



## Planning Committee

- Date: Tuesday, December 6<sup>th</sup>, 2005
- Place: Anderson Room  
Richmond City Hall
- Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Sue Halsey-Brandt
- Call to Order: The Chair called the meeting to order at 4:00 p.m. and advised that the following would be added to the agenda as additional items:
- Use of Public Information Meetings as a tool for Rezoning Applications
  - Project Why Not – Timelines for Rezoning Applications

## MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, November 22<sup>nd</sup>, 2005, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

1. The next meeting of the Committee will be held on Tuesday, **December 20<sup>th</sup>, 2005**, at 4:00 p.m. in the Anderson Room.

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## URBAN DEVELOPMENT DIVISION

2. **APPLICATION BY MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS FOR REZONING OF 3200 AND 3600 LYSANDER LANE AND 3720 AND 3780 CESSNA DRIVE FROM "AIRPORT DISTRICT (AIR)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/51)"**

(RZ 05-303728 - Report: Nov. 21/05, File No.: 12-8060-20-7995) (REDMS No. 1680387, 1688588, 1688578)

Mr. Holger Burke, Acting Director of Development advised that the CD/51 Zone would allow more flexibility in uses for the building situated on the site.

In response to a query from the Committee, Mr. Fiss, Planner, advised that the applicant had not conducted a public information meeting with Burkeville residents, and he noted that staff had received no comments from the public concerning this application.

Discussion then ensued with regard to the portions of the site fronting the Fraser River, the environmentally sensitive area on the eastern edge of the site and whether the applicant would provide a public right of way for dyke maintenance and the extension of the dyke trails in that area.

In response, Mr. Fiss advised that the ESA would not be impacted unless the building footprint was changed, and this was not within the scope of the present rezoning application. He also advised that staff were actively pursuing continuity of the public right of way for dyke maintenance as well as for trails.

In response to a query from the Committee concerning amenities provided by the applicant such as boardwalks and waterfront trails, Mr. Fiss advised that this would be part of a discussion with staff from the City's Parks and Recreation Division. He also stated that staff from Parks had been working on a Riverfront Strategy for the Olympic Oval Site. The Committee suggested that some consideration should be given to what would happen on the north side of the river as well.

In response to a query from the Committee, Mr. Bill Reid, Architect representing the applicant, as well as Mr. Shannon, Applicant, advised that they would ensure that a public information meeting was held with the Burkeville residents to provide information on this application prior to the Public Hearing. They also indicated that they would consult with staff concerning the waterfront amenities and how best to tie them in with the development.

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Staff were also requested to advise BCIT to ensure that a public consultation meeting with the residents of Burkeville would be scheduled prior to/or as part of the development of their site.

It was moved and seconded

*That Bylaw No. 7995, for rezoning 3200 and 3600 Lysander Lane and 3720 and 3780 Cessna Drive from "Airport District (AIR)" to "Comprehensive Development District (CD/51)", be introduced and given first reading, subject to the applicant:*

- (a) scheduling a Public Information Meeting with the residents of Burkeville prior to the January 16, 2006 Public Hearing; and*
- (b) consulting with staff on how best to provide a boardwalk/walkway on the portion of the site fronting the Fraser River.*

3. **APPLICATION BY CHARNJIT SINGH MINHAS FOR REZONING AT 9611 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1/0.6)**

(RZ 05-316529 - Report: Nov. 22/05, File No.: 12-8060-20-8003) (REDMS No. 1700006, 1700427, 1700443)

It was moved and seconded

*That Bylaw No. 8003, for the rezoning of 9611 No. 1 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**

5. **PROJECT WHY NOT – TIMELINES FOR REZONING APPLICATIONS**

Mr. Terry Crowe, Manager, Policy Planning and Mr. Holger Burke, Acting Director of Development advised that for fast track rezoning applications, applicants were given a timeline as to when these would be finalized. However, it was noted that for other rezoning applications the timeline could not be as precise because applications were not always complete or required other information from the applicant. Staff agreed to provide an update on this matter at a future Planning Committee Meeting.

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6. **PUBLIC INFORMATION MEETINGS AS A TOOL IN THE REZONING APPLICATION PROCESS**

Mr. Terry Crowe, Manager, Policy Planning and Mr. Holger Burke, Acting Director of Development, advised that most rezoning applications on arterial roads were required to have a public consultation process as part of the rezoning. This was done either by the City or by the applicant. For other applications, if these were expected to be contentious, staff encouraged the applicant to have a public information meeting which staff would attend as observers.

Discussion ensued on this subject and it was noted that policies concerning public consultation for rezoning applications should be consistent, and that the public consultation results should be provided with the rezoning application report.

Staff advised that they will provide an update to Committee in the near future.

7. **MMU – ONNI REZONING UPDATE**

Staff also advised that a verbal report on the Onni project would be provided at the next meeting of the Planning Committee.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:55 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 6<sup>th</sup>, 2005.

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Councillor Harold Steves  
Chair

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Desiree Wong  
Committee Clerk