



Planning Committee

Date: Tuesday, February 22, 2011
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes (arrived at 4:06 p.m.)
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Mayor Malcolm Brodie
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, February 8, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 8, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

It was agreed that Item 8. would be moved to the top of the agenda, and that Items 1. through 7. would be discussed at the conclusion of the Item 8. discussion.

PLANNING AND DEVELOPMENT DEPARTMENT

8. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1) TO LIGHT INDUSTRIAL (IL)**
(File Ref. No.: 12-8060-40-8648/8725, RZ 10-524476) (REDMS No. 3143080)

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Discussion ensued between Committee and staff members, Kevin Eng, Planner, Brian J. Jackson, Director of Development, Joe Erceg, General Manager, Planning and Development, and Victor Wei, Director of Transportation, regarding the applicant's proposal for a limited area light industrial building, in conjunction with commercial vehicle parking on the rear 2.5 acre portion of the site at 16540 River Road, and in particular on:

- the rationale used to arrive at the figure of 52 commercial vehicles to be allowed to park on the subject site, although the dimensions of the subject site can accommodate a maximum of 70 semi-trailer sized vehicle parking spaces;
- details related to River Road vehicle access, and exit routes for trucks, especially in relation to the Cambie Street overpass, as well as in light of the Highway 91 interchange;
- the City's Law Department's advice to the applicant regarding the discontinuance of the idea to have a cabinet manufacturing business at 16540 River Road;
- the regulations governing the allowance of truck storage and/or parking on land zoned "Agriculture (AG1), for 16540 River Road and other sites on River Road;
- a brief history of the subject site, and other sites in the 16,000 block of River Road, since they were taken out of the Agriculture Land Reserve (ALR) in 2000;
- the applicant's expanded woodworking facility could expand, and more employees added, if the application met with success;
- a demand for commercial vehicle parking areas in Richmond has been identified; and
- refrigerated trucks that transport produce will not idle through the night when they are parked at 16540 River Road.

In response to a query regarding the status of the applicant's earlier application to site a cabinet manufacturing business at 16540 River Road, staff provided advice that the Bylaw associated with that application had received third reading by Council, but that Council could deny the application before a fourth reading.

On behalf of the applicant, additional material was submitted (on file in the City Clerk's Office) that included a package of letters from residents and business owners who supported the application.

The applicant, Mr. Viridi, was accompanied by Alan De Genova who spoke on behalf of the applicant. He advised that:

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- he believed the residents who had signed a petition stating their opposition to the rezoning of agriculture properties located in the 16000 block of River Road had misunderstood the issue (the petition is on file in the City Clerk's Office and was presented at Public Hearing on October 18, 2010);
- public consultation initiatives had been undertaken by Mr. Viridi who had met with residents and business operators that are involved in commercial trucking and agricultural operations, and heard their need for a location to park their large vehicles;
- Mr. Viridi hosted an open house, on February 15, 2011, after having mailed notification to 86 properties contained between No. 6 Road to No. 9 Road and River Road to No. 9 Road, during which discussion of the project took place, and residents' questions answered by the applicant;
- one of Mr. Viridi's current operators stores his tractor trailers in Queensborough, creating greater traffic, an increased carbon footprint, and lost time for the drives;
- the proposed cabinet manufacturing business is currently at another site, and when moved to the subject site, will be designed to be eco-friendly, using water-based paints; and
- Freight Link Express, a company operating on Seamount Road in Richmond, is the sole proprietor of the tractor trailers proposed to park on the subject site. They would take up 30-35 of the proposed 52 spaces

Discussion ensued among Committee, Mr. Viridi, Mr. De Genova and staff, and in particular on:

- how the applicant analyzed the results of the open house he hosted;
- whether Freight Link transported local produce and produce from outside the area; and
- of the proposed parking spaces on the subject site, how many would be for farm vehicles and how many for other transport trucks.

The Chair invited members of the public to address Committee.

A.J. Rosenbergen, a resident of 23000 block of Westminster Highway, spoke in opposition to the application. He stated that 16540 River Road should maintain its current "Agriculture (AG1)" zoning, and that a change in that zoning would lead to the creation of a parking lot.

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Doris Lougheed, 19000 River Road, spoke in opposition to the application, and was of the opinion that no trucks of any kind should be parked at 16540 River Road. She commented that at the October 18, 2010 Public Hearing there was a thorough discussion of the application, during which Council had decided that as a condition of rezoning, the developer was required to meet a condition identifying that the only parking permitted on the site would be for: (i) employees, (ii) customers, and (iii) other trucks related to the cabinet manufacturing business.

Ms. Lougheed noted that the applicant was seeking the revenue that could be generated by truck activity, and that since taking position of the site in 2000, the applicant had undertaken no agricultural activity on the property.

Harold Lougheed, 19000 River Road, advised that he had operated a farm at that address for the past 17 years, and he spoke in opposition to the application, and requested that Bylaw 8648 not be abandoned.

He stated that: (i) River Road is undersized, has no shoulders, no sidewalks, no turn bays and no run-up lanes, and for these reasons it is inappropriate for commercial truck traffic; (ii) the ditch beside River Road is a riparian zone, home to a fish population; (iii) cyclists use River Road and are in danger from the trucks that use the same paved surface; (iv) a key issue is that at the subject site, River Road curves and there is no plan for a driveway; and (v) he was unclear whether City Bylaws staff, or RCMP, would manage complaints from residents regarding trucking activity.

Mr. Lougheed commented that since 2000, residents in the River Road/No. 7 Road area have proposed solutions, made observations and offered suggestions regarding the issue of truck traffic. He added that under Agricultural Land Reserve (ALR) regulations anyone operating a farm is allowed to store trucks on their property and that raises the question of why farm trucks need space to park at 16540 River Road

George Makoski, 18851 River Road, spoke in opposition to the application, and was opposed to any rezoning applications that would negatively impact the rural lifestyle of the ALR land in Richmond. He advised that he had attended the applicant's February 15, 2011 open house and that the applicant had provided generalities in his review of the outcome of the open house.

He noted ditches border River Road, and that cars, bicycles and pedestrians who use River Road are endangered by the trucks on that road. In conclusion he commented that if this application met with success, other similar applications would follow.

Mike Remington, a resident of 17000 block River Road, stated that he and his family purchased a home on River Road and desired that the neighbourhood stay the way it is. He spoke in opposition to the application.

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Mr. Remington commented that truck drivers on River Road demonstrate no regard for the rules of the road, or for safety, and that pylons that have been placed on the road have been ripped out of the ground after impacts with the trucks.

River Road is one shared by cyclists, and the presence of trucks makes the road a dangerous one.

Mr. Remington advised that he informed some of his neighbours of the opportunity to address the Planning Committee, and that four of his neighbours requested that he submit their letters to Committee. He noted that each correspondent registered their opposition to the application.

The correspondents were: Lauren May, 2431 No. 7 Road, Clinton May, 2431 No. 7 Road, Alicia May and Brian Stephenson, 5200 No. 8 Road, and Louise Fontaine, 3560 No. 7 Road. (Letters are on file in the City Clerk's Office)

Steve Easterbrook of 18360 and 17740 River Road, and a third address on River Road that he is developing into an agricultural property, spoke in opposition to the application. He mentioned that his family has been active in Richmond agricultural for five generations, and spoke about the need to preserve agriculture-related land in the City.

Mr. Easterbrook was of the opinion that: (i) farm families do not want truck parking activity in their neighbourhood; (ii) 'parked trucks' involves trucks being driven to the parking area, and away from the parking area; (iii) the applicant would not be servicing the agricultural industry; (iv) Freight Link Express transports agricultural products, but also transports non-agricultural products; and (v) of necessity, he must drive along River Road several times a day, and he has been driven off the road by semi-trailer trucks that, when turning, swing out across the median line.

He questioned: (i) the accuracy of the applicant's statements; and (ii) whether the City's Agricultural Advisory Committee had reviewed the application.

In response to a query Mr. Easterbrook stated that: (i) some City properties have had the organic matter removed and replaced with fill that contains no nutrients; and (ii) there is a lack of sewer services in the 16000 block of River Road.

In response to a query, staff advised that the Agricultural Advisory Committee did not review the application because since 2000 the site has not been within the Agricultural Land Reserve.

A brief discussion took place between Committee and staff regarding whether residents who witness driving infractions on 16000 block River Road should alert the City Bylaw department or the RCMP.

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

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It was moved and seconded

That:

- (1) Bylaw No. 8648 for 16540 River Road be abandoned;*
- (2) Bylaw No. 8725, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading provided that, except for local traffic, westbound trucks on River Road at No. 7 Road, be prohibited from turning left to travel southbound on No. 7 Road;*
- (3) the Public Hearing notification area be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/ No. 9 Road to the east; and*
- (4) enforcement matters related to trucks in the vicinity of 16540 River Road, on River Road or No. 7 Road, be referred to staff with a report back through the Community Safety Committee.*

The question on the motion was not called as further discussion ensued regarding:

- some trucks that travel along No. 7 Road are agriculture-related, while others are not;
- the route trucks take to access No. 7 Road, and surrounding roads, and the route trucks take to exit the area;
- the status of an application for 16780 River Road;
- the non-intrusive nature of a cabinet manufacturing business on the subject site; and
- how truck traffic will further impact the condition of River Road.

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

OPPOSED:
Councillors Linda Barnes
Greg Halsey-Brandt
Sue Halsey-Brandt
Harold Steves

A brief discussion ensued among Committee members, and in particular regarding: (i) details of truck traffic along the 16000 block of River Road; and (ii) the demand for truck parking areas.

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

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It was moved and seconded

That regarding matters related to River Road, east of No. 6 Road:

- (1) research the types of trucks, truck movements, and truck activity in the 16000 block of River Road;*
- (2) review the interim truck parking strategy before bringing any application, in the River Road, east of No. 6 Road area, to the Planning Committee;*
- (3) examine existing designations in the Official Community Plan in the 16000 block of River Road;*
- (4) examine what other areas of Richmond are appropriate and available for truck parking;*
- (5) investigate keeping non-farm vehicles in the East Richmond agricultural area, except on No. 6 Road and roads designated for truck traffic; and*
- (6) report back to the Planning Committee on activities at Vancouver Port Land, regarding trucks and containers parked in a stacked, or vertical, fashion on the site.*

CARRIED

(Mayor Brodie left the meeting at 5:37 p.m. and did not return.)

COMMUNITY SERVICES DEPARTMENT

1. **2010 ANNUAL REPORT AND 2011 WORK PROGRAM: RICHMOND INTERCULTURAL ADVISORY COMMITTEE**

(File Ref. No.: 01-0100-20-RIAD1-01) (REDMS No. 3086659v2)

Alan Hill, Cultural Diversity Coordinator, accompanied by David Purghart, Chair of the Richmond Intercultural Advisory Committee responded to queries and advised that:

- the youth 3D Theatre Group is currently active, and capturing their performances on videotape is an idea the Committee can explore;
- the Newcomers' Guide has: (i) secured one sponsor, and requires one more in order for the Committee to undertake further translations of the Guide; and (ii) is available on-line in English; and
- the Committee could discuss civic engagement, and voter turnout, issues.

The Chair thanked members of the Committee for their efforts.

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It was moved and seconded

That the Richmond Intercultural Advisory Committee 2011 Work Program be endorsed, as outlined in the staff report dated January 26, 2011 from the Deputy Chief Administrative Officer, entitled "2010 Annual Report and 2011 Work Program: Richmond Intercultural Advisory Committee".

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **RICHMOND HERITAGE COMMISSION 2010 ANNUAL REPORT AND 2011 WORK PLAN**

(File Ref. No.:) (REDMS No. 3142978)

Terry Brunette, Planner, Policy Planning, and Mr. Laurie Wozny, Chairperson, Richmond Heritage Commission, were available to respond to Committee queries.

A brief discussion ensued with regard to the Commission's newsletter, and especially its distribution and availability on-line.

The Commission's Council Liaison, Councillor Greg Halsey-Brandt, noted that the heritage Nurse's Residence in Steveston, as well as heritage trees the along River Road, near the River Green development, were just two of the projects with which the Commission is involved.

Committee commended the Heritage Commission on its report and work plan.

It was moved and seconded

That the Richmond Heritage Commission 2011 Work Plan be endorsed, as outlined in the staff report dated February 9, 2011 from the General Manager, Planning and Development, entitled "Richmond Heritage Commission 2010 Annual Report and 2011 Work Plan".

CARRIED

3. **2010 TREE PROTECTION BYLAW PROGRAM ACTIVITY UPDATE**

(File Ref. No.: 10-6550-01) (REDMS No. 3132361)

Gavin Woo, Manager, Plan Review, provided background information, and updated Committee on: (i) statistics pertinent to tree protection program activity and revenue in 2010; (ii) tree protection program policy initiatives; and (iii) efforts to provide better customer service to residents seeking advice regarding trees.

Discussion ensued among Committee, Mr. Woo and Gordon Jaggs, Tree Preservation Coordinator regarding:

- why some trees are retained while others are removed;

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- the calliper of replacement trees depends on the tree's ability to survive (i) transportation, and (ii) planting;
- the success of the enforcement resulting in fines; and
- the success of the education training programmes, and presentations to owners.

It was moved and seconded

That the staff report dated February 8, 2011 entitled "2010 Tree Protection Bylaw Program Activity Update" from the Acting Director of Building Approvals be received for information.

CARRIED

4. **APPLICATION BY BALBIR BIRING FOR REZONING AT 8520 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**

(File Ref. No.: 12-8060-20-8669, RZ 010537869) (REDMS No. 3048818)

It was moved and seconded

That Bylaw No. 8669, for the rezoning of 8520 Francis Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given First Reading.

CARRIED

5. **APPLICATION BY WESTMARK DEVELOPMENTS (WOODWARDS POINTE) LTD. FOR REZONING AT 9900 NO. 2 ROAD, 6011, 6031, 6051 AND 6071 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No.: 12-8060-20-8676, RZ 09-489238) (REDMS No. 3058671)

In response to queries Mr. Jackson advised that:

- tandem parking spaces in all of the townhouse units are generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan; and
- the preservation of 19 trees is one of the highest number of trees to be saved on a development site.

It was moved and seconded

That Bylaw No. 8676, for the rezoning of 9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given First Reading.

CARRIED

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6. **APPLICATION BY STEVE DHANDA FOR REZONING AT 11880 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**

(File Ref. No.: 12-8060-20-8671, RZ 10-538153) (REDMS No. 3049507)

A brief discussion took place with regard to the “hammer-head” configuration of the internal drive aisle, and advice was given that:

- the internal drive aisle width accommodates a radius generous enough for vehicles to turn on site;
- the drive aisle is completely contained within the perimeters of the subject site and does not jut out beyond the perimeter; and
- the paving material for the drive aisle is to be determined during the building permit stage.

It was moved and seconded

That Bylaw No. 8671, for the rezoning of 11880 Railway Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, be introduced and given First Reading.

CARRIED

7. **APPLICATION BY PAUL GOODWIN (GBL ARCHITECTS) FOR THE REZONING OF 9388 ODLIN ROAD (FORMERLY 9340, 9360 AND 9400 ODLIN ROAD) FROM “SINGLE DETACHED (RS1/F)” TO “LOW RISE APARTMENT (ZLR24) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE) TO PERMIT THE CONSTRUCTION OF A 245-UNIT APARTMENT COMPLEX OVER ONE LEVEL OF PARKING**

(File Ref. No.: 12-8060-20-8715/8716, RZ 09-453123) (REDMS No. 3145869)

Mr. Jackson advised that: (i) to gain a small density bonus the applicant has agreed to connect to the Alexandra District Energy Unit; and (ii) the applicant has increased the density without any visible modifications to the building’s exterior.

Mr. Jackson added that the small Official Community Plan amendment applies to: (i) a small site-specific rezoning application, and (ii) five applications that are in process.

A brief discussion ensued with regard to the floor area ratio of the proposed apartment units.

It was moved and seconded

That:

- (1) *OCP Amendment Bylaw No. 8715 to add “Section 8.4.5 - Alexandra District Energy Unit” to Section 8.4 of the West Cambie Area Plan (Schedule 2.11A) of Official Community Plan Bylaw No. 7100, be introduced and given First Reading;*

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- (2) *Bylaw No. 8715, having been considered in conjunction with:
the City's Financial Plan and Capital Program; and
the Metro 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) *Bylaw No. 8715, having been considered in accordance with OCP
Bylaw Preparation Consultation Policy 5043, is hereby deemed not to
require further consultation; and*
- (4) *Bylaw No. 8716, for a zoning text amendment to insert a new
subsection to the Permitted Density Section of the "Low Rise
Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"
zoning district and to rezone 9388 Odlin Road (formerly 9340, 9360
and 9400 Odlin Road) from "Single Detached (RS1/F)" to "Low Rise
Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)", be
introduced and given First Reading.*

CARRIED

9. MANAGER'S REPORT

No reports were given.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:09 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, February 22, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk