

Planning Committee

Date: Tuesday, February 2, 2010

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, January 19, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The next meeting of the Committee will be held on **Wednesday, March 3, 2010**, at 4:00 p.m. in the Anderson Room.

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 8406 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS – 9340 - 9400 CAMBIE ROAD**
(File Ref. No.: 06-2280-30-017) (REDMS No. 2797172)

In response to a query, John Foster, Acting Manager, Social Services, clarified that the original rezoning application by Oris Development (Cambie) Corp. had proposed 22 affordable units, and now 26 affordable units are proposed. The four extra units of affordable housing would result in no change in the total square footage previously committed for the affordable units.

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It was moved and seconded

That Bylaw No. 8406 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8406 is adopted, to enter into a Housing Agreement substantially in the form attached hereto in accordance with the requirements of s. 905 of the Local Government Act to secure the Affordable Housing Units required by Rezoning application 07-366342 and the associated Bylaw No. 8395.

CARRIED

2. **2009 ANNUAL REPORT AND 2010 WORK PROGRAM: RICHMOND INTERCULTURAL ADVISORY COMMITTEE**

(File Ref. No.:(REDMS No. 2804645)

A brief discussion ensued between Committee and Lesley Sherlock, Social Planner, regarding the budget for the Richmond Intercultural Advisory Committee (RIAC).

Ms. Sherlock advised that the current work program could be implemented with RIAC's current budget. She added that if the RIAC chose to host a forum in the future, it is unlikely such a forum would be held unless a sponsor was found.

In response to a further query regarding a breakdown of costs, Ms. Sherlock advised that in future work plan reports for the RIAC, more detail with regard to specific costs, and breakdowns, could be provided.

Parm Grewal, Lawrence Lim, and Nick Chopra, members of the RIAC, addressed Committee and provided information on the Newcomer's Guide initiative. A brief discussion took place regarding details involved in translation of the Guide, including the idea of sponsorship.

Staff were directed to ask the Mayor to send a thank you letter to both the Royal Bank of Canada and developer ASPAC for their sponsorship of the Chinese Edition of the Newcomer's Guide.

The Chair stressed the importance that a review of all budgets for all City Advisory Committees be undertaken, as was discussed by the Finance Committee during its February 1, 2010 meeting. He commended the RIAC on its work program, and thanked RIAC members for being in attendance to address Committee.

It was moved and seconded

That the "2009 Annual Report and 2010 Work Program: Richmond Intercultural Advisory Committee", as referenced in the staff report dated January 19, 2010 from the General Manager, Community Services, be approved.

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PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY BALBIR JAWANDA FOR REZONING AT 16780 RIVER ROAD – REQUEST TO CONSIDER REZONING APPLICATION PRIOR TO 12 MONTH RESUBMISSION INTERVAL**
(File Ref. No.: **RZ 09-503308**) (REDMS No. 2792423)

Staff responded to two queries and provided the following information:

- except for Mr. Viridi, representatives of the neighbouring properties have been largely silent with regard to how they would proceed; and
- the City's position is that the application should be processed without consideration of Provincial Court proceedings.

It was moved and seconded

That permission be granted to the rezoning application submitted for 16780 River Road (RZ 09-503308) to be processed and considered by Council prior to the minimum 12 month resubmission interval as required in Zoning Bylaw 8500 (Section 2.7).

CARRIED

4. **APPLICATION BY RALPH A. MAY (ON BEHALF OF OCEAN SPRAY OF CANADA) FOR REZONING AT LOTS 61 TO 70 SECTION 4 BLOCK 4 NORTH RANGE 4 WEST NWD PLAN 1593 (5700 DHILLON WAY) FROM GOLF COURSE (GC) TO AGRICULTURE (AG4)**
(File Ref. No.: 12-8060-20-8581, **RZ 09-493545**) (REDMS No. 2796258)

Discussion ensued between staff and Committee, and in response to queries the following information was provided:

- with regard to the creation of a sub-zone of the Agriculture Zone, this application presented a unique opportunity and a sub-zone was created to allow for cranberry processing facility under the agriculture zone, specific to this site alone; and
- trucks turning off Westminster Highway onto Dhillon Way would proceed to the end of Dhillon Way where further northward progress would be blocked by concrete barrier; and
- the upgrade to Westminster Highway is scheduled to be completed by the end of March, 2014.

Applicant Ralph May addressed Committee and introduced Massachusetts-based representatives of Ocean Spray, including Joseph Benevides, Manager, Project Engineering. On behalf of Ocean Spray, Mr. May thanked City staff for their diligent work on the project, and advised that the issues unique to the application were resolved.

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A brief discussion ensued between the applicant and Committee regarding storm water treatment.

At the invitation of Committee, Mr. Benevides provided background information on: (i) the site; (ii) details of processing cranberries; (iii) landscaping around the perimeter; and (iv) truck traffic on the site.

Committee expressed an interest in touring the site when construction of the processing plant is complete. Benevides gave his assurance that Ocean Spray would conduct such a tour.

It was moved and seconded

That Bylaw No. 8581, to create the Agriculture (AG4) zone and for the rezoning of Lots 61 to 70 Section 4 Block 4 North Range 4 West NWD Plan 1593 (5700 Dhillon Way) from “Golf Course (GC)” to “Agriculture (AG4)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY DENIS TURCO ARCHITECT INC. FOR REZONING AT 22331 WESTMINSTER HIGHWAY FROM AGRICULTURE (AG1) TO TOWN HOUSING (ZT61) – HAMILTON**
(File Ref. No.: 12-8060-20-8575, **RZ 07-361639**) (REDMS No. 2487695)

In response to a query regarding the removal of a tree from the site, Mr. Jackson explained that shortly after the applicant had applied for rezoning, as part of the negotiations involved, staff discussed trees on site. The applicant misunderstood the negotiations to mean he had approval to remove the tree, and after he mistakenly removed the tree did he realize that permission had not been granted.

Staff provided information regarding (i) the residential units to the west; (ii) the access to the subject site; and (iii) the reason for Area “A” and for Area “B”.

It was moved and seconded

That Bylaw No. 8575, to amend “Town Housing (ZT61) – Hamilton” and to rezone 22331 Westminster Highway from “Agriculture (AG1)” to “Town Housing (ZT61) – Hamilton”, be introduced and given first reading.

CARRIED

6. **APPLICATION BY AMRIT PAUL ATWAL FOR REZONING AT 9640 PATTERSON ROAD AND THE EASTERNMOST 1.0 M OF 9620 PATTERSON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8576, **RZ 09 –500596**) (REDMS No. 2797266)

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Mr. Jackson noted that the applicant had submitted extra funds to fast track the application and it was before the Committee in two months from the date of submission.

In response to a query regarding sub-division of the adjacent lot to the west, staff advised that sub-division would not be allowed under the current policy.

A brief discussion ensued with regard to the redevelopment nature of long, narrow lots.

It was moved and seconded

That Bylaw No. 8576, for the rezoning of 9640 Patterson Road and the easternmost 1.0 m of 9620 Patterson Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY CHRISTINE LEI FOR REZONING AT 9171/9191 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**

(File Ref. No.: 12-8060-20-8577, RZ 09-494705) (REDMS No. 2797486)

It was moved and seconded

That Bylaw No. 8577, for the rezoning of 9171/9191 No. 3 Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given first reading.

CARRIED

8. **MANAGER'S REPORT**

(1) *11251 Kingfisher Drive*

Mr. Jackson reported that staff had hosted a meeting for residents in the Kingfisher Drive neighbourhood to discuss the issue of Land Use Contracts, as it relates to the application of a building permit by the residents of 11251 Kingfisher Drive. Committee was advised that a staff report on Land Use Contracts would be presented at a March, 2010 Planning Committee meeting.

(2) *Draft Regional Growth Strategy (RGS)*

Terry Crowe, Manager, Policy Planning, advised that, as directed by Council, he and Planning Coordinator Holger Burke, along with Metro Vancouver (MV) staff, met with the owners and occupants of the Riverside Industrial Park last week to discuss MV's proposed Regional Growth Strategy "industrial" and "mixed employment" land use designations. A survey was distributed to participants, and upon receipt of the completed surveys on February 4, 2010, City and MV staff will analyze the survey results, and report back on the findings.

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(3) *Capstan CanadaLine Station*

Joe Erceg, General Manager, Planning and Development, advised that developers are speaking with staff regarding the development property in the West Cambie neighbourhood, and has expressed interest in exploring developing the transit station at the same time. They may approach members of Council to allow them to proceed without making contributions towards station construction. Staff do not support this idea.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 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, February 2, 2010.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk