

## Planning Committee

Date: Tuesday, April 7, 2009

Place: Anderson Room  
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt

Absent: Councillor Harold Steves

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 17, 2009, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **April 21, 2009**, at 4:00 p.m. in the Anderson Room.
3. **PROPOSAL BY THE CITY OF RICHMOND TO AMEND SCHEDULE 2.10 TO THE OFFICIAL COMMUNITY PLAN (CITY CENTRE AREA PLAN) AT 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, AND 2991 NO. 3 ROAD FROM “PARK” TO “URBAN CENTRE T5 (45 M)” AND 2680, 2700, 2720, 2760, 2780, 2800, AND 2900 SMITH STREET FROM “URBAN CENTRE T5 (35 M)” AND “URBAN CENTRE T5 (25 M)” TO “PARK”**

(Report: March 12, 2009, File No.: 12-8060-20-8479, xr: 12-8060-20-7100/8024/8383, 08-4045-20-10) (REDMS No. 2585627, 2582985)

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Dave Semple, Director of Parks and Public Works Operations, addressed Committee and stated that if the designated park area on No. 3 Road was relocated adjacent to a large City-owned lot fronting Great Canadian Way that is already designated park under the City Centre Area Plan (CCAP), the City's park and commercial development goals and objectives would be better met and served.

In response to a query from the Chair, Terry Crowe, Manager, Policy Planning, advised that the type of development on No. 3 Road, along the CanadaLine guideway, would be of mixed use, similar to mixed use development along No. 3 Road, further south of Great Canadian Way.

It was moved and seconded

**(1) That Official Community Plan Amendment Bylaw No. 8479, to:**

**(a) in Schedule 1 of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8381, in Attachment 1 (Generalized Land Use Map):**

**(i) redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Public and Open Space Use" to "Commercial";**

**(ii) redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Commercial" to "Public and Open Space Use";**

**(iii) designate Smith Street between Charles Street and Beckwith Road as "Commercial"; and**

**(iv) designate Smith Street between Beckwith Road and Bridgeport Road as "Public and Open Space Use";**

**(b) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Generalized Land Use Map (2031):**

**(i) redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Park" to "Urban Centre T5";**

**(ii) redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Urban Centre T5" to "Park";**

**(iii) designate Smith Street between Charles Street and Beckwith Road as "Urban Centre T5"; and**

**(iv) designate Smith Street between Beckwith Road and Bridgeport Road as "Park";**

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- (c) *in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Specific Land Use Map: Bridgeport Village (2031):*
- (i) *redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from “Park” to “Urban Centre T5 (45 m)”;*
  - (ii) *redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from “Urban Centre T5 (35 m)” and “Urban Centre T5 (25 m)” to “Park”;*
  - (iii) *designate Smith Street between Charles Street and Beckwith Road as “Urban Centre T5 (25 m)”;*
  - (iv) *designate Smith Street between Beckwith Road and Bridgeport Road as “Park”; and*
  - (v) *in the block bounded by No. 3 Road, Bridgeport Road, West Road, and River Road:*
    - *designate the existing lane north of 8520 River Road as “Urban Centre T5 (45 m)”;*
    - *designate along the common property line of 8520 and 8540 River Road “Proposed Streets”; and*
    - *relocate the “Pedestrian Linkages” currently aligned with the common property line of 8500 and 8520 River Road to the common property line of 8520 and 8540 River Road;*
- (d) *throughout Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, make various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended;*

*be introduced and given first reading.*

2. *That Bylaw No. 8479, having been considered in conjunction with:*
- *the City’s Financial Plan and Capital Program; and*
  - *the Greater 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.*

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3. *That Bylaw No. 8479, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment and response on or before the Public Hearing on OCP Amendment Bylaw No. 8479.*
4. *That, in accordance with OCP Bylaw Preparation Consultation Policy 5043, City staff consult with affected property owners and tenants and report back to Council on or before the Public Hearing on OCP Amendment Bylaw No. 8479.*
5. *That amendments to Development Cost Charge Bylaw No. 8024, consistent with the proposed amendments to Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, be brought forward for the consideration of Council under a separate cover.*
6. *That Official Community Plan Amendment Bylaw No. 8479 be referred to the next available Public Hearing:*
  - (a) *for which all advertising and notification requirements can be fulfilled; and*
  - (b) *to be held following the adoption of OCP Amendment Bylaw 8383.*

**CARRIED**

4. **APPLICATION BY SONUS DEVELOPMENTS FERNDAL FOR REZONING AT 9560 AND 9620 WESTMINSTER HIGHWAY AND 9571 FERNDAL ROAD FROM "SINGLE FAMILY HOUSING DISTRICT (R1/F)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/145)"**

(RZ 07-372179 - Report: March 27, 2009, File No.: 12-8060-20-8482) (REDMS No. 2588754, 2443152, 2589063)

It was moved and seconded

*That Bylaw No. 8482, for the rezoning of 9620, 9560 Westminster Highway and 9571 Ferndale Road from "Single-Family Housing District (R1/F)" to "Comprehensive Development District (CD/145)", be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY PALMER YACHTS LTD. FOR REZONING AT 23740 DYKE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/204)**

(RZ 08-414589 - Report: March 27, 2009, File No.: 12-8060-20-8486) (REDMS No. 2542409, 2578270, 2253795)

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Brian J. Jackson, Director of Development, reported that the application represents the first time residential units have been proposed outside the dyke. Staff and the applicant worked together to gain the cooperation and approval of Fraser River Estuary Management Program (FREMP) and Port Metro Vancouver. Mr. Jackson commended the applicant who provided all information requested of him by the City

Mr. Jackson stated that the project includes the development of: (i) 9 single-family residential units, (ii) a private marina, (iii) parking, and (iv) a lot transferred to the City for a future public park.

In addition, fronting the most western residential units will be a foreshore walkway, designed in accordance with the Environmentally Sensitive Area on the Dyke Road property, which will provide public access to the future park.

Discussion then took place between Committee members and staff on the proposed strategy, and in particular on:

- how boat owners and users will access the boat slips which have access only through the park;
- the presence of a lay-by in front of the park for boaters to use when they are provisioning their boats;
- a minimum 3.5 metre Flood Construction Elevation requirement for all buildings on the site, including: (i) the residential units' main living space and (ii) the garage floors, to ensure safety from tide activity;
- the need for a covenant that would protect the City from legal action should any future flooding take place outside the City's dyke system;
- means to maintain servicing of the proposed structures in order to: (i) meet the City's engineering standards and (ii) maintain safe servicing;
- whether future developments in the area would allow for the public pathway to proceed further west;
- the sanitary provision on site will be a sealed system, with sanitary linkage running under Dyke Road to a City-owned lot, before it reconnects with the subject site;
- the necessity for a sanitary agreement for the subject site as well as another agreement for properties to the west of the site; and
- The narrow lots to the west of the subject site limit future development in the area.

The Chair commented that marina moorage locations in the City are limited, and welcomed the proposed addition of boat slips as described in the application from Palmer Yachts Ltd.

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It was moved and seconded

*That:*

- (1) *Bylaw No. 8486, to create “Comprehensive Development District (CD/204) and for the rezoning of 23740 Dyke Road from “Light Industrial District (I2)” to “Comprehensive Development District (CD/204)” and “School & Public Use District (SPU)”, be introduced and given first reading, and;*
- (2) *Staff be directed to take the required steps to redesignate FREMP Management Unit II-23.1 under the FREMP-Richmond Area Designation Agreement from “Ic” to “Iwc”.*

**CARRIED**

## 6. **DEVELOPMENT APPLICATIONS APPROVAL PROCESS REVIEW**

(Report: March 23, 2009, File No.: 08-4430-00) (REDMS No. 2579842, 2590195)

Wayne Craig, Program Coordinator-Development, advised that staff is exploring initiatives and strategies in order to streamline and improve the development approval process.

Mr. Jackson stated that the current financial environment surrounding development projects has prompted Richmond to examine its development approval processes, and that City staff is exploring best practices undertaken by other municipalities.

In response to queries, staff advised that:

- staff is not proposing to change any policies, but in order to respond to concerns from the development community, timelines for payments and completion of agreements can be adjusted, and flexibility can be offered;
- staff is working with developers, and representatives of the Urban Development Institute, and all parties are committed to working collaboratively to identify mutually agreeable enhancements to the approval process;
- developers are having difficulty funding projects in the current economic climate; and
- staff is working with: (i) large development firms, (ii) smaller developers, (iii) with the Greater Vancouver Homebuilders Association, in order to better respond to challenges that development firms, either large or small, local or otherwise, experience in the marketplace.

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It was moved and seconded

*That the staff report dated March 23, 2009 from the Director of Development and Director of Engineering, entitled "Development Applications Approval Process Review" be received for information.*

**CARRIED**

7. **REVIEW OF THE CITY'S REZONING AND/OR DEVELOPMENT PERMIT PROCESS AS IT RELATES TO THE RETENTION AND REPLACEMENT OF TREES**

(Report: March 23, 2009, File No.: 08-4040-05-01) (REDMS No. 2581515)

A brief discussion took place among Gordon Jaggs, Tree Preservation Coordinator, Gavin Woo, Acting Director, Building Approvals, Mr. Jackson and Committee members on the recommendation that tree removal on development sites occur after a Rezoning Bylaw is granted third reading, and in particular on:

- if a resident expresses concern with regard to tree removal, staff can communicate the tree retention and replacement policy;
- the effectiveness of a team, comprising engineering, planning and parks staff members, working collectively on City tree initiatives;
- the scrutiny each rezoning application undergoes by the Director of Development, who ensures that everything possible is done to retain trees;
- review of the City's Public Hearing notification process with regard to communicating with the public regarding tree removal/retention issues;
- residents receive notification of meetings of the Development Permit Panel and can attend panel meetings to learn of design elements and tree removal/retention;
- Staff is currently updating the City's list of suggested trees appropriate for planting;
- key elements of the program are: (i) educating developers, and (ii) communicating with the general public; and
- the nature of pre-load on sites, including: (i) the time span of the pre-load period, (ii) one pre-load period is sufficient for a site undergoing development, and (iii) a geotechnical report determines all aspects of pre-load activity on a site.

Joe Erceg, General Manager, Planning and Development, stated that the City does not regulate the pre-load component of site preparation.

It was moved and seconded

*That:*

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- (1) *the staff report dated March 23, 2009 from the director of Building Approvals entitled “Review of the City’s Rezoning and/or Development Permit Process As It Relates To The Retention and Replacement Of Trees” be received for information; and*
- (2) *the permitting of tree removal to occur on development sites after a Rezoning Bylaw is granted third reading be endorsed, subject to the criteria defined in this report, to accommodate site pre-loading and/or ground improvement work.*

**CARRIED**

## 8. MANAGER’S REPORT

- (1) *Steveston Study*  
No report was given.
- (2) *Official Community Plan (OCP)*  
No report was given.
- (3) *Regional Growth Strategy*  
No report was given.
- (4) *Social Planning Strategy*  
Mr. Crowe reported that staff is preparing information for a social planning workshop.
- (5) *TransLink Purchase and Development of Land Currently Owned by Tree Island Industries in Hamilton*  
Mr. Jackson reported that TransLink has a conditional offer to purchase two parcels of land in the Hamilton neighbourhood of East Richmond for proposed use as a Bus Operations and Maintenance Facility.  
Mr. Jackson stated that the proposed use would bring an additional 90 permanent jobs to Richmond. He added that the three major issues involved in exploring TransLinks conditional offer are:
  - (i) the presence of buses travelling through the Hamilton area;
  - (ii) An appropriate sanitary system to service the proposed development; and
  - (iii) at a March, 2009 meeting, arranged by TransLink, senior City staff suggested that the City could work with TransLink to develop a daycare facility that would provide for both Hamilton residents and TransLink employees.

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A brief discussion ensued and it was generally agreed that proposed TransLink use was seen as positive and that the addition of a daycare in the Hamilton area, in cooperation with TransLink, was an idea that should be pursued.

(6) ***Naming Policies for Roads, Parks, Buildings and Schools***

(Memo: March 23, 2009, File No. 10-6360-00, xr: 06-2000-00, REDMS No. 2585739, 113116, 113050)

The Chair advised that the memo, dated March 23, 2009, from the Director of Development addressing the City's naming policies, addressed a request for information on the subject, made at Committee on February 3, 2009.

The Chair stated that: (i) all City policies are available for reference on REDMS and in hard copy in a binder in the office of the Executive Assistant to the Mayor and (ii) staff should not be requested to write and submit reports on "what our policy is" on policies that can be so easily accessed.

(7) ***Derelict Buildings***

A comment was made regarding derelict buildings in the City. Mr. Erceg remarked that when Community Bylaws are made aware of the existence and condition of a derelict building, action is taken and notice is given to the owner.

The Chair added that anyone who is concerned about the existence of a derelict building can, and should, call Community Bylaws in order for the situation to be resolved.

## ADJOURNMENT

It was moved and seconded  
***That the meeting adjourn (4:54 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 7, 2009.

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Councillor Evelina Halsey-Brandt  
Chair

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Sheila Johnston  
Committee Clerk

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