



Planning Committee

Date: Tuesday, December 18, 2007

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard (arrived at 4:05 p.m.)
Mayor Malcolm Brodie (arrived at 4:10 p.m.)

Absent: Councillor Sue Halsey-Brandt

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, December 4, 2007, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **January 8, 2008**, at 4:00 p.m. in the Anderson Room.

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DELEGATION

3. **CHOOSING A SUSTAINABLE FUTURE FOR METRO VANCOUVER**
(File No.: 0157-20-RGST1)

Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, Metro Vancouver (MV) stated that the current growth management strategy is the fifth one undertaken by MV since its first one in 1966.

She reported that as part of MV's campaign to engage the public in commenting on its Sustainable Region Initiative, MV hosted an open house at Richmond's Minoru Cultural Centre on Wednesday, December 5, 2007. Ms. DeMarco stated that the event attracted approximately 30 participants, fewer numbers than were expected.

In response from a request from Committee that MV host another open house in Richmond, Ms. DeMarco advised that it was possible to do so after January 18, 2008.

Ms. DeMarco referred Committee to the 23-page document that outlines options for MV's Growth Management Strategy (on file in the City Clerk's Office) and she used a power point presentation to highlight:

- Key Issues Facing Metro Vancouver:
 1. keeping the region liveable;
 2. improving housing diversity and affordability;
 3. competing in a global economy;
 4. protecting the region's natural assets;
 5. reducing energy use and adapting to climate change;
 6. maintaining accessibility for people and goods while minimizing environmental impacts;
 7. coordinating growth in the broader region;
 8. coordinating planning and investment;
- Five Goals:
 1. accommodate growth in a sustainable and compact metropolitan structure;
 2. offer diverse and affordable housing choices;
 3. support and strengthen a diverse regional economy;
 4. protect and enhance the region's natural assets;
 5. create a sustainable regional transportation system;

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- Implementation Tools:
 1. aligning Metro Vancouver's mandates;
 2. regional context statements;
 3. amending the Regional Growth Strategy;
 4. working with entities such as TransLink and senior governments on coordinated plans and investments;
 5. working with the private sector and community organizations;

At the conclusion of Ms. DeMarco's presentation, discussion between Committee, staff and Ms. DeMarco ensued regarding the following topics:

- what can be done to stabilize, retain and maximize the use of each municipality's industrial land capacity;
- the necessity for an industrial land bank to avoid industrial land use expanding into the Agricultural Land Reserve (ALR);
- only two or three municipalities have designated urban reserves in their Official Community Plans; each of these communities use its own criteria to define future use of its urban reserves;
- the movement of goods and services using the area's transportation infrastructure has to be a priority in any planning;
- the proportion of affordable housing in growth projections;
- the effort by individual municipalities to increase jobs and employment opportunities in order to solve some of the commuting issues in the region;
- TransLink's role as a planning entity, as well as an implementer, should be more clearly expressed in MV's "Sustainable Future" literature;
- a planning exercise cannot afford to consider transportation and land use separately;
- land use drives transportation issues and the growth forecasting exercise must recognize that transportation is the backbone and engine of economic growth;
- transportation should infuse and inform all five of the stated goals;
- urban agriculture should be a feature of the Sustainable Region Initiative; regional guidelines on urban agriculture should be part of the planning exercise;
- when Richmond transit issues are considered in the Sustainable Region Initiative, the rail bed along Shell Road and the rail bed along Granville Avenue should be considered as important options, and even as extensions to the City's transit alternatives.

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Ms. DeMarco encouraged Committee members to complete and submit MV's questionnaire on the Sustainable Region Initiative (a copy is on file in the City Clerk's Office).

At the conclusion of the discussion, Terry Crowe, Manager, Policy Planning, advised that Richmond could achieve MV's deadline of January 31, 2008 for feedback on the Sustainable Region Initiative, by holding a discussion on the Initiative at the January 22, 2008 Planning Committee meeting, followed by the January 28, 2008 Council Meeting.

PLANNING & DEVELOPMENT DEPARTMENT

4. **SMALL LOT RESIDENTIAL ZONING**

(Report: December 3, 2007, File No.: 08-4430-01) (REDMS No. 2050681, 2050936)

In response to queries, Wayne Craig, Program Coordinator – Development, stated that:

- the existing and anticipated lot widths range is a result of the range of current lot widths in the City; the range is from 9.05 metres to 10.67 metres;
- current minimum building separation requires 1.2 metres of separation between a residence and its garage, and staff is recommending that this separation be increased to 3 metres; and
- staff is recommending requiring outdoor amenity space outside of the front yard.

It was moved and seconded

- (1) *That the Staff Report dated December 3, 2007, from the Director of Development regarding Small Lot Residential Zoning, be referred to the Greater Vancouver Home Builders Association (GVHBA) and the Urban Development Institute (UDI) for comment and discussion; and*
- (2) *That staff bring forth final recommendations on the "Single-Family Housing District (R1-0.6)", based on the input from the GVHBA and UDI.*

CARRIED

5. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 7420, 7426, 7440 AND 7480 GARDEN CITY ROAD AND 9031, 9051 AND 9071 GENERAL CURRIE ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 06-331653 – Report: December 3, 2007, File No.: 12-8060-20-8170) (REDMS No. 2070263, 2307817, 2070248)

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The Chair invited the applicant Amit Sandu, General Manager of Am-Pri Construction Ltd. to respond to a query regarding whether (i) the public art component would be on the proposed development site or (ii) a contribution by the applicant for public art at another site in the City was under consideration. Mr. Sandu advised that Am-Pri prefers to feature public art on the sites it develops.

Councillor Barnes advised that Am-Pri's support of the arts was featured in a December 15, 2007 *Vancouver Sun* article. (Attached as Schedule 1 to these Minutes.)

In response to a comment that the aging population in Richmond might dictate more than one adaptable unit per development, Mr. P. Sandhu, also of Am-Pri Construction Ltd., advised that to date Am-Pri has constructed over 300 units in Richmond and that the adaptable units available have not attracted residents who require accessibility. He responded favourably to a suggestion that Am-Pri directly advertise the availability of their adaptable units to such organizations as the Disability Resource Centre in Richmond.

It was moved and seconded

That Bylaw No. 8170, for the rezoning of 7420, 7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY HARINDER HAYER FOR REZONING AT 10300 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-369301 - Report: November 30, 2007, File No.: 12-8060-20-8267) (REDMS No. 2309984, 1791415, 2244005)

It was moved and seconded

That Bylaw No. 8267, for the rezoning of 10300 Williams 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 SANFORD DESIGN GROUP FOR REZONING AT 12020 NO. 5 ROAD AND 12040 RICE MILL ROAD FROM AGRICULTURAL DISTRICT (AG1) TO LIGHT INDUSTRIAL DISTRICT (I2)**

(RZ 07-374148 - Report: November 27, 2007, File No.: 12-8060-20-8308) (REDMS No. 2295670, 2295689)

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In response to a query regarding sites adjacent to the subject site, staff advised that the site under discussion backs onto the B.C. Ferry Property. After further discussion regarding adjacency, Committee directed staff to investigate the zoning status of the land north of Rice Mill road, as well as the zoning status of the land situated on both the east and the west sides of No. 5 Road.

It was moved and seconded

That Bylaw No. 8308, for the rezoning of 12020 No. 5 Road and 12040 Rice Mill Road from "Agricultural District (AG1)" to "Light Industrial District (I2)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 10911, 10931, 10951, 10971 AND 10991 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/194)**

(RZ 05-314267 Report: November 26, 20-07, File No.: 12-8060-20-8317, 8309) (REDMS No. 2292608, 2296892, 2300251)

In response to a query regarding the applicant's proposal to replace older Poplar trees with new Red Oak trees (to be planted in the park adjacent to the northwest portion of the development site) staff advised that the landscape plan indicates that five Red Oak trees situated directly to the north of the development site will be protected, and that the adjacent Poplar trees will be replaced with new Red Oak trees to continue the established park border.

Discussion continued regarding the advantages of landscape plans for development sites including both deciduous and coniferous trees. Staff advised that when landscape plans are submitted for Development Permits that staff would duly consider a mix of deciduous and coniferous trees onsite.

The Chair remarked that he agreed with the comments of Lynda Murdoch who submitted a letter to Council on December 17, 2007, stating that the City could do more toward maintaining vegetation, controlling water run-off, protect more trees, explore rooftop gardens, and generally decrease the impact on the environment of development in the City's neighbourhoods. (Ms. Murdoch's letter is on file in the City Clerk's Office). The Chair added that there is a real need for residents to maintain garden plots, as food sustainability is of vital importance.

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The applicant, Matthew Cheng, of Matthew Cheng Architect Inc, in response to a query regarding the commitment to provide more than one unit in the new development that is designed for conversion to universal accessibility, stated that it is possible to provide more than one adaptable unit. Adapting at least one more unit that features a double garage at the back could be done, and it would be a matter of widening the interior staircase.

Discussion ensued regarding Attachment 6 to the report (Rezoning Considerations) and staff advised that a further condition, that the development include one unit that is fully convertible to meet the requirement of an aging population aging in place, be added to the Development Permit Considerations list.

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 8317, to redesignate 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Low-Density Residential" to "Medium-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map), be introduced and given first reading.*

(2) *That Bylaw No. 8317, 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. 8317, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*

(4) *That Bylaw No. 8309:*

(a) *To create "Comprehensive Development District (CD/194)";*
and

(b) *For the rezoning of 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/194)"*

be introduced and given first reading.

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9. MANAGER'S REPORT

- (1) *City Centre Area Plan (CCAP)* – No report was given.
- (2) *Steveston Study* – No report was given.
- (3) *Official Community Plan (OCP)* – No report was given.
- (4) *Liveable Region Strategic Plan Review (LRSP)* – No report was given.
- (5) *Coniferous and Deciduous Trees*

Discussion ensued with regard to Committee's stated desire to see developers submit landscaping plans that include both coniferous and deciduous trees.

Joe Erceg, General Manager, Planning and Development, advised that staff is preparing a report that addresses a Committee referral to examine existing area plans and he suggested that as part of that forthcoming report, staff also include a section on the issue of mixing coniferous and deciduous trees on development sites. Mr. Erceg advised that the report is going to a February, 2008 Planning Committee meeting.

The Chair stated that the landscaping along Shell Road dismayed him. In addition, he commented that sidewalks in the City should be straight and should not curve.

Discussion regarding the Chair's remarks ensued and as a result the following referral was introduced:

It was moved and seconded

That staff:

- (1) *investigate how to improve tree-scapes, landscaped setbacks and rooftop gardens, as they relate to environmental improvements; and*
- (2) *explore how development projects in the City's neighbourhoods can generally decrease their impact on the environment.*

CARRIED

- (6) *Proposed Development at 3900 Moncton Street, at the Southwest Corner of No. 1 Road*

The Chair distributed a sheet that featured three separate images of the southwest corner of Moncton Street and No. 1 Road. (The sheet is on file in the City Clerk's Office.) The top image featured a photograph of the structure that was at the corner (circa the 1930s); the middle image featured a rendering of the development proposed by Eclissi Developments; and the bottom image was a recent photograph of The British House retail unit that is currently at the corner.

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The Chair expressed his dissatisfaction with the Eclissi Developments' rendering. Discussion ensued with regard to the design elements featured in the rendering.

Mr. Erceg advised that the site does not require any rezoning and that the proposed development is being managed by the City's Development Permit process, as outlined in the Procedural Bylaw. He stated that, as Chair of the City's Development Permit Panel (DPP): (i) the Panel has not yet considered the development, and (ii) the Panel is ensuring that when the DPP considers developments that are slated for Steveston Village, the Panel strictly adheres to the Council-approved Steveston Urban Design Guidelines to ensure that projects are acceptable (e.g. wood not vinyl is used for such features as window and door frame elements.)

(7) The Worth of Agricultural Goods Produced Per Year on Richmond Farmland

Mayor Brodie stated that as a result of the presentation by delegates Stan and Janice Bourne at the October 16, 2007 Planning Committee meeting, the City sent a letter to the Hon. Rick Thorpe, Minister of Small Business and Revenue, requesting clarification of the issue of farm status evaluation criteria.

The Mayor reported that, as a result of the City's letter, the Hon. Rick Thorpe had spoken to him regarding the need to clarify the issue and to further investigate alleged inconsistencies in the assessment process. Mayor Brodie concluded by advising that the City can expect further correspondence to be exchanged between the City and the Provincial government on the issue.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:30 p.m.).

CARRIED

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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 18, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk