers at 7:00 pm on Tuesday, November 23rd, 2004.*

CARRIED

It was moved and seconded

*That staff be requested to comment on the possibility of making any changes to the proposed OCP policy.*

CARRIED

5. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 6451, 6951 AND 7011 RIVER ROAD FROM SCHOOL AND PUBLIC USE DISTRICT (SPU), AND 6080 RIVER ROAD FROM RECREATIONAL VEHICLE PARK DISTRICT (RVP) AND BUSINESS PARK INDUSTRIAL DISTRICT (I3), TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/157)**

(RZ 04-279499 - Report: October 26/2004, File No.: 8060-20-7845) (REDMS No. 1346190, 1348309, 1346687)

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7845, to:*

- (a) *In Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 6451, 6951 and 7011 River Road from "Public and Open Space Use" and 6080 River Road from "Business and Industry" to "Olympic Riverfront" in Attachment 1 (Generalized Land Use Map), and define this land use designation as "An area that provides for sport and recreation amenities and public open space in some combination with complementary commercial, business, industry, institutional, residential, tourist, entertainment, exhibition, education, health and wellness, culture, arts, and/or community uses", and*
- (b) *In Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), redesignate 6080 River Road from "Detailed Land Use Study Required" and 6451, 6951 and 7011 River Road from "Park", together with Moray Channel between the No. 2 Road and Dinsmore Bridges from "Programmed Recreational Water Area", to "Olympic Riverfront",*

*be introduced and given first reading.*

(2) *That Bylaw No. 7845, having been considered in conjunction with:*

- (a) *the City's Financial Plan and Capital Program; and*

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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. 7845, in accordance with the City Policy on Consultation During OCP Development, be referred to the Vancouver International Airport Authority (VIAA) for comment by December 20, 2004.*

(4) *That Bylaw No. 7846, for the rezoning of 6451, 6951 and 7011 River Road from "School and Public Use District (SPU)" and 6080 River Road from "Recreational Vehicle Park District (RVP)" and "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/157)", be introduced and given first reading.*

**CARRIED**

## 8. MANAGER'S REPORT

The Director of Development, Raul Allueva, provided an update on the results of the NAIOP Annual Municipal Survey.

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (6:40 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, November 2, 2004.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant