



City of Richmond

Minutes

Planning Committee

Date: Thursday, September 6, 2007

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard

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, July 17, 2007, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **September 18, 2007**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY S-8008 HOLDINGS LTD. AND JOHN YOUNG FOR REZONING AT 6600 GRANVILLE AVENUE AND 6671 LIVINGSTONE PLACE FROM “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)” AND “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)” TO “SINGLE-FAMILY HOUSING DISTRICT (R1- 0.6)”**

(RZ 05-315799 - Report: August 13, 2007, File No.: 12-8060-20-8022/8088, XR: 08-4430-00)
(REDMS No. 1769221, 1347006, 1827108, 1827099, 1827089, 1777590, 1904064, 1953130, 1770316)

It was moved and seconded

1. *That the following recommendation be forwarded to Public Hearing:*
 - (a) *That Single-Family Lot Size Policy 5461 for the properties within the area bounded by Granville Avenue, Comstock Road and Livingstone Place be amended to permit the properties at 6600 Granville Avenue and 6671 Livingstone Place to rezone and subdivide as per “Single-Family Housing District (R1-0.6)”.*
2. *That Official Community Plan (OCP) Amendment Bylaw No. 8088 to amend the East Livingstone Sub-Area Plan Land Use Map (Schedule 2.5B) by repealing the existing land use designation for 6600 Granville Road and 6671 Livingstone Place and redesignating as “Small Lot Single-Family (Max. F.A.R. 0.6) or Low Density Townhouse (Max. F.A.R. 0.7)”, be introduced and given first reading.*
3. *That Bylaw No. 8022, for the rezoning of 6600 Granville Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” and 6671 Livingstone Place from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.*

CARRIED

4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 8871 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 07-374314 - Report: August 7, 2007, File No.: 12-8060-20-8278) (REDMS No. 2248130, 2251903)

In response to a query, Wayne Craig, Acting Director of Development, advised that any loss of sunlight from single-family development on the subject property would be minimal due to the presence of a street separating the subject property and other homes in the immediate area.

It was moved and seconded

That Bylaw No. 8278, for the rezoning of 8871 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY SOHAN & GURMEJ DULAY AND TIRATH & DALVIR SANDHU FOR REZONING AT 4491/4511 DANFORTH DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 07-368083 - Report: August 7, 2007, File No.: 12-8060-20-8285) (REDMS No. 2254766, 280602, 2255144)

It was moved and seconded

That Bylaw No. 8285, for the rezoning of 4491/4511 Danforth Drive 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

6. **APPLICATION BY JJC DEVELOPMENTS LTD. FOR REZONING AT 11571 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 06-331192 - Report: August 7, 2007, File No.: 12-8060-20-8286) (REDMS No. 2258850, 2259440)

It was moved and seconded

That Bylaw No. 8286, for the rezoning of 11571 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 CAROLINE XU FOR REZONING AT 10291 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 07-377797 - Report: August 1, 2007, File No.: 12-8060-20-8289) (REDMS No. 2263333, 2263469)

It was moved and seconded

That Bylaw No. 8289, for the rezoning of 10291 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

8. **APPLICATION BY DREW ARNOT FOR REZONING AT 8371 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 07-378855 - Report: August 10, 2007, File No.: 12-8060-20-8290) (REDMS No. 2266183, 2266238)

It was moved and seconded

That Bylaw No. 8290, for the rezoning of 8371 Ash Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

CARRIED

9. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORP. FOR REZONING AT 13060 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/191)**
(RZ 06-331350 - Report: August 16, 2007, File No.: 12-8060-20-8291) (REDMS No. 2266803, 2266728)

Applicant Dana Westermarck responded to Committee queries and provided the following advice:

- in the underground parking level two sections in the parking garage wall are removable panels that will allow drive aisles to connect between both buildings;
- there is access to No. 2 Road from the alternate access/exit design of the underground parking level;
- the entire ground floor of the proposed development has been designed to accommodate a number of light industrial uses;
- three units, each measuring approximately 576 square feet, may be considered affordable Entry Level Ownership Housing units, and are located on the second level;
- the marketplace, not the City, dictates the selling price of the three small units, but to ensure long term affordability, and to discourage future conversion and enlargement of the three units, the City's Comprehensive Development District (CD/191) includes floor area ratio (FAR) conditions that will ensure these units maintain their original characteristics.

In response to a query, staff responded that, in the past, the City has used a similar density bonus approach when defining permitted density to accommodate dwelling units that have a smaller gross floor area which, by virtue of unit size, makes them more affordable.

It was moved and seconded

That Bylaw No. 8291, to create “Comprehensive Development District (CD/191)” and to rezone 13060 No. 2 Road from “Light Industrial District (I2)” to “Comprehensive Development District (CD/191)”, be introduced and given first reading.

CARRIED

10. **APPLICATION BY HARI AND GURINDER GILL FOR REZONING AT 7520/7540 LANGTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 07-375571 - Report: August 15, 2007, File No.: 12-8060-20-8292) (REDMS No. 2267244, 280115, 2267271)

After a brief discussion regarding the fill height at 7520/7540 Langton Road, in relation to other recent developments in the neighbourhood, staff was directed by Committee to further investigate the fill issue.

It was moved and seconded

That Bylaw No. 8292, for the rezoning of 7520/7540 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. **PROVINCIAL MODERNIZATION STRATEGY AND GREEN BUILDING CODE INITIATIVE**

(Report: August 22, 2007, File No.: 12-8260-03-02-01) (REDMS No. 2270579)

It was moved and seconded

That the report on the Provincial Modernization Strategy and Green Building Code Initiative (dated August 22, 2007 from the Director, Building Approvals) be received for information.

The question on the motion was not called as discussion took place with John Irving, Director, Building Approvals. The suggestion was made that a letter from the City to the Province may be in order to underscore the City’s two areas of concern: (i) Joint and Several Liability (J&S), and (ii) Code Enforcement Jurisdiction.

Mr. Irving advised that such a letter to the Province would be helpful, and stated that staff is awaiting further information from the Province regarding specific proposals. He advised that staff has identified the City’s two concerns as discussion items with Honourable Rich Coleman, the Minister responsible for housing, at the UBCM Convention, September 24 to 28, 2007.

In response to further queries, Mr. Irving advised that in 2004, when the Province initiated the Modernization Project to assess the need for change to B.C.'s building safety regulatory system, the Province was speaking in terms of a process of service that would be parallel to the building code enforcement services carried out by municipalities such as Richmond. Richmond, along with other municipalities, voiced its concern regarding this idea. Mr. Irving stated it is important to clarify whether the Province might eliminate the current authority that municipalities have to provide building codes and ensure building safety.

A comment was made that while the City does provide a full level of service, if the Province's idea to create a province-wide Certified Professional (CP) program is fulfilled, competition might not be unhealthy.

Joe Erceg, General Manager, Planning and Development, commented that issues arise when developers and contractors do not follow a municipality's building code process. He stated that the CP idea is an option within a City-regulated system, and if the Province institutes a province-wide CP that meets the City's interests, that could be accommodated. He added that the chief concern is the possible outcome that developers would be able to "shop" between the City and the Provincial authority which would make it difficult to ensure that buildings, constructed under another entity's guidelines and regulations, meet safety standards.

It was agreed that the City should continue to have the choice to provide building code services, independent of the Province, and that the proposed letter from the City to the Province should reflect this.

With regard to the Province's Green Building Code initiative, Mr. Irving stated that staff is very supportive of this initiative and that despite the fact the Province has not yet initiated full consultation, initial comments are being delivered through industry workshops and seminars.

As a result of the foregoing discussion, the following amendment was introduced:

It was moved and seconded

That the following be added to the main motion as Part (2):

That a letter be prepared to the Minister responsible for housing, the Hon. Rich Coleman, over the Mayor's signature commending the Province on its work with regard to the Provincial Modernization Strategy and Green Building Code initiative, and stating: (i) the City's support for changes to the Joint and Several Liability (J&S); (ii) the City's preference that the power to decide whether or not to provide code enforcement services remain with local governments; and (iii) that the City continue to determine which options are available.

The question on the motion as amended was called, and it was **CARRIED**

12. **MANAGER'S REPORT**

(1) *City Centre Area Plan (CCAP)*

Terry Crowe, Manager, Policy Planning, reported that the second of two visioning sessions with the Board of Education of School District No. 38 (Richmond) would take place on Wednesday, September 12, 2007. The City will present the Board of Education with an overview of the CCAP at the session.

(2) *Steveston Study*

Mr. Crowe advised that staff is preparing the Implementation Strategy.

Committee noted a recent letter received from the General Manager of the Steveston Harbour Authority, regarding the Authority's parking lot on Chatham Street. Mr. Crowe stated that he would review the letter.

(3) *Official Community Plan*

Mr. Crowe advised that staff was preparing to conduct a workshop with Committee members, to take place in late November, 2007.

(4) *Liveable Region Strategic Plan Review*

Mr. Crowe advised that at the Friday, September 7, 2007 meeting of the Metro Vancouver Land Use and Transportation Committee, discussion would take place on the "Growth Strategy Review".

(5) *Demolition Permits*

Mr. Irving advised that staff was reviewing the process of the issuance of demolition permits, specifically regarding the idea of recycling demolition waste, as per the referral made at the April 18, 2007 meeting of the Public Works and Transportation Committee, and that further information would be forthcoming in October, 2007.

Committee noted a recent memorandum received from the President of the Recycling Council of B.C. (on file in the Clerk's Office) promoting Waste Reduction Week. As a result of the brief discussion that ensued, the following motion was introduced:

It was moved and seconded

That the week of October 15-21, 2007 be proclaimed as "Waste Reduction Week".

CARRIED

The Chair noted that agriculture land in the vicinity of No. 6 Road and Triangle Road was producing a bumper crop of produce and he directed staff to visit the site and to document the crop with photographs.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 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 Thursday, September 6, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk