



MINUTES

**PLANNING COMMITTEE**

Date: Tuesday, November 21, 2000

Place: Anderson Room  
Richmond City Hall

Present: Councillor Malcolm Brodie, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Lyn Greenhill  
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, November 7<sup>th</sup>, 2000, be adopted as circulated.*

**CARRIED**

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Planning Committee is scheduled for Tuesday, **December 5, 2000**, at 4:00 p.m. in the Anderson Room.

DELEGATIONS

3. **MR. JIM KEENAN, OF KEENAN CONSULTING, FOR A CLASS 'C' (CABARET) LIQUOR LICENCE FOR UNIT 2168-3779 SEXSMITH ROAD, RICHMOND, BC.**

(Report: October 3/00, File No.: 8275-05) (REDMS No. 194334) (REFERRAL FROM THE NOVEMBER 14, 2000 COUNCIL MEETING)

The Chair advised he had received correspondence from Mr. Keenan requesting that his application be deferred and as a result the following **referral** motion was introduced

It was moved and second

***That the request by Keenan Consulting, representing Manhattan Karaoke Restaurant Inc., asking for a resolution of Council supporting their request to the Liquor Control and Licencing Branch for a Class 'C' (Cabaret) Liquor Licence for premises at 2168-3779 Sexsmith Road, be deferred to the December 5, 2000 meeting of the Planning Committee.***

**CARRIED**

It was moved and seconded

***That the November 21, 2000 Planning Committee agenda be amended to include the late item "City Comments on Proposed Amendements to the New Westminster Official Community Plan".***

**CARRIED**

Councillor Brodie, in accordance with Section 231 of the Local Government Act, advised that he was in a potential conflict of interest, and he then left the meeting (7:03 p.m.). Councillor McNulty then assumed the Chair.

## URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY WALTER FRANCL ARCHITECT INC. FOR REZONING AT 11251 DYKE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO BUSINESS PARK INDUSTRIAL DISTRICT (I3)**  
(RZ 00-179981 – Report: October 25/00, File No.: 8060-20-7183/7184) (REDMS No. 201220, 203671,203652,203641)

The Manager, Development Applications, Joe Erceg, reviewed the report.

During the brief discussion that ensued it was clarified that the property south of the dyke would remain in the ownership of the applicant and that the servicing agreement could allow for inclusion of a trail. Any future development of this property would require a development permit.

It was moved and seconded

- (1) ***That Official Community Plan Amendment Bylaw No. 7183, to amend Attachment 3 to Schedule 1 of Official Community Plan Bylaw No. 7100 as shown in Attachment A attached to and forming part of Bylaw No. 7183, be introduced and given first reading.***

- (2) *That Bylaw No. 7183, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Municipal Act.*
- (3) *That Bylaw No. 7183, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Municipal Act.*
- (4) *That Bylaw No. 7184, for the rezoning of 11251 Dyke Road from "Light Industrial District (I2)" to "Business Park Industrial District (I3)", be introduced and given first reading.*

CARRIED

Councillor Brodie returned to the meeting.

**5. APPLICATION BY VICTOR QUE FOR REZONING AT 7260 WESTMINSTER HIGHWAY FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/116)**

(RZ 00-180662 - REPORT: OCTOBER 31/00, FILE NO.: 8060-20-7185)  
(REDMS NO. 192504,192367,192480)

The Manager, Development Applications, Joe Erceg, reviewed the report. He stated that the biggest challenge of the application was the parking as there are only 24 stalls at present with no room for additional spaces. Pay parking, however, is available in the area. In response to a question from the Committee Mr. Erceg indicated that a parking covenant for off site parking would require discussion with the applicant. Mr. Erceg stated that the future, long term access to the property would be from a lane at the rear. He also advised that the reduction in parking would be dealt with as a Variance and would not be included in the Comprehensive Development Zone.

Councillor Barnes arrived at 4:06 pm.

During the discussion that followed it was noted that the existing zoning for the property allows for unrestricted restaurant use. A requirement for the Owner to purchase additional spaces was considered as was a requirement for a contribution to the parking fund.

The General Manager, Urban Development, David McLellan, said the placement of a parking covenant on the nearby City-owned property would severely impair its future value and use. Mr. McLellan also said that a difficult situation would be created if parking funds were collected because the responsibility for the provision of further parking space would fall to the City. He did not consider the parking issue to be of significance for several reasons:

- this being a business district as opposed to residential;

- the vision of the downtown area being a pedestrian oriented neighbourhood;
- the availability of pay parking in the hotel and City lots.

It was also suggested that the owner would have to accept the consequences for lack of future parking.

Mr. Que then briefly addressed the Committee. He stated that he was the owner of Happy Video and that he had been involved in Richmond business for 17 years. He noted that the karaoke facility was family oriented, to which he considered a small restaurant would be a beneficial complement.

It was moved and seconded

***The Bylaw No. 7185, for the rezoning of 7260 Westminster Highway from "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/116)", be introduced and given first reading.***

**CARRIED**

**6. CITY COMMENTS ON PROPOSED AMENDMENTS TO THE NEW WESTMINSTER OFFICIAL COMMUNITY PLAN**

(Report: November 16/00, File No.: 0155-20-NWES1) (REDMS No. 225360)

The Manager, Policy Planning, Terry Crowe, reviewed the report.

It was moved and seconded

***That the City of New Westminster be advised that the City of Richmond has no objections to Official Community Plan Amendment Bylaw No. 6640, 2000, which enables the issuance of Temporary Commercial and Industrial Use Permits in New Westminster.***

**CARRIED**

**7. MANAGER'S REPORT**

The General Manager, Urban Development, David McLellan, reminded Committee members that the Provincial Land Reserve Commission members would be visiting Richmond for an Agricultural Land Reserve tour on November 22. The Commission members are to meet with the Councillors and also with the Richmond Farmers Institute members.

Councillor Brodie requested that staff provide a memo comprehensively identifying how all the recent parking issues in Steveston are to be addressed by staff.

The Manager, Policy Planning, Terry Crowe mentioned that a report would be forthcoming which would enable Council to better coordinate the City's YVR appointments with the Advisory Committee on the Environment.

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (4:45 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 21, 2000.

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Councillor Malcolm Brodie  
Chair

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Deborah MacLennan  
Administrative Assistant