

## Planning Committee

Date: Tuesday, July 8, 2008  
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  
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, June 17, 2008, be adopted as circulated.*

**CARRIED**

It was agreed to add *Affordable Housing* and *Letter from Otto E. Langer* to the agenda under: **Item 5. MANAGER'S REPORT.**

### NEXT COMMITTEE MEETING DATE

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

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## PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING AT 10140 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(RZ 07-386470 - Report: June 19, 2008, File No.: 12-8060-20-8399) (REDMS No. 2462110, 1791415, 2462386)

Brian Jackson, Director of Development, introduced Cynthia Lussier, Planning Assistant, to Committee and remarked that she had returned to the Planning and Development department after a break of a few months.

In response to landscaping queries, Mr. Jackson advised that:

- staff reviews submitted landscape plans to ensure that landscaping fronting City streets does not feature uniformly planted streets creating the impression of a ‘wall’ of trees;
- to ensure that developers meet the City’s landscaping conditions, a security is paid by the developer to the City and held for one year.

It was moved and seconded

*That Bylaw No. 8399, for the rezoning of 10140 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**

4. **BAYVIEW STREET – PROPOSED ANGLE PARKING AND CORNER CUTS IN THE STEVESTON VILLAGE AREA**  
(Report: June 18, 2008, File No.: 10-6455-01/2008-Vol 01) (REDMS No. 2471260)

It was moved and seconded

- (1) *That the proposed angle parking concept on the north side of Bayview Street between No. 1 Road and 3<sup>rd</sup> Avenue be included in upcoming Steveston Village Parking Improvements public consultation and the outcome be reported back to Council for further consideration; and*
- (2) *That the Steveston Village area be excluded from the typical staff requirement of corner-cuts with the exception of 3900 Moncton Street, 3991 Moncton Street and 3960 Chatham Street, which will be addressed separately via development review process as described in the attached report.*

The motion was not called as discussion ensued with Victor Wei, Director, Transportation, regarding:

- the proposed angle parking concept on the north side of Bayview Street is in keeping with the many angle parking spaces already in use in Steveston;

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- during the public consultation process, business owners in the Bayview Street/No. 1 Road/3<sup>rd</sup> Avenue area will be asked to comment on any impact the proposed angle parking concept would have on their street frontage; staff would recommend the reduction or elimination of the proposed parking spaces if businesses are adversely affected;
- a recent land exchange, during which City land became Federal land, has resulted in no angle parking spaces on the north side of Bayview Street close to No. 1 Road;
- the consultation process will take place in conjunction with the Steveston Heritage Strategy consultation process earmarked for September, 2008;
- any angle parking on Bayview Street would not preclude a long term strategy for future tram tracks;
- no changes are planned or proposed for the existing parallel parking spaces on the south side of Bayview Avenue, nor are any changes to parking on the east side of No. 1 Road being considered;
- if angle parking is approved for the north side of Bayview Avenue, a redesign of the street would take place, including the relocation of the fire hydrant at the north/east corner, thus eliminating the current confusion of public parking on the north side.

Mr. Wei stated that staff would investigate the parking situation on the north side west of No. 1 Road before the public consultation process is undertaken, and that if any immediate action can be taken to eliminate parking confusion, staff could decide take action, such as painting the curb.

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

## 5. **MANAGER'S REPORT**

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

Terry Crowe, Manager, Policy Planning reported that staff has met with representatives of the Urban Development Institute (UDI) and that through clarification most of UDI's concerns with the proposed CCAP have been addressed. He advised that the CCAP will be on the July 21, 2008 Public Hearing agenda. Before the July 21, 2008 Public Hearing, staff will submit a memo to Council outlining proposed CCAP DP guideline and parking changes.

### *(2) Steveston Study*

Mr. Crowe advised that the workshop may take place during the week of July 21, 2008.

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**(3) *Official Community Plan (OCP)***

No report was given.

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

No report was given.

**(5) *Affordable Housing***

In response to a query Mr. Jackson advised that staff would review the Affordable Housing Strategy undertaken by Langford, B.C.

**(6) *Letter from Otto Langer***

In response to a query regarding correspondence from resident Otto E. Langer and his questions with regard development of lots in the area of Blundell Park, Mr. Jackson advised that staff is coordinating a comprehensive response and will communicate with Mr. Langer.

In response to the Chair's inquiry regarding the site at the corner of No. 1 Road and Steveston Highway, where formerly the Minato Village was located, Mr. Jackson advised that Planning staff would make inquiries as to the ownership of the site, whether the City could consider purchasing the site, and after a thorough investigation of such details, he would submit a memo to Council.

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (4:23 p.m).*

**CARRIED**

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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, July 8, 2008.

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Councillor Harold Steves  
Chair

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Sheila Johnston  
Committee Clerk