



Planning Committee

Date: Wednesday, March 3, 2010
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Absent: Councillor Linda Barnes
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 2, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The next meeting of the Committee will be held on **Tuesday, March 16, 2010**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY BAWA SINGH BAINS FOR REZONING AT 10240 GILMORE CRESCENT FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8584, RZ 09-498513) (REDMS No. 2820340)

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It was moved and seconded

That Bylaw No. 8584, for the rezoning of 10240 Gilmore Crescent from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY RAV BAINS FOR REZONING AT 9395 DIXON AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No.: 12-8060-20-8585, RZ 09-490643) (REDMS No. 2811502)

In response to a query, staff advised that the nature of the lots facing Dixon Avenue are consistent, in that each lot is long and narrow, and that single family residential dwellings fronting Dixon Road conform to the long and narrow nature of the lots.

It was moved and seconded

That Bylaw No. 8585, for the rezoning of 9395 Dixon Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY 664525 BC LTD. FOR REZONING AT 9131 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8586, RZ 09-497038) (REDMS No. 2797894)

A brief discussion took place with regard to vehicle access, and staff advised that: (i) access to residential dwellings is from Maple Road, not No. 2 Road; and (ii) driveways must be 12 metres from the curb of No. 2 Road.

It was moved and seconded

That Bylaw No. 8586, for the rezoning of 9131 No. 2 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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4. **HOUSEKEEPING AMENDMENTS TO ZONING BYLAW 8500**

(File Ref. No.: 12-8060-20-8500/8582) (REDMS No. 2817602)

A brief discussion took place between Committee and staff regarding: (i) a new definition entitled “commercial vehicle parking and storage”; (ii) amending the existing definition for “entertainment, spectator”; and (iii) the allowable extent of cantilevered roofs, eaves and gutters.

With regard to commercial vehicle parking, the Chair commented that there is a large trucking industry in the City, and that truckers have difficulty in parking their trucks, especially when there are different zones along the same major artery, such as No. 4 Road.

The Chair requested that staff examine the issue of where truckers park their trucks in the City, and added that he desired to have information on the subject come forward at a future Planning Committee meeting.

A discussion ensued with regard to the Proposed Housekeeping Amendment at Section 12.3.2 “health service, minor” of the Richmond Zoning Bylaw No. 8500.

Committee questioned the permitted use of medical and dental offices in the City’s Industrial Business Park (IB1) zone, and especially the issue of easier access to this type of service in the City Centre, not in outlying industrial business parks.

Staff advised that:

- inadvertently when Richmond Zoning Bylaw 8500 was adopted it did not permit medical and dental offices in IB1 zone, whereas Richmond Zoning & Development Bylaw No. 5300 did;
- the Official Community Plan review process being undertaken by the City, as well as the Regional Growth Strategy draft process being undertaken by Metro Vancouver, is examining the issue of offices in industrial parks; and
- any business owner currently holding a business license that permits the operation of a medical or dental office in an IB1 zone, would be allowed by the City to renew their business license.

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

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8582, excluding:

section 12.3.2 “health service, minor”

be introduced and given first reading.

CARRIED

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The following motion was introduced after a question was raised regarding action that could be taken on section 12.3.2 since it had been excluded from Amendment Bylaw 8582:

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8582, including:

section 12.3.2 "health service, minor"

be introduced and given first reading.

DEFEATED

OPPOSED: Councillors Greg Halsey-Brandt

McNulty

Steves

As a result of further discussion regarding section 12.3.2, excluded from Amendment Bylaw 8582, the following **referral** motion was introduced:

It was moved and seconded

That section 12.3.2 "health service, minor" of Richmond Zoning Bylaw 8500, Amendment Bylaw 8582, be referred to staff, and that staff examine permitting this type of office in context of the policy planning studies being undertaken to:

- (1) provide information on the number of offices that fall under the definition of "health service, minor";***
- (2) distinguish how many of these offices are (a) owned, and how many are (b) rented; and***

report back to the Planning Committee.

The question on the motion was not called as further discussion took place with regard to how staff could effectively notify and communicate information regarding section 12.3.2 of Bylaw 8582 with current business licence holders who operate medical or dental offices in City industrial business parks.

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

COMMUNITY SERVICES DEPARTMENT

5. HOUSING AGREEMENT BYLAW NO. 8589 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS - 8160 PARK ROAD

(File Ref. No.: 12-8060-20-8589, 06-2280-30-019) (REDMS No. 2820331, 2821586v2, 2756348v3)

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Staff established for Committee that the location of the proposed development is at the corner of Park Road and Buswell Street, in the City Centre.

It was moved and seconded

That Bylaw No. 8589 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8589 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 905 of the Local Government Act to secure the Affordable Housing Units required by Development Permit Application No. 07-402052 and the associated Bylaw No. 8589.

CARRIED

6. MANAGER'S REPORT

(1) Social Planning Strategy (SPS)

John Foster, Acting Manager, Social Services, advised that the social planning survey, that forms a part of the Social Planning Strategy, has been drafted and that: (i) hardcopies would be available in March, 2010; and (ii) the survey would be published on the City's web site during March., 2010.

(2) Lulu Island Winery

Committee requested that at the March 16, 2010 meeting of the Planning Committee, staff provide a verbal update on the outcome of China House activities at Lulu Island Winery during the 2010 Winter Olympics.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 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 Wednesday, March 3, 2010.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk