



Planning Committee

Date: Tuesday, November 8th, 2005
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
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 18th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, November 22nd, 2005, at 4:00 p.m. in the Anderson Room.
Councillor Barnes advised the Chair that she would be unable to attend this meeting because of work-related issues.

Planning Committee

Tuesday, November 8th, 2005

URBAN DEVELOPMENT DIVISION

3. SINGLE-FAMILY LOT SIZE POLICY FOR 5414 FOR A PORTION OF THE SOUTH SIDE OF FRANCIS ROAD BETWEEN NO. 2 ROAD AND RAILWAY AVENUE IN SECTION 25-4-7

APPLICATION BY MANJIT SINGH MOORE FOR A REZONING AT 5400 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 04-274895; Report: Oct. 24/05, File No.: 12-8060-20-7987; XR 08-4045-00) (REDMS No. 1678266, 1663586, 1658097, 1678544, 1678214, 1678235, 280171)

Mr. Holger Burke, Acting Director of Development advised that this application had been held up because the City's Arterial Road Policy was in the process of being reviewed. He stated that the buildings were designed with the garages in the front, with window spaces above the doors so they would not appear to dominate the streetscape. In response to queries from the Committee, Mr. Burke advised that the applicant had agreed to contribute \$38,000 to affordable housing.

Discussion ensued concerning the garage doors and how these could be broken up even more by the addition of windows or vertical lines. A suggestion was made that staff investigate the possibility of having vertical lines on garages which would make them aesthetically more pleasing.

The Chair then stated that he was concerned about the \$38,000 in affordable housing contribution which seemed excessive for such a simple development. He stated that the City should be equitable in its collection of these contributions and that the Committee should decide where and how these contributions would best serve the community. He noted also that he was concerned that these contributions should be applied to all developments equally.

In response, Mr. Joe Erceg, General Manager, Urban Development Division stated that staff were in the process of working on a report to bring to committee which dealt with contribution for amenities, such as child-care and affordable housing, as well as the issue of equity in development charges.

Discussion then ensued on the topic of equity and the Committee noted its concern that all developers should have an equal playing field.

Mr. Manjit Singh Moore, Applicant, requested that his application be allowed to move forward. However, he also requested that the \$38,000 contribution be held as a bond until the new contribution for amenities policy is approved, and that he be given a refund if the contribution was significantly less.

Planning Committee

Tuesday, November 8th, 2005

It was moved and seconded

That the following recommendations be forwarded to Public Hearing:

- (1) *That Single Family Lot Size Policy 5414 in Section 25-4-7, adopted by Council on August 28, 1989 be amended to:*
 - (a) *Only permit 5400 Francis Road to rezone to Single-Family Housing District, Subdivision Area K (R1/K);*
 - (b) *That the existing Single-Family Housing District, Subdivision Area C (R1/C) zoning restriction be reconfirmed for all other lots; and*
 - (c) *That multiple-family residential development specifically be not permitted.*
- (2) *That Bylaw No. 7987, for the rezoning of 5400 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*
- (3) *That the applicant's contribution for affordable housing for the application at 5400 Francis Road, be held in trust, until the new contribution for amenities policy has been approved, and that a refund be given if the new contribution was lower than those currently applied.*

CARRIED

In response to a query from the Committee, Mr. Crowe advised that in the proposed new policy, formulas would be implemented which would provide equity in cost charges and that these would take into account services provided to the community by a developer.

Councillor Howard then stated that he did not understand the City's principle of collecting a contribution for affordable housing for land it did not own.

Planning Committee

Tuesday, November 8th, 2005

4. SINGLE-FAMILY LOT SIZE POLICY FOR 5428 FOR THE SOUTH SIDE OF FRANCIS ROAD BETWEEN NO. 2 ROAD AND GILBERT ROAD IN SECTION 30-4-6

APPLICATION BY JASDEEP UPPAL FOR REZONING AT 6680 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 04-273560; Report: Oct. 25/05, File No.: 12-8060-20-7991; 08-4045-00) (REDMS No. 280028, 1679854, 1658092, 1657890, 1681040, 1679761, 1679834)

Mr. Holger Burke, Acting Director of Development, advised that the contribution for affordable housing this site was less (\$32,500) than the previous application because of the narrowness of the site. He noted that the exclusion of properties from the single family lot size policy area was requested in order to allow more flexibility in development along No. 2 Road and Gilbert Road and that this property was a site specific amendment.

In response to a query from the Committee, Mr. Burke advised that the applicant would install perimeter drainage around the property being developed and that staff would contact the residents who were concerned about flooding to their properties due to this development.

It was moved and seconded

That the following recommendations be forwarded to Public Hearing:

- (1) *That Single Family Lot Size Policy 5428 in Section 30-4-6, adopted by Council on December 18, 1989 be amended to:*
 - (a) *Remove all lots fronting onto Gilbert Road and No. 2 Road;*
 - (b) *Restrict all properties fronting Francis Road to Single-Family Housing District Subdivision Area C (R1/C) unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District RI-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District Subdivision K (R1/K) without the requirement for a lane access; and*
 - (c) *That the existing Single-Family Housing District, Subdivision Area B (R1/B) zoning restriction be reconfirmed for all other lots.*
- (2) *That Bylaw No. 7991, for the rezoning of 6680 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District Subdivision Area K (R1/K)", be introduced and given first reading.*

Planning Committee

Tuesday, November 8th, 2005

- (3) *That the applicant's contribution for affordable housing for the application at 6680 Francis Road, be held in trust, until the new contribution for amenities policy has been approved, and that a refund be given if the new contribution was lower than those currently applied.*

CARRIED

Councillor Barnes advised that she supported part (3) of this recommendation because of the equity issue discussed previously.

5. APPLICATION BY SUNGRAND DEVELOPMENT LTD. FOR REZONING AT 11651 / 11671 / 11691 / 11711 STEVESTON HWY. FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)
(RZ 04-272331 - Report: October 3, 2005, File No.: 12-8060-20-7977) (REDMS No. 1324709, 1324616, 1324993, 1656311, 1673551)

Mr. Holger Burke, Acting Director of Development advised that this development would have no access to the lane. He stated that the applicants would contribute \$35,000 in lieu of amenity space. He also stated that the applicants would provide public amenities in the form of storm sewer upgrades.

He also stated that the contribution in lieu of amenity space would be put into the Park Reserve Fund.

It was moved and seconded

That Bylaw No. 7977, for the rezoning of 11651 / 11671 / 11691 / 11711 Steveston Hwy. from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

CARRIED

6. APPLICATION BY HENRY KOLKMAN FOR REZONING AT 8520 PIGOTT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)
(RZ 05-309798 - Report: October 3rd, 2005, File No.: 12-8060-20-7981) (REDMS No. 1094879, 1670940, 1670965, 1670971)

It was moved and seconded

That Bylaw No. 7981, for the rezoning of 8520 Pigott 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.

CARRIED

Planning Committee

Tuesday, November 8th, 2005

7. APPLICATION BY GURMEJ BAINS FOR REZONING AT 11800/11820 MONTEGO STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)
(RZ 05-309343 - Report: October 20th, 2005, File No.: 12-8060-20-7982) (REDMS No. 280602, 1670979, 1671067, 1671054, 1671060)

In response to a query from the Committee, Mr. Burke advised that the aircraft noise covenant would be tied to the property.

It was moved and seconded

That Bylaw No. 7982, for the rezoning of 11800/11820 Montego Street 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

2. APPLICATION BY MEI L'AN LI FOR REZONING AT 4680 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)
(RZ 03-236490 - Report: Oct. 25/05, File No.: 12-8060-20-7905) (REDMS No. 1686895, 1665600, 1424315, 1687230)

Mr. Burke, Acting Director of Development, advised that this was the 3rd of 3 applications which had been held up because of the Arterial Road Policy review (see items 3 & 4) and that the contribution for affordable housing would be addressed in the same manner as the previous 2.

It was moved and seconded

(1) *That Bylaw No. 7905, for the rezoning of 4680 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

(2) *That the applicant's contribution for affordable housing for the application at 4680 Blundell Road, be held in trust, until the new contribution for amenities policy has been approved, and that a refund be given if the new contribution was lower than those currently applied.*

CARRIED

3. MANAGER'S REPORT

Mr. Joe Erceg, General Manager of Urban Division, advised that staff were working closely with the City's legal department to finalize the contribution for amenities policy, and that this would be brought to Committee for discussion in January 2006. He also noted that the development community was concerned about the proposed increase in charges.

Planning Committee

Tuesday, November 8th, 2005

Mr. Erceg advised that the Fraser River Port Authority would soon be developing approximately 500,000 sq.ft of industrial floor space and that staff were working with the Port Authority on a servicing agreement to extend Blundell Road.

In response to a query from the Committee, Mr. Erceg stated that staff were very busy, and that temporary staff were being employed to help with the workload.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 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 8th, 2005.

Councillor Bill McNulty
Chair

Desiree Wong
Committee Clerk