City of Richmond

Minutes

Planning Committee

Date:	Tuesday, November 18th, 2003
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
Also Present:	Councillor Derek Dang
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, November 4th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY RAV BAINS FOR REZONING AT 3060/3080 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**
(**RZ 03-241733** - Report: October 20/03, File No.: 8060-20-7593) (REDMS No. 1060904, 1069256, 1069259)

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

It was moved and seconded
That Bylaw No. 7593, for the rezoning of 3060/3080 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

CARRIED

4. **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: Oct. 30/03, File No.: 8060-20-7596) (REDMS No. 1086620, 1068863, 1086847)

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

Mr. Noor Munshey, on behalf of Syeda Shah, indicated his interest in building two single family homes on the subject property as it would be helpful not only to his future but that of his two sons. Mr. Munshey also provided an explanation of the negotiations he had undertaken with the immediate neighbour to the north which had proved unsuccessful.

Discussion then ensued among Committee members, staff and the applicant, that included:

- how the close proximity of the Coast Capital Credit Union driveway at the north end of that property might and the traffic volume of No. 2 Road might impact the access for the subject property. Mr. Munshey expressed his concern that should the driveway for his property be relocated further north approximately 17 existing trees would be lost;

- the strong desire that the Every house be preserved;

- the preference for multi-family development.

As a result of the discussion the following ***referral*** motion was introduced:

It was moved and seconded
That Bylaw No. 7596, for the rezoning of 7660 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single Family Housing District (R1-0.6)", be referred to the December 2nd, 2003, meeting of the Planning Committee in order to provide senior staff an opportunity to:

1. *further discuss with the applicant and adjacent property owners alternative options for multi-family development in this area; and*
2. *review the options for preserving the existing trees on the site.*

CARRIED

5. **SINGLE-FAMILY LOT SIZE POLICY FOR THE PROPERTIES GENERALLY LOCATED EAST OF NO. 5 ROAD ALONG WOODHEAD ROAD, MCNEELY DRIVE AND CAMERON DRIVE IN A PORTION OF SECTION 31, 5-5**

APPLICATION BY RAV BAINS FOR REZONING AT 12340 WOODHEAD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(**RZ 03-226615** - Report: October 17/03, File No.: 8060-20-7608) (REDMS No. 1074561, 1077644, 1054377, 1077520, 1080348)

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

It was moved and seconded

(1) That the following recommendation be forwarded to Public Hearing:

That the following Single-Family Lot Size Policy be adopted:

That the properties located generally east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive in a portion of Section 31, 5-5 (as shown on Attachment 3 to the report dated October 17, 2003, from the Manager of Development Applications), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300; and

(2) That Bylaw No. 7608, for the rezoning of 12340 Woodhead Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY RAFIQ SHAIKH FOR REZONING AT 8240 FRANCIS ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(**RZ 03-246677** - Report: October 21/03, File No.: 8060-20-7617) (REDMS No. 1079468, 1081002, 1080997)

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

Mr. Eng responded to a question pertaining to the removal of a significant tree in the middle of the site and provided the information that replacement trees had not yet been discussed.

It was moved and seconded
That Bylaw No. 7617, for the rezoning of 8240 Francis 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

7. **APPLICATION BY NOBOB PROPERTIES LTD. FOR REZONING AT 10100 CAMBIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**
(**RZ 03-248592** - Report: Oct. 31/03, File No.: 8060-20-7618) (REDMS No. 1080293, 1086783, 1086777)

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

Mr. Erceg, in response to a question, provided the information that the restrictive covenant for airport noise required by the Area Plan would serve both the purpose of providing notice to future purchasers as well as ensuring the implementation of noise mitigation measures.

It was moved and seconded
That Bylaw No. 7618, for the rezoning of 10100 Cambie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/61)", be introduced and given first reading.

CARRIED

8. **EXPEDITED PROCESS FOR DEVELOPMENT APPLICATIONS**
(Report: Nov. 5/03, File No.: 8060-20-7622; 4105-01) (REDMS No. 1075486, 1085970)

The Manager, Development Applications, Joe Erceg, and Holger Burke, Development Co-ordinator, were present.

Discussion ensued among Committee members and staff that included the following:

- in response to the concern that the perception could arise that if additional monies paid better service is provided, it was indicated that the same rules apply to each application and that the fast-track process would not negotiate on requirements;

- there would be no erosion of existing service levels;

- the fast-track fees collected would fund overtime or provide additional staff resources;

- although the fast-track process was aimed at smaller and simpler applications, in the future it may be applied to larger, straightforward applications;

- a report could be provided six months after adoption that would include the number of files handled, whether the fees were appropriate and how many developers were taking advantage of the process, etc. Feedback received from the Urban Development Institute and the Greater Vancouver Home Builders Association would also be included in the report. It was also suggested that an evaluation form on the process be provided to those who use the service;

It was moved and seconded
That Bylaw No. 7622, amending "Development Application Fees Bylaw No. 7276" to include a new $1,000. fee for expediting zoning amendments and Development Permits effective January 1, 2004, be introduced and given first, second and third reading.
Prior to the question being called direction was given that a report on the success of the initiative be provided six months after adoption. Further to this Mr. Burke indicated that an abbreviated report would be provided on a frequent basis that would identify how many applications were being fast-tracked as opposed to those that were not. A request was also made that the fast-track applications be added to the Monthly Indicator of Statistics.

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

9. **POLICY 1007 – SERVICING AGREEMENTS – EXECUTION OF AGREEMENTS**
(Report: November 3/03, File No.: 4105-00) (REDMS No. 1071871, 112955, 1087337)

The Manager, Development Applications, Joe Erceg, was present.

It was moved and seconded
That Council Policy 1007 - Servicing Agreements – Execution of Agreements be amended to update bylaw and statute references and to update the list of City staff who may authorize the execution of standard Servicing Agreements.

CARRIED

10. **APPLICATION BY WILLIAM R. RHONE TO REZONE 7400 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE PERMITTED MAXIMUM LOT SIZE UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**
(**RZ 03-242687** - Report: Oct. 27/03, File No.: 8060-20-7623) (REDMS No. 1084486, 1086080, 1085808)

The Manager, Development Applications, Joe Erceg, and Eric Fiss, Planner, were present.

Mr. Fiss, in response to a question, provided the information that the overall parking for the site exceeded the requirements due to the provision of 2 private parking stalls being provided per unit.

Mr. Erceg gave advice that a possible variance for a reduction to the number of visitor parking stalls would be addressed by the Development Permit Process.

It was moved and seconded
That Bylaw No. 7623, for rezoning at 7400 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", and to amend the permitted maximum lot size under "Comprehensive Development District (CD/120)", be introduced and given first reading.

CARRIED

11. **APPLICATION BY ROCKY SETHI FOR REZONING AT 9251 AND 9291 NO. 3 ROAD FROM "TWO-FAMILY HOUSING DISTRICT (R5)" AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(**RZ 03-247433** - Report: Oct. 28/03, File No.: 8060-20-7624/7625) (REDMS No. 1084932, 1084816, 1086267, 1086277)

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

It was moved and seconded

(1) That Official Community Plan Amendment Bylaw No. 7624, to amend Schedule 2.6B Broadmoor Area (Central West Sub-Area Plan) of Official Community Plan Bylaw No. 7100 in order to permit redevelopment along No. 3 Road and Williams Road, be introduced and given first reading.

(2) That Bylaw No. 7624, 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.

(3) That Bylaw No. 7624, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

(4) That Bylaw No. 7625, for the rezoning of 9251 and 9291 No. 3 Road from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

12. **APPLICATION BY RAYMOND CHING FOR REZONING AT 5500/5502 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**

(**RZ 03-236251** - Report: Oct. 31/03, File No.: 8060-20-7627) (REDMS No. 1080285, 1087418, 1087422)

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

It was moved and seconded

That Bylaw No. 7627, for the rezoning of 5500/5502 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

CARRIED

13. **APPLICATION BY ADERA EQUITIES INC. FOR REZONING AT 7540 & 7560 GARDEN CITY ROAD AND 7491, 7511, 7531, 7551 & 7571 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/141)**

(**RZ 03-243983** - Report: Oct. 28/03, File No.: 8060-20-7629) (REDMS No. 1085548, 1086793, 1086870)

The Manager, Development Applications, Joe Erceg, and Eric Fiss, Planner, were present.

In response to questions Mr. Fiss said that i) the vision for McLennan South neighbourhood included the preservation of as much natural landscape as possible; and ii) a tree survey would be required.

Mr. Gill, 7591 Heather Street, said that his single-family home, which was built in 1988 and is the only single-family home remaining in the area, would be landlocked by the proposed development. Mr. Gill explained the adjacent conditions and noted that he had not anticipated what would result when the Capital West development went ahead. Mr. Gill requested that i) land be provided for a road to the north of his property, and ii) the proposed development be limited to 2 storey.

Discussion then ensued among Committee members, staff and Mr. Gill on such issues as i) whether Mr. Gill had an interest in selling his property; ii) whether Mr. Gill had spoken to the developers of the subject property; iii) the height allowance and site coverage allowed by the proposed zone; iv) the access options for Mr. Gill's property; and v) why a higher density was indicated for the parcel on Heather Street than that of Garden City.

Mr. Norm Couttie, Vice-President of Development, Adera Equities, in response to a question, said that he was reluctant to provide a cross access easement that would support future development of Mr. Gill's property as it would cause future management problems for the Strata Corporation as well as affect the potential FAR of the proposed development. Mr. Couttie suggested that it would have been more appropriate for Mr. Gill to have negotiated a cross-access agreement with Capital West at the point he sold Capital West his backlands. Mr. Couttie also said that the first building was now shown as a 2 storey building, similar in scale to Mr. Gill's house, and that a heavy buffer between the two properties would be provided.

It was moved and seconded
That Bylaw No. 7629, for the rezoning of 7540 & 7560 Garden City Road and 7491, 7511, 7531, 7551 & 7571 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/141)", be introduced and given first reading.
Prior to the question being called further discussion ensued on the access options for Mr. Gill's property.

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

14. **SCHOOL SITE ACQUISITION CHARGE – ELIGIBLE SCHOOL SITES PROPOSAL FOR 2004/2005 FIVE-YEAR CAPITAL PLAN**
(Report: Nov. 6/03, File No.: 1000-08-012) (REDMS No. 1087550)

The Manager, Development Applications, Joe Erceg, indicated that he would be raising the matter at the upcoming Urban Development Institute (UDI) Liaison meeting with the suggestion that any comment from UDI be directed to the Richmond School District. Mr. Erceg also indicated that the proposal did not contain any provision for grandfathering beyond the 60 days specified by Provincial regulation.

Cllr. Howard suggested that, in support of the protracted timelines and market risk undertaken by the development industry, a message be sent to the Provincial Government indicating that the 'Best Practices Guidelines' inclusion of a one-year grandfathering clause should apply.

Ms. Olga Ilich spoke about the fee and cost increases imposed by the City that were in excess of $100,000 for one particular project that she has been involved in for the past two years, often without notice. Ms. Ilich also spoke about the adoption of the Master Municipal Construction document by the Engineering Department which had also resulted in large cost increases for development, and suggested that a comprehensive review be undertaken. Ms. Ilich requested that the 60 day notice of the School Site Acquisition Charge be increased to a minimum six months.

Mr. Norm Couttie, Adera Equities, concurred that a longer grandfathering period was required. Mr. Couttie also spoke to the impact of cost increases on the affordability of new development, in particular when market values decrease.

It was moved and seconded
That the Eligible School Site Proposal, 2004/2005 5-Year Capital Plan, be referred to the December 2nd, 2003 meeting of the Planning Committee.

CARRIED

15. **MANAGER'S REPORT**

There were no reports.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:35 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 18th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant