



Planning Committee

Date: Tuesday, July 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
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, June 16, 2009, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 21, 2009**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY RAV BAINS FOR REZONING AT 8380 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**
(File Ref. No.: 12-8060-20-8482, RZ 09-466786) (REDMS No. 2606604)

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It was moved and seconded

That Bylaw No. 8492, for the rezoning of 8380 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8091 AND 8131 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

(File Ref. No.: 12-8060-20-8498 RZ 08-422812) (REDMS No. 2536923)

It was moved and seconded

That Bylaw No. 8498, for the rezoning of 8091 and 8131 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)", be introduced and given first reading.

CARRIED

5. **AM-PRI CONSTRUCTION LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7340 AND 7360 GARDEN CITY ROAD FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F)" TO "COMPREHENSIVE DEVELOPMENT (CD/128)" IN ORDER TO DEVELOP 24 TOWNHOUSE UNITS.**

(File Ref. No.: 12-8060-20-8503, RZ 08-430370) (REDMS No. 2604284)

Brian Jackson, Director of Development, stated that: (i) the developer has agreed to dedicate a portion of the land for the widening of Turnill Street and extension to the Garden City Greenway; (ii) the applicant will be making a voluntary contribution to the Affordable Housing Strategy Reserve fund; and (iii) in addition, the applicant is providing a contribution to the Public Art Statutory Reserve Fund.

In response to a query regarding sanitary sewer servicing, Mr. Jackson advised that the applicant would provide a cash contribution toward the future upgrade of the local mains to Heather North Sanitary Pump Station. He further noted that other developers interested in developing other sites in the Garden City Road/Turnill Street area would also contribute to the cost of the future sanitary sewer upgrade.

In response to another query Mr. Jackson advised that the current length of Turnill Street will remain the same, but the street will be widened in the future.

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It was moved and seconded

That Bylaw No. 8503 for the rezoning of 7340 and 7360 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY ROKAPA MANAGEMENT LTD. FOR A ZONING TEXT AMENDMENT TO DOWNTOWN COMMERCIAL DISTRICT (C7) TO PERMIT A LICENSEE RETAIL STORE (TYPE 2) AT 8080 PARK ROAD**

(File Ref. No.: 12-8060-20-8510/8511, ZT 09-456554) (REDMS No. 2646093)

Mr. Jackson, accompanied by Sara Badyal, Planner, advised that the application is: (i) to permit a private liquor store and (ii) associated with the Provincial Liquor Primary License for the Well Pub neighbourhood pub.

A brief discussion ensued during which the following points were made:

- the application is for the relocation of an existing liquor store, currently located at the Real Canadian Superstore complex, to a new site at 8080 Park Road;
- the proposal to add the 'Licensee Retail Store (Type 2)' land use to the proposed site at 8080 Park Road, and to remove the 'Licensee Retail Store (Type 2)' land use from the Real Canadian Superstore complex site is appropriate and generally complies with the rules set forth in Council Policy 9309 'Guidelines for Free-Standing Licensee Retail Rezoning Applications, with the exception of those issues addressed in the staff report;
- if the application for the new site is approved, the Real Canadian Superstore site would no longer have a liquor store;
- a neighbourhood survey was conducted in March, 2009 to collect public opinion on the proposed new location at 8080 Park Road;
- provincial guidelines require a 500 metre distance between private liquor stores and would apply to any future applications submitted to the City; and
- the proposed private liquor store at 8080 Park Road and the Well Pub neighbourhood pub, currently in the process of relocating to 6511 Buswell Street, are owned and operated by Rokapa Management Ltd.

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It was moved and seconded

That:

- (1) *Bylaw No. 8510, for a zoning text amendment to "Downtown Commercial District (C7)" to permit a "Licensee Retail Store (Type 2)" (private liquor store) at 8080 Park Road, be introduced and given first reading; and*
- (2) *Bylaw No. 8511, for a zoning text amendment to "Comprehensive Development District (CD/109)" to remove "Licensee Retail Store (Type 2)" (private liquor store) from the list of permitted uses at 4651 No 3 Road, be introduced and given first reading.*

CARRIED

7. **APPLICATION BY HUGHES CONDON MARLER ARCHITECTS ON BEHALF OF THE CITY OF RICHMOND FOR REZONING AT 11051 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SCHOOL & PUBLIC USE DISTRICT (SPU)**

(File Ref. No.: 12-8060-20-8506/8507, RZ 09-472975) (REDMS No. 2654123)

Mr. Jackson reported that, in order to develop the new Steveston Fire Hall at the southwest corner of No. 2 Road and Steveston Highway, the applicant has applied, on behalf of the City of Richmond, to rezone 11051 No. 2 Road from 'Single-Family Housing District, Subdivision Area E (R1/E)' to 'School & Public Use District (SPU)'.

Mr. Jackson noted the unique design on the corner site and congratulated Richmond Fire Rescue (RFR) and the City's Facilities staff.

In response to queries Mr. Jackson and Ms. Badyal advised that:

- computerized models were utilized to ensure that an adequate turn radius for RFR vehicles was available on the site;
- RFR personnel, City Facilities staff and the architects met with neighbours in the adjacent residential homes at a May, 2009 open house; in response to questions regarding truck noise, neighbours were advised that the new, larger trucks are quieter than older fire vehicles; with regard to concern expressed regarding privacy screening, staff advised that they would consider various options and would meet again with neighbours regarding the use of a retaining wall or a hedge or a fence;
- \$35,000 is the total project allocation for Public Art, and the project team is working with the City's Public Art Coordinator to incorporate public art into the site;

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- incorporation of sustainable design elements into the building and site development to a LEED silver standard includes an extensive green roof over 60% of the building roof areas; a shallow growing medium for hardy plants is being considered; and
- while the new Steveston Fire Hall is under construction, temporary facilities are required to accommodate RFR personnel and equipment to maintain emergency response service; at present staff is reviewing options for temporary quarters.

Robert Gonzalez, General Manager, Engineering and Public Works, noted that unlike the Sea Island Fire Hall that required a development permit (DP), the proposed Steveston Fire Hall does not require a DP. Mr. Gonzalez explained that there is no associated DP application for the project as the Richmond Official Community Plan exempts institutional uses, such as a fire hall, from this requirement, in accordance with the Local Government Act. Mr. Gonzalez added that the architect was in attendance to give Committee a design presentation.

Using display boards Jay Lin, Architect, Hughes Condon Marler Architects, described the following details of the project:

- the orientation of the building on the corner site required longer bays, and to facilitate traffic on site, drive-through bays were designed; a traffic engineer was consulted and the orientation of the bays toward the northwest corner of the site gives adequate length in front of the apparatus bay for maintenance and inspection of equipment;
- there are two driveways on site; the wider driveway provides full movement access to No. 2 Road for: (i) emergency response, (ii) training and (iii) site parking; the narrower driveway provides right in access only from Steveston Highway, for fire equipment driving into the Fire Hall building, or arriving at the fire hall for training;
- the training area is easily accessible;
- the training and hose drying tower is designed to provide a gateway to, and a sense of arrival at, the Steveston community;
- the entrance is one-storey, and the apparatus bays are perpendicular to this; the living quarters and the operations section are two-storey and are strategically located away from the intersection in order to decrease traffic sounds generated at the busy corner;
- dormitory rooms, washrooms and the fitness room are located on the second level of the two-storey section;
- materials include concrete, masonry, metal cladding, and wood; wherever metal cladding is applied to the exterior, wood is incorporated in the interior; and

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- the overhead doors of the bays are glass in order to give transparency to the vehicle bays.

Discussion ensued among Committee, staff and the architect and in particular on:

- the hose tower is: (i) functional, with different surface treatments, (ii) has potential for a future artistic component, and (iii) one side could be a 'living wall' complete with plants such as clinging vines;
- 60% of the roof surface which is designated for storm water management and to demonstrate sustainability strategies;
- whether solar panels and/or wind turbines could be incorporated into the roof at a future date and if installation of panels/turbines would impact on the green roof nature of 2/3 of the roof surface;
- how the massing and environmental features of the proposed Steveston Fire Hall compare to the massing of the Sea Island Fire Hall;
- consideration of incorporation of such sustainable design elements as permeable paving and a geothermal heating and cooling system;
- whether this site, or a future site, could incorporate space for Richmond's ham radio operator enthusiasts;
- whether solar hot water tanks can be considered; and
- cost analysis was done to determine that the difference between a silver LEED and a gold LEED standard is approximately \$90,000.

Mr. Gonzalez agreed to take all of these issues under advisement in the final refinements of the design.

In response to a request by the Chair, staff advised that Council would be provided with 11" x 17" plans for consideration at the Monday, July 13, 2009 Council meeting and at the subsequent Public Hearing.

It was moved and seconded

(1) That Official Community Plan Amendment Bylaw No. 8506, to redesignate 11051 No. 2 Road:

(a) from "Neighbourhood Residential" to "Public and Open Space Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and

(b) from "Single-Family" to "Institutional" in the Steveston Area Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)

be introduced and given first reading.

(2) That Bylaw No. 8506, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

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(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.

(3) That Bylaw No. 8506, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

(4) That Bylaw No. 8507, for the rezoning of 11051 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "School & Public Use District (SPU)", be introduced and given first reading.

CARRIED

8. MANAGER'S REPORT

(1) Official Community Plan (OCP)

Terry Crowe, Manager, Policy Planning reported that staff continues to prepare detailed terms of reference for each study component for the City's OCP update.

(2) Social Planning Strategy

Mr. Crowe reported that staff is making preparations for the upcoming Social Planning Strategy workshop.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:58 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, July 7, 2009.

Councillor Evelina Halsey-Brandt
Chair

Sheila Johnston
Committee Clerk