



## Planning Committee

Date: Tuesday, July 19, 2011  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Greg Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Harold Steves  
Absent: Councillor Sue Halsey-Brandt  
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, July 5, 2011, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, September 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY BC TRANSPORTATION FINANCING AUTHORITY (BCTFA) FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No.: 12-8060-20-8789, RZ 10-552482) (REDMS No. 3231509)

In response to a query Brian Jackson, Director of Development, confirmed that the division of the subject site into six separate lots was anticipated in the City's Official Community Plan (OCP).

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A brief discussion ensued regarding noise attenuation, and staff advised: (i) that the applicant has agreed to install a continuous hedge buffer along the east and north property line of the subject site in order to provide an aesthetically pleasing edge along the No. 4 Road off-ramp and muffle noise; and (ii) a retaining wooden wall will be constructed along the property line of the future single-family lots and is composed of a solid two ply walled wood.

In response to a query regarding a concrete noise attenuation fence, Mr. Jackson advised that the wooden wall is double, increasing its effectiveness.

It was moved and seconded

*That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY GAGAN DEEP CHADHA & RAJAT BEDI FOR REZONING AT 9511/9531 AND 9551 NO. 3 ROAD FROM TWO-UNIT DWELLINGS (RD1) & SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No.: 12-8060-20-8762, RZ 10-536067) (REDMS No. 3202491)

In response to a comment regarding the flat roof design, Mr. Jackson noted that the applicant has selected a modern "Georgian" style of roof, that is different from the traditional "Tudor" style seen throughout the City, and this was done to keep the roof profile as low as possible, like the two-storey developments to the north and south of the subject site. He added that the design would be refined further during the Development Permit process.

In respond to a query regarding the number, and type, of parking spaces on the site, Mr. Jackson advised that 6 units feature side-by-side parking spaces, eight units feature tandem parking spaces, and there are three visitor parking spaces.

It was moved and seconded

*That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from "Two-Unit Dwellings (RD1)" & "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**CARRIED**

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3. **APPLICATION BY TREO DEVELOPMENTS INC. FOR REZONING AT 10491/ 10511 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8784, RZ 11-572970) (REDMS No. 3234642)

It was moved and seconded

*That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY WESTERN DAYTON HOMES LTD. FOR REZONING AT 8540 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8785, RZ 09-499249) (REDMS No. 3223458)

It was moved and seconded

*That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY TIEN SHER ARI INVESTMENT GROUP LTD. FOR REZONING AT 11180/11200 KINGSGROVE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8786, RZ 11-576126) (REDMS No. 3241397)

It was moved and seconded

*That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 9691, 9711 AND 9731 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)**

(File Ref. No.: 12-8060-20-8787, RZ 07-394758) (REDMS No. 3242141)

Mr. Jackson advised that the applicant of this project has worked with the applicant of the townhouse unit project to the north of the site, and they have secured the same access to both sites, thereby ensuring that there will be no access from No. 4 Road.

In response to a query regarding parking spaces, Mr. Jackson advised that the applicant is providing two parking spaces for each residential unit, plus five visitor parking spaces.

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It was moved and seconded

*That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) - North McLennan (City Centre)", be introduced and given first reading.*

**CARRIED**

7. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 4151, 4171 AND 4191 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**

(File Ref. No.: 12-8060-20-8788, RZ 10-545531) (REDMS No. 3202265)

In response to a query regarding access to the subject site, Mr. Jackson advised that access and egress is through the property to the north, a site still under construction, and so it allows the two developments to provide one access on No. 4 Road to two separate projects.

In response to a query regarding a district energy option for the proposed development, Mr. Jackson advised that the project is excluded from the boundary designated for hook up to district energy due to the project's low density not warranting the extension of the district energy pipe system.

It was moved and seconded

*That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.*

**CARRIED**

8. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8160/8162 CLIFTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8790, RZ 11-577393) (REDMS No. 3244842)

It was moved and seconded

*That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**



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9. **APPLICATION BY AMIN ALIDINA FOR REZONING AT 6780 NO. 4 ROAD FROM LOCAL COMMERCIAL (CL) TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**

(File Ref. No.: 12-8060-20-8791/8792, RZ 10-552527) (REDMS No. 3249318)

Mr. Jackson stated that the proposal to combine a 10 bed congregate housing care project with a 37 space child care centre is a unique combination, and details have been scrutinized in order to ensure that the uses are compatible on one site. Mr. Jackson added the following comments:

- Vancouver Coastal Health has favourably reviewed the plans for the on-site sewerage design application;
- the subject site's existing zoning is "Local Commercial" and a Development Permit application submitted in 2004 for a convenience store with an accessory residential unit was approved by Council in 2005, but that developer did not proceed with the project; and
- staff supports the present developer's use for this northeast corner of No. 4 Road and Granville Avenue.

Discussion ensued between staff and Committee and in particular regarding:

- the City's 2041 Official Community Plan review includes an examination of locating convenience stores in neighbourhoods;
- to ensure that the two separate uses are compatible Vancouver Coastal Health was approached, and they raised no objections to the project; and
- the subject site is outside the City's sanitary sewer system, and the development includes a "state-of-the-art" on site sewer system, and a legal agreement that identifies that the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted is being secured as a rezoning consideration attached to this application.

The Chair invited the applicant, Mr. Amin Alidina, to address Committee, and a brief discussion ensued regarding:

- the on-site sewer system is innovative and the designers have installed the system in West Vancouver and Whistler;
- his earlier care facility was sold to a buyer in 2005;
- plans for the care facility operator to live on-site, and the child care centre to have a separate operator; and
- a hot water heating component.

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Mr. Sihota, 9800 Alexander Road addressed Committee and stated that he was not opposed to the project, but that he was a former owner of the subject site and had approached City staff during his attempt to develop the site, but his proposed development project, that also included a child care component, was unsuccessful. He commented that each development proposal should be treated the same way, and he added that he had lost money on the endeavour.

Alex Teh 10271 Granville Avenue stated he lives across the street, and eight lots down from the subject site noted that the proposed development was progressive, but stated the following concerns:

- (i) there are already serious traffic concerns, including speeding, along Granville Avenue, east of No. 4 Road, and the planned Granville Avenue access to the proposed development will create further traffic problems;
- (ii) the applicant's earlier project, Case Del Vida, was, at first a senior care facility, but after the new owner purchased the building, it became, without any consultation, a home for people struggling with mental health and addiction issues; the residents cross Granville Avenue to smoke in front of residential homes; and
- (iii) if the on-site septic system should fail surrounding residential properties may be adversely affected.

The Chair directed staff to address the concerns raised by the resident, and to submit information to Council before the Wednesday, September 7, 2011 Public Hearing.

A brief discussion ensued between Committee and staff, and in particular on:

- an report on accidents at the corner of Granville Avenue and No. 4 Road can be requested by staff, and given to Council;
- as part of the proposed development the applicant is going to (i) upgrade and widen Granville Avenue to provide a left hand turn lane; (ii) upgrade the sidewalks; and (iii) contribute to upgraded pedestrian traffic signals;
- left turn signalling and left hand turns; and
- the location on Granville Avenue East of the Casa Del Vita building.

Committee requested that staff provide advice to Council regarding the process that governs any changes to congregate care facilities when they change hands.

Roland Hoegler, 6560 No. 4 Road, stated that he was concerned that stated that if this property is given approval to develop as planned, it would (i) be an exception, (ii) set a precedent, and (iii) create further traffic problems in an area that already has traffic issues.

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In response to a query by Mr. Hoegler, staff advised that the subject site is within the Agricultural Land Reserve (ALR).

The Chair requested that before the Wednesday, September 7, 2011 Public Hearing, that staff provide Council with information regarding commercial development zoning on ALR lands.

In response to a query regarding the reason the earlier application by Mr. Sihota did not meet with success, staff advised that the on-site sewer system was key to a successful application, and that at the time of Mr. Sihota's application, the cost was not within the capabilities of the applicant, nor was the technology as advanced as it is today.

The Chair requested that staff provide information to Council with regard to Mr. Sihota's earlier application for rezoning on the subject site.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 8791, having been considered in conjunction with:*
  - (i) *the City's Financial Plan and Capital Program;*
  - (ii) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- (3) *That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.*
- (4) *That Bylaw No. 8792, to create the "Congregate Housing and Child Care – McLennan (ZR8)" zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.*

**CARRIED**

### 10. MANAGER'S REPORT

#### (a) *Tandem Parking Report*

Joe Erceg, General Manager, Planning and Development, advised that in September, 2011, Transportation staff would bring forward a report on tandem parking spaces.



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**(b) *Planning Staff Information***

Mr. Jackson introduced Committee to new Senior Planner, Mark McMullen, Senior Coordinator - Major Projects, and noted that he had worked in the planning departments of the Sunshine Coast Regional District and Port Moody, and brought special expertise regarding the Agricultural Land Reserve.

**(c) *Parking in Steveston***

In response to Committee's question regarding whether the Steveston Harbour Authority, and other non-City entities might introduce pay parking spaces in Steveston, Mr. Erceg spoke briefly about any implications that this might have.

**(d) *Regional Growth Strategy (RGS)***

In response to Committee's request for an update on the RGS strategy, Terry Crowe, Manager, Policy Planning, advised that it appears that by the end of July, 2011 the 2041 RGS will be approved and then Richmond's requested map changes will be brought forward for approval.

**(e) *Wal-Mart***

In response to a request by Committee, an update on the application by SmartCentres/Wal-Mart was provided by Mr. Erceg.

**(f) *Official Community Plan***

In response to a request by Committee, Mr. Crowe advised that as part of the 2041 Official Community Plan update process, staff is examining options regarding the idea of densification around the following shopping centres: (i) Hamilton, (ii) East Cambie, (iii) Blundel, and (iv) Garden City.

**(g) *City Centre Area Plan (CCAP)***

Mr. Erceg reported that developers have approached the City to explore the idea of higher density in the City Centre, in exchange for amenities, and that Policy Planning staff is researching this matter and will advise Council in the fall of 2011.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:31 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, July 19, 2011.

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Councillor Bill McNulty  
Chair

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Sheila Johnston  
Committee Clerk