



Planning Committee

Date: Tuesday, April 8, 2008
Place: Room 2.004
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, March 18, 2008, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **March 22, 2008**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **RICHMOND URBAN DESIGN AWARDS PROGRAM**

(Report: April 1, 2008, File No.: 01-0083-01) (REDMS No. 2350363)

It was moved and seconded

That Council endorse implementation of the Richmond Urban Design Awards Program in order to enhance urban design principles in Richmond.

The question on the motion was not called as Brian Jackson, Director of Development gave a brief overview of the Richmond Urban Design Awards Program and noted the following:

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- awards will be given out on a bi-annual basis;
- awards will recognize excellence in urban design; and
- the program is open to private and public sector projects that are approved and completed up to three years prior to the awards year.

The comment was made that the program should include renovation projects and sustainability should be an integral part of the criteria.

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

4. **APPLICATION BY GURDAWAR S. AUJLA AND AMRIK S. SANGHERA FOR REZONING AT 9220/9240 GLENDOWER DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**
(RZ 07-387365 - Report: March 6, 2008, File No.: 12-8060-20-8336) (REDMS No. 2338020, 1467889, 2352364)

It was moved and seconded

That Bylaw No. 8336, for the rezoning of 9220/9240 Glendower Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY SHINDER SAHOTA FOR REZONING AT 10260 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 04-271169 - Report: March 11, 2007, File No.: 12-8060-20-8322, 08-4045-00) (REDMS No. 2315800, 2317487, 2315885, 280188, 2317844)

In reply to a query, Edwin Lee, Planning Technician – Design, advised that the developer is required to create a lane that meets the existing lane to the north of the adjacent property at 10240 No. 1 Road.

It was moved and seconded

(1) *That Lot Size Policy 5426, adopted by Council in December, 1989, be forwarded to Public Hearing with the amendment to exclude 10240 No. 1 Road to 10346 No. 1 Road as shown on Attachment 5 to the Report to Committee dated March 11, 2008 from the Director of Development; and*

(2) *That Bylaw No. 8322, for the rezoning of 10260 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.*

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6. **APPLICATION BY RAMAN KOONER FOR REZONING AT 11311 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-369284 - Report: March 11, 2008, File No.: 12-8060-20-8332) (REDMS No. 2335779, 2354189)

It was moved and seconded

That Bylaw No. 8332, for the rezoning of 11311 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.

The question on the motion was not called as discussion ensued and staff advised that the landscaping plans would not be available until later in the rezoning process. It was also noted that the site landscaping must comply with the Official Community Plan and the developer is retaining a large Sequoia tree.

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

7. **APPLICATION BY CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO 780 LANCASTER CRESCENT**

(ZT 07-397105 - Report: March 10, 2008, File No.: 12-8060-20-8337) (REDMS No. 2347455, 2353367)

It was moved and seconded

That Bylaw No. 8337, to amend Comprehensive Development District (CD/125) by revising the intent of the zoning district and provisions on use, minimum and maximum setbacks from property lines, maximum heights, and minimum lot size, be introduced and given first reading.

The question on the motion was not called as Mr. Jackson, advised that with the aid of Real Estate Services staff, several trees were retained.

Roland Hoegler, 6560 No. 4 Road, addressed the Committee and expressed the opinion that staff did not investigate all options for this site. Mr. Hoegler noted that the subject site should be considered for Agricultural Land Reserve (ALR) inclusion.

The Chair noted that the Sea Island Community Association has shown interest in using this site for urban agriculture.

In reply to a query, staff advised that senior and multi-family housing options were also considered.

The comment was made that, in future, both ALR inclusion and urban agriculture options be included as possibilities.

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

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8. 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) *Affordable Housing*

Joe Erceg, General Manager, Planning and Development, advised that staff had met with 50 developers / builders to discuss concerns regarding the strategy's requirements.

Mr. Jackson informed the Committee that the development community is aware that the City is seeking contributions from all residential developers and would like to create a mechanism for all developers to contribute. Mr. Jackson advised that members of the development community have been asked to record their specific concerns regarding the strategy and they will address the Committee at the next meeting.

The Committee directed staff to report back at the next Planning Committee meeting.

(6) *Commercial Vehicles*

In response to a query from the Committee regarding a recent letter from a commercial vehicle owner, and the lack of provision for parking the commercial vehicle overnight, staff advised that they would address the concerns outlined in the correspondence.

(7) *Social Housing*

Mr. Erceg advised that staff are exploring the possibility of entering into a Memorandum of Understanding with BC Housing, whereby the City would provide the land for affordable housing on a long term lease basis, and BC Housing would contribute their expertise, capital funding, and partners in order to advance social housing projects.

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The following referral was made:

It was moved and seconded

That staff develop and bring forward a Social Housing Policy / discussion paper.

The question on the motion was not called as discussion ensued between the Committee and staff, and the following was noted:

- there are two sites in particular that could be used for affordable / social housing;
- the Affordable Housing Strategy is open to everyone based on income thresholds;
- a Social Housing Policy would go beyond income as the sole criteria for eligibility, and it would target groups such as the homeless, and those with addiction and mental health problems;
- a Social Housing Policy should be integrated with the Affordable Housing Policy;
- the City's priorities may coincide with BC Housing's Social Housing Policy; and
- staff should seek input from the Richmond Community Services Advisory Committee.

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

(8) *Night Market*

Wayne Craig, Program Coordinator – Development, advised that staff have received an application for the Night Market and the application is currently under review. Mr. Craig noted that this is a new applicant, but the concept is similar to the previous Night Market held in Richmond. Mr. Craig noted that the application would come to Council and Public Hearing in due course and in accordance with the usual City process, despite what has been reported in the local media.

Discussion ensued and it was suggested that this item go before the General Purposes Committee, or that all members of Council be invited to the Planning Committee meeting when the application comes forward.

(9) *No. 5 Road / No. 6 Road at Steveston Highway*

The Chair requested that staff report back at the April 22, 2008 Planning Committee meeting under Manager's Report regarding: (i) No. 5 Road and Steveston Hwy; (ii) No. 6 Road and Steveston Hwy, in particular the overpass; and (iii) whether an area plan for that neighbourhood will be forthcoming.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:07 p.m.).

CARRIED

The open Planning Committee meeting reconvened (5:31 p.m.) with Councillors Steves, McNulty, Barnes, S. Halsey-Brandt, and Howard present.

As a result of matters considered in Closed session,

It was moved and seconded

That Item 7, the application by City of Richmond for a zoning text amendment to 780 Lancaster Crescent, be referred to staff for further consideration.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:32 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, April 8, 2008.

Councillor Harold Steves
Chair

Hanieh Floujeh
Committee Clerk