



Planning Committee

Date: Tuesday, March 18, 2008
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Rob Howard
Absent: Councillor Linda Barnes
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, February 19, 2008, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

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PLANNING & DEVELOPMENT DEPARTMENT

3. **SINGLE-FAMILY LOT SIZE POLICY FOR AREA GENERALLY BOUNDED BY BLUNDELL ROAD, NO. 1 ROAD, FRANCIS ROAD, AND WEST DYKE TRAIL IN SECTION 21-4-7 AND 22-4-7**

(Report: March 3, 2008, File No.: 08-4430-00) (REDMS No. 2349307, 2323390, 2330699, 2350450)

It was moved and seconded

(1) *That the results of the public consultation process for the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 be received for information.*

(2) *That the following recommendation be forwarded to Public Hearing:*

That the following New Single-Family Lot Size Policy be adopted:

That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 (shown on Attachment 1 to the report dated March 3, 2008, from the Director of Development), be restricted to rezoning and subdivision in accordance with the provisions of "Single-Family Housing District, Subdivision Area E (R1/E)" with the exception of existing duplex lots which maybe subdivided into two (2) lots.

The question on the motion was not called as Brian Jackson, Director of Development advised that the City received significant public input and that it is staff's recommendation that a single lot size policy be created for the neighbourhood so that no change to the area takes place, except for duplex sites that would be allowed to split into two single-family residential units.

In response to queries staff advised that:

- when a single-family lot size policy is put in place for a Richmond neighbourhood the policy automatically includes a five year moratorium;
- the neighbourhood in question is not the only one in the city where existing duplex sites would be allowed to be sub-divided into two lots;
- the southwest corner of No. 1 Road and Youngmore Road will be included in the proposed new lot size policy with no sub-division potential;
- duplex lots would be subdivided into two equal halves measuring 12 metres to 15 metres wide;
- the applicant has withdrawn the application that initiated the review of this neighbourhood for a single-family lot size policy;

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Staff was directed to submit a map to Councillors indicating areas of the City that do not have a single-family lot size policy.

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

4. **APPLICATION BY HARRY PARGAT SINGH TATLA FOR REZONING AT 9391 ALBERTA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**
(RZ 05-301844 – Report: February 29, 2008, File No.: 12-8060-8242/8046) (REDMS No. 1685243, 2352113, 1685246)

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8242 to amend Schedule 2.10C (McLennan North Sub-Area Plan) and Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by adding Objectives, Policies, and Development Permit Guidelines to clarify the minimum site assembly size for new multiple-family and townhouse residential development in the McLennan North Sub-Area and the McLennan South Sub-Area, be introduced and given first reading;*
- (2) *That Bylaw No. 8242, 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. 8242, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8046, to rezone 9391 Alberta Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.*

The question on the motion was not called as Mr. Jackson advised that staff recommends in favour of the application. A brief discussion ensued during which staff responded to queries and provided the following information that:

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- the applicant has agreed to contribute to the Affordable Housing Reserve fund and servicing requirements for the area;
- that each applicant is made aware of the City's affordable housing, accessible housing and public art policies before proceeding with staff through the application process;
- staff alerts each applicant to Council's directive to ensure coniferous trees on site.

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

5. **APPLICATION BY ORION ESTATES LTD. FOR REZONING AT 7140 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/54)**

(RZ 07-361266 – Report: February 25, 2008, File No.: 12-8060-20-8343) (REDMS No. 2345439, 2347063)

It was moved and seconded

That Bylaw No. 8343, to:

- (a) Amend “Comprehensive Development District (CD/54)” to reduce the minimum lot size restriction from 5,759.8 m² to 1,830 m² for townhouses; and*
- (b) To rezone 7140 Railway Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/54)”;*

be introduced and given first reading.

The question on the motion was not called as a discussion took place regarding onsite and offsite parking. Staff provided advice that the applicant would provide two spaces per unit, plus two visitor parking spaces, and that this total of on-site parking spaces meets the bylaw requirement. Staff added that no tandem garages are being proposed, and that if there is concern with drivers using the public lane for parking purposes in the future, that City Bylaw Enforcement could be called upon to assist.

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

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6. **APPLICATION BY TIMOTHY C.W. TSE FOR REZONING AT 5640 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 – 0.7)**

(RZ 06-348772 – Report: March 4, 2008, File No.: 12-8060-20-8345) (REDMS No. 2317798, 2349076)

It was moved and seconded

That Bylaw No. 8345, for the rezoning of 5640 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.7)”, be introduced and given first reading.

The question on the motion was not called as Mr. Jackson advised that this application will provide seven residential units and that it is affiliated with the adjacent development, that has already provided 10 residential units, bringing the combined residential units at this corner to a total of 17.

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

7. **PROPOSED 2008 CHILD CARE EXPENDITURES**

(Report: March 5, 2008, File No.: 03-1075-12) (REDMS No. 2341847, 1748031)

It was moved and seconded

That, as per the report (from the General Manager, Planning and Development, dated March 5th, 2008) the following 2008 child care expenditures be approved:

- *\$14,000 for Child Care Grants, and*
- *\$40,000 for a part-time contracted Child Care Coordinator*

The question on the motion was not called as discussion took place on the following topics:

- the City will benefit from a contract child care coordinator who will assist developers when they seek advice, regarding any proposed child care facilities, on how to meet provincial standards;
- at this time the contract child care coordinator position is not a full time position;
- the contract child care coordinator will assist other staff in monitoring the development of child care facilities in the City.

Joe Erceg, General Manager, Planning and Development remarked that there are some child care facility projects coming forward, and that if Council approves the City Centre Area Plan (CCAP), the City can expect to see more child care facilities come forward.

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General discussion ensued with regard to the importance of effectively managing future child care facility needs. The Chair commented that growth in the City Centre means there will be a need for indoor and outdoor child care facilities and play areas, and that it is important to have a child care professional who is able to plan hubs where child care can be positioned.

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

8. **SHELLMONT – IRONWOOD – RIVERPORT AREA PLAN REVIEW**
(Report: March 5, 2008, File No.: 08-4045-01) (REDMS No. 2316345)

Terry Crowe, Manager, Policy Planning advised that staff had reviewed existing OCP Policies in the following quadrants: (i) North East Quadrant 1, (ii) South East Quadrant 2; (iii) North West Quadrant 3; (iv) South West Quadrant 4.

He reported that the existing OCP, and related documents, continue to provide: (i) an acceptable long-term vision and (ii) guidance regarding how to manage the quadrants. He added that no new area plan is required.

Mr. Crowe advised that the existing, long-term OCP policies should be retained, and that staff would continue to: (i) apply existing policies and (ii) monitor development on an ongoing basis.

It was moved and seconded

That the report entitled "Shellmont-Ironwood-Riverport Area Plan Review" dated March 5, 2008, be received for information.

CARRIED

9. **COMMENTS FROM THE RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE) AND THE RICHMOND AGRICULTURAL ADVISORY COMMITTEE (AAC) REGARDING METRO VANCOUVER'S DISCUSSION PAPER FOR A NEW REGIONAL GROWTH MANAGEMENT STRATEGY (GMS)**
(Report: March 7, 2008, File No.: 01-0157-20-RGST1) (REDMS No. 2352694)

Mr. Crowe advised that the ACE and AAC comments could go forward to Metro Vancouver staff as there is no conflict with their remarks and Council's previous recommendation to Metro Vancouver staff.

The Chair commented that the biggest concern was that Green Zone lands should be shown differently from Agricultural Lands in the new Regional Growth Management Strategy. Mr. Crowe stated that Regional and Municipal planners agreed.

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It was moved and seconded

That the report Richmond entitled: "Comments from the Richmond Advisory Committee on the Environment (ACE) and the Richmond Agricultural Committee (AAC) regarding Metro Vancouver's Discussion Paper for a New Regional Growth Management Strategy" be forwarded to Metro Vancouver staff for consideration in the preparation of a regional Growth Management Strategy.

CARRIED

10. 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 (LRSPR)* – No report was given.

(5) *Trees*

A brief discussion took place with regard to Committee's referral regarding the removal and replacement of trees that are occurring on development sites. Mr. Jackson advised that John Irving, Director, Building Approvals, is leading the comprehensive investigation and that the forthcoming report will explore all aspects of the issue, including the management of trees at the rezoning stage, the development stage, and will explore such things as servicing connections and driveways.

A suggestion was made that when staff submit a report, information on trees could be submitted as a one-page summary. Staff advised that they would take this as direction.

Mr. Erceg advised that, at the Development Permit stage, the tree issue requires more attention and vigour. He remarked that the Tree Protection Bylaw has given staff more influence in the matter that they had in the past.

(6) *Utility Rates*

Robert Gonzalez, General Manager, Engineering and Public Works advised that a utility rates report is being prepared. Staff will submit the report after in mid-2008, and will bring utility rates forward in autumn, 2008.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:44 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, March 18, 2008.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk