



Special General Purposes Committee

- Date: Monday, June 28, 2021
- Place: Council Chambers
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)
- Call to Order: The Chair called the meeting to order at 4:01 p.m.

COMMUNITY SERVICES DIVISION

1. **OFFICIAL COMMUNITY PLAN (OCP) LAND USE DESIGNATIONS FOR LOTS AT KING GEORGE PARK**
(File Ref. No. 06-2345-20-KGEO1) (REDMS No. 6703544)

Staff provided background information and noted that (i) 4080 No. 5 Road has an active Development Permit application and the property owners have expressed concern regarding the 'Park' land use designation, (ii) the Parks Department has determined that East Cambie has achieved its parks quantity in various standards, (iii) the properties in question have limited ecological value and close proximity to a high volume arterial road, therefore it is recommended that the 'Park' land use designation be removed, and (iv) bylaw amendments have been provided to reflect the removal of the 'Park' land use designation.

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In reply to queries from Committee, staff advised that (i) currently King George Park is well served and staff do not see a need for additional park space at this location, (ii) all properties would need to go through the rezoning process to secure amenities, (iii) the intersection upgrade is currently fully funded by the City; however, further frontage improvements may be required in the future, (iv) there are higher priority areas in the City that would be considered for park space prior to this location, (v) dependent on Council direction a variety of options can be considered for the land use, (vi) parking is always difficult this time of year and staff try to redirect people to other parking locations as necessary, (vii) the development permit application for the property at 4080 No. 5 Road was submitted in 2018 and has not progressed due to the 'Park' land use designation, and (viii) the existing zoning does not allow for a single family home on the property.

Amy Ho and Keith Ho, 4080 No. 5 Road, expressed concern with the current land use designation on their property, noting that (i) due to the 'Park' land use designation they are unable to build a successful business, (ii) a convenience store is not feasible due to the large grocery stores and convenience stores across the street, (iii) the land use designation limits what they are able to do on the property, and (iv) it is causing undue hardship on the family.

It was moved and seconded

- (1) ***That the OCP be amended to remove the 'Park' land use designation from five lots at No. 5 Road and Cambie Road (4080, 4040, and 4020 No. 5 Road , 12040, and 12060/12062 Cambie Road) as outlined in Option 1 in the staff report titled, "Official Community Plan (OCP) Land Use Designations for Lots at King George Park,' dated May 25, 2021 from the Director, Parks Services; and***
- (2) ***That Official Community Plan Amendment Bylaw No. 7100 and 9000, Amendment Bylaw 10284 which would remove the 'Park' land use designation from five lots at No. 5 Road and Cambie Road (4080, 4040, and 4020 No. 5 Road , 12040, and 12060/12062 Cambie Road) and re-designate the property addressed as 4020 No. 5 Road to 'Commercial' in the Official Community Plan and East Cambie Area Plan, and re-designate the properties addressed as 4080 and 4040 No. 5 Road, and 12040, 12060 and 12062 Cambie Road to 'Neighbourhood Residential' in the Official Community Plan and 'Townhouse Residential' in the East Cambie Area Plan receive 1st reading at the Open Council meeting on Monday, June 28th.***

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The question on the motion was not called as discussion took place on (i) removing the current 'Park' land use designation, (ii) retaining the land use designation and the City purchasing the properties, (iii) considering the livelihoods of the families that live on the properties and the undue hardship of retaining the land use designation, and (iv) using the land for additional park space.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That the staff report titled "Official Community Plan (OCP) Land Use Designations for Lots at King George Park" be referred back to staff to examine the various lots in terms of:

- (1) potential current uses of the properties;*
- (2) potential future uses of the properties; and*
- (3) possible acquisition of the properties.*

CARRIED
Opposed: Cllr. Day

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 28, 2021.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate