



MINUTES

PLANNING COMMITTEE

- Date: Tuesday, December 5th, 2000
- Place: W.H. 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., at which time he advised that Item 12 on the agenda, "Rezoning, Development Permit and Subdivision Process Reviews" had been withdrawn.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, November 21st, 2000, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee is scheduled to be held on Tuesday, **January 16th, 2001**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **APPLICATION OF KEENAN CONSULTING FOR A CLASS 'C' (CABARET) LIQUOR LICENCE FOR UNIT 2168 - 3779 SEXSMITH ROAD**

(Report: Oct. 3/00, File No.: 8275-05) (REDMS No. 194334) (Referred from the November 21st, 2000 Planning Committee meeting.) (Delegation: Mr. Jim Keenan.)

The Chair advised that correspondence (dated December 4th, 2000) had been received from Dennis Coates, Q.C., of Mair Jensen Blair, Barristers & Solicitors, on behalf of Mr. Jim Keenan, requesting that the matter be deleted from the agenda, and, if necessary, to have the entire application withdrawn. (A copy of the correspondence is on file in the City Clerk's Office.) As a result, the following **referral** motion was introduced:

It was moved and seconded

That the report (dated October 3rd, 2000, from the Manager, Zoning) regarding an application from Keenan Consulting for a Class 'C' (Cabaret) Liquor Licence for Unit 2168 - 3779 Sexsmith Road, be referred to staff.

CARRIED

The Chair varied the order of the Agenda to deal with Item No. 11 at this time.

11. **UPDATE TO AREA PLANS**

(Report: Sept. 25/00, File No.: 8060-20-7190) (REDMS No. 191982, 223687, 103650, 94262 225322, 144251, 149862, 112374, 114341, 122071, 163328, 150896, 164474)

It was moved and seconded

That the report (dated September 25th, 2000, from Manager, Policy Planning), regarding the Update to Area Plans, be referred to staff.

CARRIED

4. **APPOINTMENT OF BYLAW ENFORCEMENT OFFICER**

(Report: Nov. 22/00, File No.: 0172-03) (REDMS No. 228595)

The Manager, Community Bylaws & Administration, Sandra Tokarczyk, briefly reviewed her report with the Committee.

It was moved and seconded

That Christopher Hurrell be appointed as a Bylaw Enforcement Officer in accordance with Section 36 of the Police Act, and that such appointment be for the term of his employment as Bylaw Enforcement Officer with the City.

CARRIED

5. **APPLICATION FOR AGRICULTURAL LAND RESERVE APPEAL (NON-FARM USE - HOSPICE) BY THE SALVATION ARMY FOR PROPERTY AT 6460 NO. 4 ROAD**

(AG 00-183223 - Report: Nov. 20/00, File No.: AG 00-183223) (REDMS No. 228052)

The Manager, Development Applications, Joe Erceg, reviewed the proposal with the Committee.

Discussion took place among Committee members and staff on the proposed hospice, during which, in response to questions, information was provided on the history of the Certificate of Title for the property. Advice was also given that if the applicant decided to increase the number of beds to more than 10, a rezoning of the property would be required because the use would then be considered to be commercial in nature.

Questions were raised about why the application was being submitted to Council for approval to apply to the Land Reserve Commission, when the subject property was less than 2 acres in size.

Mr. Brian Dust, of Neale Staniszkis Doll Adams Architect, accompanied by Larry Jaremko and Major Edgar King of the Salvation Army, advised that the application to the Land Reserve Commission was required because the property had been the subject of a boundary adjustment with a lot which did not have its own Certificate of Title as it had originally been part of another lot. Mr. Dust referred to correspondence which he had received from the Land Reserve Commission to explain the matter in greater detail.

Information was also provided that the proposal was to provide 10 beds for hospice care to the year 2015, and that the applicant not prepared to expand beyond that number because of the negative impact which these additional beds would have on the home-like appearance of the facility.

It was moved and seconded

That The Salvation Army be authorized to apply to the Land Reserve Commission for Non-farm Use (Hospice) at 6460 No. 4 Road.

CARRIED

6. **APPLICATION BY MICHAEL AND DOLLY COQUINCO FOR REZONING AT 9511 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 00-086361 - Report: Nov. 16/00, File No.: 8060-20-7169) (REDMS No. 183790,188974)

Mr. Erceg reviewed the report with Committee members. In response to questions about the proposed lane, he advised that construction of other sections of the the lane would proceed as future development occurred in the area. Mr. Erceg stated that the intent was to have a complete lane system running parallel to No. 2 Road.

It was moved and seconded

That Bylaw No. 7169, for the rezoning of 9511 No. 2 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.

CARRIED

Staff requested that Item No. 7 be dealt with after Item 8, and this was agreed to by the Chair.

8. (A) **SINGLE-FAMILY LOT SIZE POLICY FOR THE AREA GENERALLY BOUNDED BY BLUNDELL ROAD, RAILWAY AVENUE, FRANCIS ROAD AND NO.2 ROAD IN SECTION 24-4-7**
(B) **APPLICATION BY HEATHER SANSOM FOR REZONING AT 8571 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 00-175145 - Report: Nov. 20/00, File No.: 8060-20-7195) (REDMS No. 228067, 182827,228536)

Mr. Erceg briefly reviewed the staff report with the Committee.

It was moved and seconded

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

That Single Family Lot Size Policy No. 5453, adopted by Council in November 1993 be amended to exclude those properties fronting the west side of No.2 Road between Blundell Road and Francis Road; and

- (2) *That Bylaw No. 7195, for the rezoning of 8571 No. 2 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

7. **APPLICATION BY NORM FERGUSON FOR REZONING AT 8491 AND 8511 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 00-183427 - Report: Nov. 20/00, File No.: 8060-20-7197) (REDMS No. 228616, 228701)

Mr. Erceg reviewed the report with members of the Committee

A brief discussion took place on the requirement that the northern most property owner would be required to pay for the removal of the curb-cut and driveway, and to provide landscaping. It was noted during the discussion, that the lot would be located adjacent to a lane, and in the event that the right-of-way was removed, the owner of that lot would have the benefit of having additional land.

It was moved and seconded

That Bylaw No. 7197, for the rezoning of 8491 and 8511 No. 2 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.

CARRIED

9. (A) **SINGLE-FAMILY LOT SIZE POLICY FOR THE AREA GENERALLY BOUNDED BY COMSTOCK ROAD, NO. 2 ROAD, BLUNDELL ROAD AND GILBERT ROAD IN SECTION 18-4-6**

- (B) **APPLICATION BY CHARAN SETHI FOR REZONING AT 7340 AND 7320 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ-00-178555) (Report: November 20/00, File No.: 8060-20-7196)
(REDMS No. 228556, 185815, 228557)

Mr. Erceg reviewed the report with the Committee.

The applicant, Charan Sethi was present to answer questions from the Committee.

Reference was made to the fact that the applicant would not proceed with the proposal if he was required to develop the properties under an R1/B or R1/K zone. In response, Mr. Sethi advised that redeveloping the property under an R1/B zoning designation would increase the cost of the project, which would defeat his purpose of providing more affordable housing.

It was moved and seconded

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

That Single Family Lot Size Policy No. 5408, adopted by Council in April 1989 be amended to exclude those properties fronting the east side of No.2 Road between Comstock Road and Blundell Road; and

(2) ***That Bylaw No. 7196, for the rezoning of 7340 and 7320 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" be introduced and given first reading.***

CARRIED

OPPOSED: Cllr. Greenhill

10. **REGIONAL AND LOCAL HOMELESSNESS PLANNING INITIATIVES**

(Report: Nov. 10/00, File No.: 4057-11) (REDMS No. 219507)

The Manager, Policy Planning, Terry Crowe, reviewed the report with the Committee. Social and Community Planner Marg Picard added that a regional steering committee had been formed as a result of the establishment of the Federal Government's "Supporting Communities Partnerships Initiatives Program".

Discussion then took place among Committee members and staff on the proposed initiatives, during which comments were made:

- about the lack of facilities for women and children in the City
- that while there were many issues which have arisen, including the provision of affordable housing, the fundamental need was to deal with homelessness
- the City did not have a locally-based organization providing shelter services, and if the City proceeded to the next step, it would be to make possible the creation of a group to assist with the provision for these services.

During the discussion, questions were raised about the definition of 'homelessness'. Advice was given that the focus of the initiatives was to target '*absolute homelessness*', however, it was recognized that there were other needs, such as mental health and drug problems, which also had to be addressed. Further advice was given that the Federal Government had not yet made a decision on how it would proceed.

It was moved and seconded

That staff undertake a consultative process with community organizations to determine the feasibility of making a submission for funding under Phase 2 of the Federal Government's "Supporting Community Partnerships Initiatives" (SCPI) program, for the purpose of undertaking a community based, homelessness needs assessment and planning strategy for Richmond.

CARRIED

11. UPDATE TO AREA PLANS

(Report: Sept. 25/00, File No.: 8060-20-7190) (REDMS No. 191982, 223687, 103650, 94262 225322, 144251, 149862, 112374, 114341, 122071, 163328, 150896, 164474)

See Page 2 of these minutes for action taken on this matter.

7. REZONING, DEVELOPMENT PERMIT AND SUBDIVISION PROCESS REVIEWS

(Report: Nov. 27/00, File No.: 4105-00) (REDMS No. 233703, 233227, 199937, 266277, 233618, 233367, 233501, 204251, 226321, 233625, 204433)

See Page 1 of these minutes for action taken on this matter.

12. MANAGER'S REPORT

- (a) The General Manager, Urban Development, David McLellan, advised that Committee members could be contacted by a resident of Garrison Court regarding problems which she was experiencing. He stated that members of staff would be meeting with the individual to try and resolve the issue.
- (b) Mr. McLellan reported that the Building Approvals Department review had been completed and presented to staff at a workshop held on December 2nd, 2000. He indicated that steps would now be taken to build a new approach and attitude within the department regarding customer service.
- (c) Mr. McLellan referred to the current zoning land use contract regulations which apply to certain properties located throughout the City and the possibility that 'mega' homes could be constructed on these lots. He provided information on the history of land use contracts, and on previous efforts to have the provincial legislation amended to allow the City to change these contracts into comparable zoning with density stipulations. Mr. McLellan indicated that the Ministry of Municipal Affairs now wishes to meet with City officials to discuss this issue in greater detail.
- (d) Mr. Erceg provided information on the status of a strata title conversion subdivision application and land use contract amendment at 3740 Chatham Street made by Mr. Gerry Hol which was referred to staff. He indicated that because of the applicant's withdrawal of agreement on a number of issues regarding the proposal, staff's position could be different than originally proposed.

Discussion took place among Committee members and staff, during which Mr. Erceg noted that it could be possible to reconfigure the design so that the parking was entirely on the subject property and did not encroach on to Chatham Street or No. 2 Road. Concern was expressed during the discussion about the demands made on Mr. Hol when the land use contract was originally approved a number of years ago, and the comment was made that efforts should be made to assist him.

- (e) Councillor Greenhill advised that the City's innovative Heritage Inventory was now available on the City web site.

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, December 5th, 2000.

Councillor Malcolm Brodie
Chair

Fran J. Ashton
Executive Assistant