



Planning Committee

Date: Tuesday, October 16, 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

Also Present: Councillor Cynthia Chen (left the meeting at 4:50 p.m. and did not return)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that Item #5 (a rezoning application by Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol, for Rezoning at 9940 and 9960 No. 4 Road, 10020 Albion Road and a portion of Albion Road) is subject to a separate companion report regarding road closure, from Real Estate Services, and that the companion report was delayed.

As a result of this advice, the following motion was introduced:

It was moved and seconded

That Item #5 (rezoning application RZ 06-348261 by Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol for Rezoning at 9940 and 9960 No. 4 Road, 10020 Albion Road and a portion of Albion Road) be deleted from this Agenda.

CARRIED

MINUTES

1. It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, September 18, 2007, be adopted as circulated.

CARRIED

Planning Committee

Tuesday, October 16, 2007

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **November 6, 2007**, at 4:00 p.m. in the Anderson Room.

DELEGATIONS

3. (1) *Stan and Janice Bourne regarding the worth of agricultural goods produced per year on Richmond farmland.*
(File No.: 03-0925-09-01)

Mr. and Mrs. Bourne, 6600 No. 6 Road, have operated a chicken farm for 11 years at their No. 6 Road property. It is their belief that the Provincial rules that govern farm status have not changed, but it is the interpretation of the rules that have changed.

They advised that since submitting their letter of September 23, 2007 to the Mayor and Councillors, their farm has acquired its 2008 farm status from the B.C. Assessment, and that they have received a letter from the Hon. Rick Thorpe, Minister of Small Business and Revenue confirming this (letter is on file in the Clerk's Office).

They remain unclear whether the Province requires an income threshold of \$2,500 or \$10,000 in agriculture production in order for farm status to be granted.

The Bournes are seeking answers regarding whether farm status is granted to farmers who own and farm two acres, or if farm status is granted if two acres of a larger farm are in production.

They mentioned that other members of the community are confused with regard to farm status and they appealed to Committee to investigate the situation to help them, and other Richmond residents, shed light on how farm status is granted by B.C. Assessment.

Betsy Reilly, 6640 No. 6 Road, addressed Committee and supported the Bourne's request that the City help operators of small farms in the City to understand the requirements to meet and/or maintain farm classification.

Discussion ensued among Committee members and the Bournes with regard to:

- in the past farm status was assessed through the Richmond-Delta Assessment Authority, but is now assessed by B.C. Assessment – Abbotsford Branch, with one representative (Marilyn Sanborn) responsible for assessing farm status;

Planning Committee

Tuesday, October 16, 2007

- if a farm operation has more than two acres, but only two acres are farmed, does this impact on the granting of farm status;
- B.C. Assessment assesses farm land separately from dwellings on the a farmed property;
- B.C. is the only place in Canada where small, part-time farms operate.

At the conclusion of the discussion, the following motion was introduced:

It was moved and seconded

That:

- (1) *a letter be written to the Minister responsible, the Hon. Rick Thorpe, Ministry of Small Business and Revenue, over the Mayor's signature:*
 - (a) *indicating the City's support for small farms;*
 - (b) *requesting clarification of the issue of the farm status evaluation criteria;*
 - (c) *requesting information regarding fairness when considering larger and smaller farm holdings;*
 - (d) *recognizing that urban agriculture is viable and is a significant contributor to the economy;*
 - (e) *providing information on the number of properties, both small and large, in the City that maintain farm status;*
 - (f) *questioning the basis by which B.C. Assessment discerns the monetary value of farm production;*
- (2) *a copy of the letter be forwarded to all B.C. MLAs, including Hon. Linda Reid, John Yap, and Hon. Olga Ilich, MLA, requesting their support, and asking each MLA to bring the letter forward to appropriate Ministries; and*
- (3) *a copy of the letter be forwarded to Marilyn Sanborn, Senior Appraiser, at B.C. Assessment – Abbotsford Branch.*

CARRIED

Planning Committee

Tuesday, October 16, 2007

- (2) **Allen Garr, President, Richmond Beekeepers Assoc.**
(File No.: 12-8060-02-01)

Allen Garr, 2750 West 14th Avenue, Vancouver, requested, on behalf of the Richmond Beekeepers Association membership, that the City consider revising Part Six of Bylaw No. 7932 (Animal Control Regulations Bylaw) in order to legalize the beekeeping (hives) on non-agricultural property in the City. Mr. Garr stated that besides the production of honey, pollination by bees is a vital component of cranberry and blueberry production in Richmond.

He noted that, at present in the Lower Mainland, there is much discussion regarding food security and urban farming, and that crops that require pollination cannot grow without bee and insect pollination.

At the conclusion of Mr. Garr's presentation the following recommendation was introduced:

It was moved and seconded

That staff review Part Six - Beekeeping of Bylaw 7932 (Animal Control Regulations Bylaw, effective June 13, 2005) to explore allowing beekeeping in non-agricultural areas.

The question on the motion was not called as discussion took place with Mr. Garr. In response to queries he advised that:

- if beekeeping was legalized, the activity would educate the public regarding the value of pollination, and would raise the public's awareness of biodiversity;
- the Richmond Beekeepers Association, as well as the Provincial Apiarist, are prepared to work with City staff during the review of Part Six of Bylaw No. 7932, and to work with the City if beekeeping becomes legalized;
- most beekeepers are not motivated by potential profit from honey production, but are motivated to maintain a few hives knowing that the bees are part of the agriculture industry.

The question on the motion was then called and it was **CARRIED**.

Planning Committee

Tuesday, October 16, 2007

COUNCILLOR HAROLD STEVES

4. **“A COMMITMENT TO THE FUTURE – 2007” – A PROPOSAL FOR THE PROTECTION AND MANAGEMENT OF RICHMOND AND DELTA FARMLAND AND WETLANDS**

(Report: October 11, 2007, File No.: 08-4100-02-05, REDMS No. 2289471)

Councillor Steves described the report as all encompassing, regarding the loss of farmland and natural habitat to accommodate waterfowl, and cited his inclusion of information on Sturgeon Bank, the Agricultural Land Reserve, Delta Port, among other topics.

Cllr. Steves remarked that staff are working on agricultural and wetland protection initiatives.

At the conclusion of Cllr. Steves' brief presentation, the following referral motion was introduced:

It was moved and seconded

That the report “A Commitment to the Future – 2007” (Dated October 11, 2007, from Councillor Harold Steves) be:

That:

- (1) received for information;***
- (2) referred to staff for comment.***

The question on the motion was not called, as discussion took place regarding the proliferation of snow geese in Richmond. Cllr. Steves advised that:

- discussions are taking place with Canadian Wildlife Services with regard to the increase of over 90,000 in the snow goose population;
- there is not enough habitat for the snow goose population; hunters shoot only a few thousand each year;
- in order to restore some habitat for wildfowl use, areas have to be reclaimed.

It was noted during the discussion that if the issue of decreasing the snow goose population was not managed naturally, the problem would increase in severity. As a result of the discussion on this matter, it was recommended that the following be added to the referral motion: *(iii) be forwarded by staff to the Agriculture Advisory Committee and the Advisory Committee on the Environment for comment.*

The question on the referral motion, as amended to read as follows:

That the report “A Commitment to the Future – 2007” (Dated October 11, 2007, from Councillor Harold Steves) be:

Planning Committee

Tuesday, October 16, 2007

- (1) *received for information;*
- (2) *referred to staff for comment; and*
- (3) *be forwarded by staff to the Agriculture Advisory Committee and the Advisory Committee on the Environment for comment.*

was then called and it was **CARRIED**.

PLANNING & DEVELOPMENT DEPARTMENT

5. **APPLICATION BY AMARJIT S. CHATHA, BIKRAMJIT S. CHATHA, AND BAJINDER S. DEOL FOR REZONING AT 9940 AND 9960 NO. 4 ROAD, 10020 ALBION ROAD AND A PORTION OF ALBION ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) AND TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 06-348261 – Report: October 1, 2007, File No.: 12-8060-20-8251) (REDMS No. 2231369, 2285534)

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

6. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 9700/9720/9740/9760 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.7)**
(RZ 06-326863 – Report: October 1, 2007, File No.: 12-8060-20-8299) (REDMS No. 2282768, 2283410)

In response to queries, Cecilia Achiam, Acting Director of Development, advised that:

- the applicant's voluntary contribution of cash-in-lieu in place of the provision of affordable housing is acceptable for a development of this small size (20 units);
- if a development is larger than 20 units and does not include an indoor amenity room on site, staff encourages the developer to include an amenity room;
- the developer will undertake a two metre wide road dedication to provide vehicular access along a portion of No. 3 Road; the vehicular access off No. 3 Road, and the internal aisle will function as a lane for future development;
- staff has worked with the developer to achieve a compatible interface with neighbouring structures by stepping the building down from three storeys to two storeys along the north and south property lines and in the rear yard.

Planning Committee

Tuesday, October 16, 2007

It was moved and seconded

That Bylaw No. 8299, for the rezoning of 9700/9720/9740/9760 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY 0786842 B.C. LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8311 CAMBIE ROAD**

(TU 06-348571- Report: October 1, 2007, File No.: TU 06-348571) (REDMS No. 2265509)

It was moved and seconded

That the application by 0786842 B.C. Ltd. for a Temporary Commercial Use Permit for property at 8311 Cambie Road be considered at the November 19, 2007 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration: "That the Temporary Commercial Use Permit be issued to 0786842 B.C. Ltd. for property at 8311 Cambie Road to permit a temporary parking lot."

CARRIED

8. **APPLICATION BY DUNBAR EQUIPMENT LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8540 RIVER ROAD**

(TU 07-372359- Report: October 1, 2007, File No.: TU 07-372359) (REDMS No. 2250984)

It was moved and seconded

That the application of Dunbar Equipment Ltd. for a Temporary Commercial Use Permit for property at 8540 River Road be considered at the November 19, 2007 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration: "That the Temporary Commercial Use Permit be issued to Dunbar Equipment Ltd. to allow the retail sale of outdoor power equipment at 8540 River Road."

The question on the motion was not called, as Committee encouraged staff to continue to work with Dunbar Equipment Ltd. to search for a permanent Richmond location for their business.

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

Planning Committee

Tuesday, October 16, 2007

9. MANAGER'S REPORT

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

In response to a query with regard to a suggestion by the Richmond Chamber of Commerce and Tourism Richmond, that economic benchmarks be established to measure impacts of the CCAP, Terry Crowe, Manager, Policy Planning advised that staff are working on parallel reports, such as the industrial strategy report and a separate benchmark report, that will include recommendations, and will be submitted to Committee upon their completion.

In response to a query regarding the proposed application to the Federal government to address height restrictions in the City, Mr. Crowe advised that a memo will be provided to Council shortly.

(2) *Steveston Study* – No report was given.

(3) *Official Community Plan* – No report was given.

(4) *Liveable Region Strategic Plan Review (LRSP)*

Mr. Crowe reported that staff expects an update from Metro Vancouver in November, 2007. The Chair advised that at the Friday, October 12, 2007 meeting at Metro Vancouver, the Land and Transportation Committee recommended an interim major/minor LRSP amendment policy for map changes.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:08 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, October 16, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk