



Planning Committee

Date: Tuesday, June 22, 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
Mayor Malcolm Brodie

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

MINUTES

Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 8, 2010.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 6, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY JOHN FALCUS FOR REZONING AT 3111 SPRINGSIDE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS3/E)**
(File Ref. No.: 12-8060-20-8621 **RZ 10-511408**) (REDMS No. 2902086)

Brian J. Jackson, Director of Development, advised that this application, for permission to rezone a property for a Bed and Breakfast, is the second of only two applications of its kind received by the City.

Planning Committee

Tuesday, June 22, 2010

Mr. Jackson explained that since the report was submitted to the Planning Committee, Springside Place neighbours of the applicant have sought additional comment, and the result is almost unanimous in terms of opposition to the application.

Mr. Jackson provided Committee with background information, and in particular on the parking and traffic issues outlined in the staff report.

In response to the Chair's request for clarification, Mr. Jackson confirmed that the applicant has been operating his Bed and Breakfast business in accordance with the zoning bylaw, as far as the City is aware.

Discussion ensued between Committee and Mr. Jackson and in particular on: (i) a secondary suite is not present at 3111 Springside Place; (ii) screening measures along property lines; (iii) the RCMP has no noise complaints on file, one call regarding conflict, and four calls regarding theft in the neighbourhood; and (iv) a Bed and Breakfast business is regulated by the number of guests, not the number of rooms.

The Chair invited applicant John Falcus to address Committee. Mr. Falcus advised that: (i) he has run the Seabreeze Bed and Breakfast for five years, and that he enjoys sharing his home with guests; (ii) he understands and respects the issues his neighbours have raised and is willing to cooperate with mitigation measures in order to ensure that peace, security and other neighbourly values are maintained; and (iii) many of the 78 letters of support for his application are from guests who have stayed at his bed and breakfast and that two of the support letters are from residents of the neighbourhood.

Discussion ensued between the applicant and Committee and in particular on:

- the nature of the bed and breakfast business does not allow parties at his home, although Mr. Falcus has hosted a couple of weddings, and those events may have led to complaints regarding an excessive number of cars on the street at one time, among other complaints;
- a neighbourhood meeting has been considered by Mr. Falcus, and is a good idea;
- guests check into the bed and breakfast after their flights arrive at Vancouver International Airport, but Mr. Falcus tries to keep check in to the hours between 4 pm and 6 pm; and
- if the rezoning application is successful and three additional parking spaces are added to his property, Mr. Falcus believes that will eliminate issues arising from street parking.

The Chair invited members of the public to address Committee.

Planning Committee

Tuesday, June 22, 2010

Gloria Gausboel, 3131 Springside Place, spoke in opposition to the application. She would not have purchased a home on the cul-de-sac had she been aware of the presence of a bed and breakfast establishment. She noted the erratic traffic pattern on what should be a quiet cul-de-sac, and remarked that she had first complained to the City about Mr. Falcus' business practices in 2006.

Rose Elvan, 3120 Springside Place, spoke in opposition to the application. After moving into her home on the cul-de-sac in 2008 she was shocked to learn that one of the neighbouring houses was a bed and breakfast business. She stated concerns with the amount of traffic endangering playing children, the noise and disruption on the street, transient people, and recent break-ins and theft from vehicles. Ms. Elvan stated that the bed and breakfast business was a good thing for Mr. Falcus, but it was at the expense of the neighbours.

Sherry Lazaruk, 3180 Springside Place, spoke in opposition to the application. She had been a resident of the cul-de-sac since 1983 and her children had safely played street hockey, and ridden their bicycles on the quiet street. She noted that the first time she contacted the City to complain about the increase in traffic and the decrease in safety was in 2006. Mrs. Lazaruk questioned how a bed and breakfast business is monitored and its activities controlled, and she concluded by advising that, of the 12 houses on Springside Place, 9 households had written in opposition to Mr. Falcus' application.

Brad Robin, 3171 Springside Place, spoke in opposition to the application. He stated that in the sixteen months he has lived on the cul-de-sac he has never met the applicant. He questioned why there was commercial activity on a residential street. Mr. Robin noted that the peace and quiet of the street was disrupted and that several weeks ago a speeding car had almost struck his dog.

Walt Lazaruk, 3180 Springside Place, spoke in opposition to the application. He related experiences, such as parties at Mr. Falcus' address, cars parked three deep in the centre of the cul-de-sac, and the RCMP having been called out to the bed and breakfast address on many occasions. Mr. Lazaruk stated that the presence of a bed and breakfast establishment destroys the atmosphere of a neighbourhood, and suggested that a better location than a cul-de-sac is at the corner of a busy through street.

Mathieu Pilon, 3140 Springside Place, spoke in opposition to the application. He purchased his home in 1998 when the cul-de-sac was a quiet residential street, but he has seen an increase in traffic, including the arrival and departure of taxis, since the bed and breakfast business was established. He was concerned about the decrease in the sense of safety as well as an increase in noise. Mr. Pilon remarked that Richmond has many accommodation rooms in its hotel inventory, and added that Mr. Falcus' situation might benefit him, but at the detriment of the neighbours.

Planning Committee
Tuesday, June 22, 2010

Amy Robin, 3171 Springside Place, spoke in opposition to the application. She advised that safety was the key issue. She wondered how Mr. Falcus would address the issues raised by the neighbours and added that no trust existed between the neighbours who expressed opposition and Mr. Falcus.

John Gausboel, 3131 Springside Place, spoke in opposition to the application. He stated that he has complained of the bed and breakfast business to Community Bylaws, and that he was disappointed with the lack of response to a petition signed by those opposed to the application. Mr. Gausboel stated that of Mr. Falcus' five bedrooms, two bedroom units are for the bed and breakfast use with a maximum of two guests per unit, and he believes that Mr. Falcus accommodates an excess of the 4 maximum guests allowed.

The Chair invited the applicant to respond to issues raised by the eight delegates.

Mr. Falcus advised that what he heard from the delegates is not different from the opposition correspondence he has read in the staff report, and that he is willing to do the necessary relationship building required. He stated that his business is a quiet one, as that is the nature of a bed and breakfast establishment, and that issues would be mitigated by such solutions as screening elements and the addition of parking spaces on his lot.

In response to Committee queries Mr. Falcus advised that: (i) he is requesting that three bedroom units are allowed, to accommodate a maximum of six guests; and (ii) he is unwilling to embark on a conversation with the cul-de-sac residents.

Discussion ensued among Committee regarding the responsibility of Mr. Falcus to be a good host and a good neighbour.

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

It was moved and seconded

That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be denied.

The question on the motion was not called as further discussion ensued. A comment was made that spot rezoning was a privilege, not a right, and that if Mr. Falcus' application was denied, he could reapply in a year.

In response to clarification sought by the Chair, Mr. Jackson advised that the applicant can continue to run a bed and breakfast establishment at 3111 Springside Place with a maximum of two bed and breakfast guests, as per the City's set of specific use regulations that pertain to bed and breakfast use included in the current zoning bylaw.

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

Planning Committee

Tuesday, June 22, 2010

2. **APPLICATION BY QUADRA COAST CARRIERS FOR REZONING AT 16780 RIVER ROAD FROM AGRICULTURE (AG1) TO A PROPOSED NEW INDUSTRIAL STORAGE (IS1) SUB-ZONE**

(File Ref. No.: 12-8060-20-8634/8635 RZ 09-503308) (REDMS No. 2912879)

In response to a query Mr. Jackson advised that the application is strictly for the storage of vehicles and equipment, and no repairs to vehicles will be done on site.

The Chair invited members of the public to address Committee.

Harold Lougheed, 19000 River Road spoke in opposition to the application. He stated that truck servicing does not belong in Richmond's agriculture lands, and that River Road area residents understood that any business at 16780 would be agriculture-related.

Mr. Lougheed noted that River Road is not wide enough to accommodate large commercial vehicles and he has often witnessed these types of vehicles wander across the centre line of the road, and that this situation is dangerous to other drivers, as well as to cyclists. He mentioned that intersections between roads and driveways should be as close to ninety degrees as possible, but that the applicant's traffic consultant advised angling driveways.

Discussion ensued between Committee and staff, and in particular on:

- 16000-block lots were taken out of the Agriculture Land Reserve in 2002; agriculture activity takes place in the 17000-block of River Road;
- trucks exiting the site would only be permitted to turn left, or west, and would not be allowed to turn east;
- buildings on the subject site are not equipped for truck washing, nor is water pressure on site conducive to truck washing activity;
- City Bylaws staff regularly visits the 16000-block of River Road;
- each Lower Mainland municipality seeks solutions to the issue of truck storage sites; and
- the creation of a new industrial standard road that would run parallel to, and south of, River Road and provide the main vehicle access to these properties is planned.

Steve Easterbrook, 18360 and 17740 River Road, addressed Committee and advised that both his home and his organic egg farm are located on River Road.

Mr. Easterbrook reiterated many of Mr. Lougheed's concerns, with regard to: (i) River Road is not engineered to bear the weight of trucks; (ii) trucks are too wide for the road; and (iii) trucks are a safety hazard to family vehicles and cyclists. He added that fuel and diesel runoff would result if the application meets with success.

Planning Committee

Tuesday, June 22, 2010

Mr. Easterbook stated that the application is not for storage, but is a high velocity truck terminal. The trucks affiliated with the subject site do not do business in Richmond, but are from Vancouver and Surrey. He noted that the application is incongruent with the City's Official Community Plan (OCP), and that while investment has gone into beautifying the City Centre, the application is a violation of the beauty of the River Road area.

Discussion ensued between Committee and staff and in particular on:

- the application is consistent with the business and industry components of the OCP;
- landscaping and screening provisions are proposed along the River Road frontage of the site, and the existing surface treatment of the areas utilized for truck storage and parking is gravel;
- staff will work with any 16000-block River Road applicants to see the necessary backland dedication for the proposed new industrial standard road that would run parallel to, and south of, River Road.

George Makowski, 18851 River Road addressed Committee and stated his concerns regarding: (i) safety in the River Road area; (ii) damage done to the road as a result of truck traffic; and (iii) excessive speed of trucks that rarely adhere to the posted 30 kilometres per hour limit.

Mr. Makowski expressed concern regarding the Ministry of Environment having agreed to a release of the rezoning, as well as a concern regarding the maximum floor area ratio of buildings on the subject site.

Mr. Makowski stated surprise that the application was given permission to be processed and considered by Council before the required minimum 12-month resubmission interval. Mr. Makowski drew Committee's attention to Quadra Coast Carriers' guilty plea in court, earlier in the year, as a result of bylaw offences.

Discussion ensued between Committee and staff, and the following advice was given:

- the applicant's past bylaw infractions related to illegally parked vehicles, and bylaws staff has confirmed that the illegally parked trucks have now been moved off the subject site; and
- the applicant hired an environmental consultant to undertake a review of soils and materials, and on the basis of the consultant's report, the Ministry of Environment agreed to a release of the rezoning.

Staff was directed to provide a copy of that report to members of Council.

Planning Committee

Tuesday, June 22, 2010

Magda Laljee, Supervisor, Community Bylaws, addressed Committee and advised that Bylaws staff respond to issues related to commercial vehicles on a complaints basis only. She added that the disposition in relation to this applicant and 16780 River Road, requires that no trucks are allowed on the property for one year, under the current zoning, but that if the application for rezoning is successful, that provision has no bearing.

Balbir Jawanda, applicant, responded to queries from the Committee and advised that:

- gravel is the surface treatment for the areas utilized for truck storage and parking;
- the trucks using his site haul local produce from area hot house operations;
- trucks using his site will travel west, not east, on River Road;
- refrigerated truck units run only when cooling is needed, and have a self-shut-off mechanism; and
- attractive landscaping elements are planted along the north, or River Road, property line of the subject site.

Mr. Jackson advised that trucks related to agriculture are allowed to park on agricultural land, and the applicant proposes mostly agriculture-related trucks on the subject site.

It was moved and seconded

That:

- (1) ***Bylaw No. 8634 to create the Industrial Storage (IS1) sub-zone, be introduced and given first reading; and***
- (2) ***Bylaw No. 8635 for the rezoning of 16780 River Road from "Agriculture (AG1)" to "Industrial Storage (IS1)", be introduced and given first reading.***

The question on the motion was not called as further discussion ensued. A comment was made that the success of this application did not predict the success of other applications for 16000-block River Road sites.

Staff was directed to inform Council of the timelines regarding the rezoning applications for other 16000-block River Road sites.

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

Planning Committee

Tuesday, June 22, 2010

3. **APPLICATION BY SHERMAN PENG FOR REZONING AT 8120 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No.: 12-8060-20-8622, RZ 10-515821) (REDMS No. 2908306)

It was moved and seconded

That Bylaw No. 8622, for the rezoning of 8120 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY NINDS DULAY FOR REZONING AT 3640/3660 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8623, RZ 10-522209) (REDMS No. 2909012)

It was moved and seconded

That Bylaw No. 8623, for the rezoning of 3640/3660 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY CHRIS STYLIANOU AND MICHAEL STYLIANOU FOR REZONING AT 9451 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**

(File Ref. No.: 12-8060-20-8624/8625, RZ 10-510756) (REDMS No. 2901156)

It was moved and seconded

(1) *That Bylaw No. 8624, to amend Section 8.3.4.2 of Richmond Zoning Bylaw 8500 to clarify the permitted density under the Coach House (RCH) zone, be introduced and given first reading; and*

(2) *That Bylaw No. 8625, for the rezoning of 9451 No. 1 Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 12120 WOODHEAD ROAD FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8627, RZ 08-437228) (REDMS No. 2910682)

It was moved and seconded

That Bylaw No. 8627, for the rezoning of 12120 Woodhead Road from "Single Detached (RS1/F)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

Planning Committee

Tuesday, June 22, 2010

7. **APPLICATION BY PETER CHAN FOR REZONING AT 9840 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60)**

(File Ref. No.: 12-8060-20-8628, RZ 07390155) (REDMS No. 2909921)

In response to queries Mr. Jackson advised that:

- future access to a potential future development to the west of the subject site is to be located north of the outdoor amenity space, and staff can take under advisement, before the Development Permit process, that on site there are other potential locations for the outdoor amenity area; and
- sanitation and recycling staff are ensuring that every can is in place for every type of recycling;

(Councillor Greg Halsey-Brandt left the meeting at 6:05 p.m. and did not return.)

It was moved and seconded

That Bylaw No. 8628, for the rezoning of 9840 Alberta Road from "Single Detached (RS1/F)" to "Town Housing (ZT60)", be introduced and given first reading.

CARRIED

8. **CENTRO PARKSIDE DEVELOPMENT LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9651 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO HIGH DENSITY TOWNHOUSES (RTH1) IN ORDER TO DEVELOP A 22 UNIT 3 STOREY TOWNHOUSE DEVELOPMENT.**

(File Ref. No.: 12-8060-20-8630/8631 RZ 10-518827) (REDMS No. 2907657)

It was moved and seconded

That:

- (1) *Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8630 proposing to amend the Land Use Map of Schedule 2.10C (McLennan North Sub-Area Plan) by redesignating the section of Birch Street between Hemlock Drive and Alberta Road from Principal Road to Trail, be introduced and given First Reading;*
- (2) *Bylaw No. 8630, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *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;

Planning Committee

Tuesday, June 22, 2010

- (3) *Bylaw No. 8630 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (4) *Bylaw No. 8631 for the rezoning of 9651 Alberta Road from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH1)", be introduced and given first reading.*

CARRIED

9. **PAUL GOODWIN (GBL ARCHITECTS) HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9340, 9360 AND 9400 ODLIN ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR24) ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE) TO DEVELOP 221 APARTMENT UNITS, INCLUDING 10 AFFORDABLE HOUSING UNITS, OVER ONE LEVEL OF PARKING.**

(File Ref. No.: 12-8060-20-8610 RZ 09-453123) (REDMS No. 2887749)

In response to a query regarding the applicant's commitment to design the buildings to incorporate District Energy Systems, Mr. Jackson advised that staff have asked the applicant to provide a letter of confirmation as a condition of rezoning bylaw approval.

It was moved and seconded

That Bylaw 8610 for the rezoning of 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

(Councillor Linda Barnes left the meeting at 6:10 p.m. and did not return.)

COMMUNITY SERVICES DEPARTMENT

10. **HOUSING AGREEMENT BYLAW NO. 8626 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS- 9340-9400 ODLIN ROAD**

(File Ref. No.: 12-8060-20-8626/8610, File 08-4057-05) (REDMS No.2909730)

It was moved and seconded

That Bylaw No. 8626 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8626 has been 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 No. 09-453123 and the associated Bylaw No. 8610.

Planning Committee
Tuesday, June 22, 2010

CARRIED

11. HOUSING AGREEMENT BYLAW NO. 8620 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS- 6951 ELMBRIDGE WAY

(File Ref. No.: 12-8060-20-8620/8605, File: 08-4057-05) (REDMS No. 2907767)

It was moved and seconded

That Bylaw No. 8620 be introduced and given first, second and third readings to permit the City once Bylaw No. 8620 has been 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 No. 07-380222 and the associated Bylaw No. 8604 and Bylaw No. 8605.

CARRIED

12. PROPOSED CITY-OWNED CHILD CARE FACILITY, TRANSLINK SITE: CONSULTATION WITH HAMILTON COMMUNITY ASSOCIATION

(File Ref. No.:)(REDMS No. 2907876)

Lesley Sherlock, Social Planner, advised Committee that staff have met with the Hamilton Community Association (HCA) regarding concerns pertaining to locating a child care facility on the Community Amenity Lands.

In response to the Chair's queries regarding the HCA's desire to have priority spaces for Hamilton residents at the proposed City-owned child care facility, Ms. Sherlock advised that if the future child care provider selected to operate the proposed facility should deem it feasible, the operator can make priority allotment of spaces an administrative decision.

A brief discussion ensued regarding priority space allotment. John Foster, Manager, Community Social Development, advised that in the absence of Linda Shirley, Chair of the Child Care Advisory Committee, he had been asked by Ms. Shirley to advise Committee that in her experience as a child care facility operator, very few child care facility administrators would be willing to manage a facility if they were obliged to have priority spaces set aside for specific clients.

Victor Wei, Director, Transportation, provided information regarding the transportation/pedestrian safety improvements along Westminster Highway that would be implemented as part of the frontage works for nearby developments and/or the City's Capital Program.

Planning Committee

Tuesday, June 22, 2010

Sharon Brake Leong, accompanied by Gordon Graham, addressed Committee and advised that she and Mr. Graham represented the Hamilton Community Association. Ms. Brake Leong distributed copies of photographs she had taken on June 22, 2010, at the intersection of Gilley Road and Westminster Highway, to illustrate the dangers of the lack of safe pedestrian access on the north side of Westminster Highway, among other concerns. (Ms. Brake Leong's photographs are on file in the City Clerk's Office.)

Discussion ensued between the HCA representatives and Committee regarding HCA's concerns.

Mr. Wei advised that staff is: (i) pursuing a new bus stop for the westbound bus be located in close proximity to the Community Amenity Lands on Westminster Highway; and (ii) investigating the feasibility of shifting Westminster Highway slightly to create a wider shoulder.

As a result of the discussion regarding pedestrian safety along Westminster Highway, it was agreed that the following would be added to the staff recommendation as the new Part (6):

(6) That staff comment on the issues surrounding the pedestrian improvements on the north side of Westminster Highway.

Discussion ensued between staff and Committee on the potential for children of TransLink employees to have priority allotted child care spaces.

Mr. Jackson advised that TransLink: (i) has envisioned the child care facility as a gift to the community; (ii) has not expressed an interest in priority allotment of child care spaces; and (iii) has employees who work split shifts, and these shifts do not easily lend themselves to using a child care facility adjacent to their workplace.

In response to a further query, Ms. Sherlock advised that the City would not mandate priority allotment of child care spaces, but that when a child care provider was selected, a discussion could be had regarding the allocation of child care spaces.

Cathryn Volkering Carlile, General Manager, Community Services, stated that no City policy supports exclusive use of child care spaces.

It was moved and seconded

That the Community Amenity Benefits negotiated through the TransLink site rezoning be used, as proposed in the Director of Development's report to Planning Committee dated December 10, 2009, for the establishment of a City-owned child care facility on the Community Amenity Lands given that, prior to opening the facility, staff have addressed safety concerns raised by the Hamilton Community Association in the following ways:

(1) vehicular access to the Community Amenity Lands be situated at the north-east corner of the site on Westminster Highway;

Planning Committee

Tuesday, June 22, 2010

- (2) *an asphalt walkway with extruded curb be provided on the north side of Westminster Highway, from the western edge of the Community Amenity Lands to Smith Crescent, at the estimated cost of \$45,000;*
- (3) *a special crosswalk with advanced warning signage be installed on Westminster Highway at Smith Crescent, at the estimated cost of \$40,000;*
- (4) *an extruded curb be installed between the existing eastbound travel lane and shoulder on the east side of Westminster Highway, from Smith Crescent to Gilley Road, to create a delineated walkway and cycling path at the estimated cost of \$70,000;*
- (5) *a new bus stop for the westbound bus be located in close proximity to the Community Amenity Lands on Westminster Highway; and*
- (6) *staff comment on the issues surrounding the pedestrian improvements on the north side of Westminster Highway.*

CARRIED

13. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:40 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, June 22, 2010.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk