



## Planning Committee

Date: Tuesday, December 7<sup>th</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  
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 16<sup>th</sup>, 2004, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday, **January 5<sup>th</sup>, 2005**, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

3. **CHILD CARE DEVELOPMENT BOARD 2004 ANNUAL REPORT AND 2005 WORK PROGRAM**  
(Report: Nov. 25/04, File No.: 01-0100-20-CCDE1-01) (REDMS No. 1360785, 1354462, 1351941)

Ms. Lesley Richardson and Ms. Sue Graf, Co-Chairs of the Child Care Development Board, were present to present the work program. Ms. Richardson and Ms. Graf then responded to questions from Committee regarding:

## Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

- the follow-up that is undertaken for the child-care centres that receive grants;
- the efforts to establish a non-City Child-Care co-ordinator funded by community stakeholders; and
- the representation of the Child-Care Development Board in the Richmond Children First initiative.

A brief discussion then ensued on the suggestion that the Child-Care Development Board operating grant be increased from \$2000 to \$3000 on an ongoing basis in the City's base operating budget.

It was moved and seconded

*That, (as per the Manager, Policy Planning report (as amended to increase the Child Care Development Board annual operating grant from \$2000 to \$3000 on an ongoing basis in the City's base budget), dated November 25, 2004), the Child Care Development Board proposed 2005 Work Program, be approved.*

CARRIED

Staff was then requested to forward translated copies of the "Towards Partnership" manual to members of Council.

4. **SCHOOL SITE ACQUISITION CHARGE – ELIGIBLE SCHOOL SITES PROPOSAL FOR THE 2005/2006 FIVE-YEAR CAPITAL PLAN**  
(Report: November 23, 04, File No.: 03-1000-08-012, REDMS No. 1351136)

The Director of Development, Raul Allueva, and the Development Co-ordinator, Holger Burke, responded to questions from Committee members regarding the holding of funds collected by School District #38.

Mr. Gary McLean, Richmond School District #38, provided information that the school district was responsible for collecting and holding the funds collected as School Site Acquisition Charges. Further to this, Mr. McLean provided the various options for purchasing property available to the district.

Mr. Allueva indicated that the new rates would take effect in the spring of 2005, and that notification would be provided to the development industry.

It was moved and seconded

*That Council advise School District No. 38 (Richmond) that the Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan submitted on October 19, 2004 is acceptable.*

CARRIED

# Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

## 5. TRITES AREA REDEVELOPMENT GUIDELINES

(Report: Nov. 29/04, File No.: 12-8060-7862; nr 08-4045-20-04-TR/2004-Vol 01/ 08-4045-00 / 12-8060-20-7831) (REDMS No. 1351346, 1337914, 1337906, 279925, 1358582, 1354607, 1354609)

The General Manager, Urban Development, Joe Erceg, the Director of Development, Raul Allueva, the Manager, Policy Planning, Terry Crowe, and Janet Lee, Planner, were present and responded to questions from Committee on several aspects of the report, and in particular on:

- the retention of single-family uses along the majority of the south side of Moncton St.;
- the interim continuance of certain industrial uses in the area;
- the response of the Steveston Harbour Authority regarding its ability to accommodate existing Trites Area light industrial, marine industrial, and service commercial uses. Mr. Crowe indicated that a response was expected to be received on December 9<sup>th</sup>, 2004;
- the access to the backlands of the properties on Moncton St.; and,
- the wider notification area which was due to the considerable, historical interest in the area.

Cllr. Steves requested that the proposed Area Plan map be updated to reflect the existing industrial areas that will continue on an interim basis.

Mr. David Porte, of Porte Realty, said that he was very disappointed with the proposed plan as the zoning potential for his property, and his property's value, had been lessened as a result, and that the loss was attributable to his buildings being well maintained. Mr. Porte, who is also the owner of properties in other City areas, said that he was no longer comfortable being the owner of industrial property in Richmond.

Mr. Kush Panatch, Centro Group, said that too much time had been spent on this issue, and that the resulting proposed plan looked similar to the proposed plan of seven years ago. Mr. Panatch further said that once the construction of his development had settled down, the public comments received on it had been quite favourable. It was Mr. Panatch's belief that the two remaining industrial buildings would remain for the long term, and also that the need for service commercial in the area was evident. Mr. Panatch commended staff for their hard work on the Trites guidelines.

It was moved and seconded

**(1) That Bylaw No. 7831 be abandoned.**

## Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

- (2) *That Bylaw No. 7862, to amend Richmond Official Community Plan Bylaw 7100, Schedule 2.4 Steveston Area Plan, by adding Schedule A of this bylaw, as Section 3.1.1 "Trites Area Plan Policies" with the accompanying land use map showing two interim industrial areas, and by amending the Steveston Area Land Use Map accordingly, be introduced and given first reading.*
- (3) *That Bylaw No. 7862, 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.*
- (4) *That Bylaw No. 7862, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (5) *That Lot Size Policy 5429, adopted by Council in January 1990, be forwarded to Public Hearing with the amendment to exclude those properties on the south side of Moncton Street, between Trites Road and No. 2 Road.*
- (6) *That the notification area for the Public Hearing be expanded to include the area shown in Attachment H (to the report dated November 29<sup>th</sup>, 2004, from the Manager, Policy Planning).*

CARRIED

### 6. MANAGING RESIDENTIAL DEVELOPMENTS WITHIN THE STEVESTON BUSINESS DISTRICT

(Report: November 17/04, File No.: 12-8060-20-7839/7687) (REDMS No. 1332768, 1334780, 1134292, 1134532)

The Director of Development, Raul Allueva, the Manager, Policy Planning, Terry Crowe, and David Brownlee, Planner, were present and responded to several questions from Committee, with particular emphasis on:

- the 12m setback, which enhanced the viability of the street; and,
- that parking requirements must be met – whether on-site or by cash-in-lieu payment. The General Manager, Urban Development, Joe Erceg, indicated that a memorandum would be prepared for Planning Committee that would provide an update on the Steveston Parking Study currently underway, including information on parking facilities.

It was moved and seconded

## Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

- (1) *That Official Community Plan Amendment Bylaw No. 7687, to amend policies and Development Permit Guidelines in the Steveston Area Plan, Schedule 2.4 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.*
- (2) *That Bylaw No. 7687, 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;*
- (3) *That Bylaw No. 7687, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That the attached Bylaw No. 7839 amending Richmond Zoning and Development Bylaw 5300, be introduced and given first reading*  
**CARRIED**

7. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/86) TO PERMIT THE DEVELOPMENT OF NEW RESIDENTIAL USES AT 4151 HAZELBRIDGE WAY**

(ZT 04-010735 - Report: Nov. 12.04, File No: 12-8060-20-7855/7856) (REDMS No. 1350223, 1351132, 1350840, 1351063, 1350823, 1350786)

The Director of Development, Raul Allueva, and the Manager, Policy Planning, Terry Crowe, were present and responded to questions from Committee.

The developer's acoustical consultant responded to questions regarding special acoustic measures, during which he said that the proposed system would be the same as that used at the Fairmont Hotel at the airport, a system that had been field tested during construction. He also referred to the Radisson Hotel across the street from the Aberdeen location, and noted that although its acoustical system was very satisfactory, the Aberdeen system would surpass it.

Cllr. Barnes requested that, upon completion of construction, a report be provided on the effectiveness of the acoustical technology.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7855, to:*
  - (a) *In Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 4151 Hazelbridge Way from "Commercial" to "Mixed Use" in Attachment 1 ("Generalized Land Use Map"), and*

# Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

- (b) *In Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), redesignate 4151 Hazelbridge Way from "Auto-Oriented Commercial" to "Mixed Use – Specialty" in the "Land Use Map",*  
*be introduced and given first reading.*
- (2) *That Bylaw No. 7855, 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. 7855, having been considered in accordance with the City Policy on Consultation During OCP Development, be referred to the Vancouver International Airport Authority for comment by January 17, 2005.*
- (4) *That Bylaw No. 7856, to amend "Comprehensive Development District (CD/86)" to permit the development of new residential uses at 4151 Hazelbridge Way, be introduced and given first reading.*

CARRIED

8. APPLICATION BY ALLAN CHANDHOK FOR REZONING AT 8271 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)  
(RZ 04-273015 - Report: November 15/04, File No.: 8060-20-7861) (REDMS No. 1348315, 1354018, 1354019)

It was moved and seconded

*That Bylaw No. 7861, for the rezoning of 8271 No. 3 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

9. APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 5091 AND 5111 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.6)  
(RZ 04-274078 - Report: November 16/04, File No.: 8060-20-7854) (REDMS No. 1347111, 1350425, 1350455, 1350461, 1350094)

It was moved and seconded

# Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

*That Bylaw No. 7854, for the rezoning of 5091 and 5111 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.*

CARRIED

10. APPLICATION BY SURINDER GREWAL FOR REZONING AT 7480/7500 LANGTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)  
(RZ 04-267169 - Report: November 16/04, File No.: 8060-20-7762) (REDMS No. 1292740, 280115, 1302365, 1302368)

It was moved and seconded

*That Bylaw No. 7762, for the rezoning of 7480/7500 Langton 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

11. APPLICATION BY GOMBEROFF BELL LYON ARCHITECTS FOR REZONING 6060 & 6080 GARDEN CITY ROAD AND 9171 FERNDAL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/158)  
(RZ 04-271217 - Report: October 29 04, File No.: 8060-20-7858) (REDMS No. 1344687, 1351029, 1351055)

It was moved and seconded

*That Bylaw No. 7858, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/158)", and to rezone 6060, 6080 Garden City Road and 9171 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/158)", be introduced and given first reading.*

CARRIED

12. APPLICATION BY MATTHEW CHENG ARCHITECT FOR REZONING AT 5171 STEVESTON HIGHWAY  
(RZ 04-278754 Report: November 18.04, File No.: 8060-20-7857 and 8060-20-7783) (REDMS No. 1346770, 1350968, 1348454, 1348459, 1350968, 1348454, 1348459)

It was moved and seconded

(1) *That Bylaw No. 7783 to amend the Official Community Plan (Steveston Area Land Use Map) to redesignate 5171 Steveston Highway from "Single-Family" to "Multiple-Family", be introduced and given first reading; and*

## Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

- (2) *That Bylaw No. 7857 for the rezoning of 5171 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.*  
**CARRIED**

13. **APPLICATION BY G. VIRDI AND P. BOWAL FOR REZONING AT 7560/7580 NO. 2 ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO TOWNHOUSE DISTRICT (R2 - 0.7)**

(RZ 04-278777 Report: November 23/04, File No.: 8060-20-7847) (REDMS No. 1353561, 1353638, 1354455)

It was moved and seconded

*That Bylaw No. 7847 for the rezoning of 7560/7580 No. 2 Road from "Two-Family Housing District (R5)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.*

**CARRIED**

14. **APPLICATION BY BRIAN KRAMER FOR REZONING AT 4751 DUNFELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 04-279769 Report: November 10/04, File No.: 8060-20-7859) (REDMS No. 1352185, 714236, 1353591, 1353592)

It was moved and seconded

*That Bylaw No. 7859, for the rezoning of 4751 Dunfell 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**

15. **MANAGER'S REPORT**

The Manager, Policy Planning, Terry Crowe, provided a brief report on a recent open house held by the VIAA to familiarize Burkeville residents with a proposed Westjet maintenance facility, and the continued discussions on noise that will occur between VIAA representatives and a sub-group of Burkeville residents.

The General Manager, Urban Development, Joe Erceg, reported on the completion of the mediation process with the proposed New Westminster casino on Richmond's eastern border.



## Planning Committee

Tuesday, December 7<sup>th</sup>, 2004

---

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:18 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 7<sup>th</sup>, 2004.

---

Councillor Bill McNulty  
Chair

---

Deborah MacLennan  
Administrative Assistant