



Planning Committee

Date: Tuesday, July 20, 2010
Place: Anderson Room
Richmond City Hall
Present: Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:04 p.m.)
Absent: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt
Also Present: Councillor Derek Dang
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, June 22, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, September 8, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY SARAH A. MERCER FOR REZONING AT 4111 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**
(File Ref. No.: 12-8060-20-8373; RZ 09-506728) (REDMS No. 2924751)

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It was moved and seconded

That Bylaw No. 8373, for the rezoning of 4111 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY GURAVTAR SINGH SANDHU FOR REZONING AT 10071 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No.: 12-8060-20-8597, RZ 07-379075) (REDMS No. 2870710)

(Mayor Brodie arrived at 4:04 p.m.)

The Chair remarked that due to the similarity in the design of residences in the Williams Road neighbourhood, the applicant might consider being more innovative in housing types and housing designs.

It was moved and seconded

That Bylaw No. 8597, for the rezoning of 10071 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY RAMAN KOONER FOR REZONING AT 4800 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No.: 12-8060-20-8638, RZ 10-508885) (REDMS No. 2926376)

In accordance with Section 100 of the Community Charter, Councillor Linda Barnes declared herself to be in a potential conflict of interest and left the meeting (4:06 p.m.).

Brian J. Jackson, Director of Development, noted that all non-viable trees on site would be removed, as recommended by the arborist.

It was moved and seconded

That Bylaw No. 8638, for the rezoning of 4800 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

Councillor Barnes returned to the meeting. (4:07 p.m.)

4. **APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 9751 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**

(File Ref. No.: 12-8060-20-8639, RZ 10-525049) (REDMS No. 2926815)

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It was moved and seconded

That Bylaw No. 8639, for the rezoning of 9751 No. 3 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY HAZCO ENVIRONMENTAL SERVICES FOR DEMOLITION PERMITS AND A HERITAGE ALTERATION PERMIT FOR DEMOLITION OF STRUCTURES AND REMOVAL OF HAZARDOUS MATERIALS AT 3880 BAYVIEW STREET, ZONED "LIGHT INDUSTRIAL (IL)"**

(File Ref. No.: , HA 09-492105) (REDMS No. 2813747)

Mr. Jackson advised that at the December 8, 2010 meeting of the Planning Committee, Hazco's Heritage Alteration Permit Application had been referred back to staff. He provided background information regarding the retention of the pilings in leased waterlots, the foreshore and the upland, subject to environmental investigation.

Discussion ensued, and in particular with regard to the wording of Part 1(c) of the staff recommendation.

As a result of the discussion it was generally agreed that Part 1(c) of the recommendation should read: *the dismantling and demolition of dock decking and supply piping.*

In response to queries Lawrence Ng and Peter Nicholson, representing Imperial Oil, provided the following advice:

- the applicant's intent is to remove all decking for safety reasons;
- a crane is to be used to lift the buildings off the piles, and to lift the rest of the decking without cutting the pilings;
- a six-foot in height chainlink fence is planned for the site; and
- the environmental assessment process takes approximately 12 months.

It was moved and seconded

That:

(1) a Heritage Alteration Permit be issued to authorize the dismantling and demolition of structures and associated infrastructure at 3880 Bayview Street including:

- (a) the dismantling and demolition of the warehouse structure;**
- (b) the dismantling and demolition the office structure;**
- (c) the dismantling and demolition of dock decking and supply piping;**

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- (d) *the performance of a preliminary Environmental Site Assessment in the upland portion of the property;*
 - (e) *the securing the site while completing the Site Assessment;*
 - (f) *the removal of three permit-sized trees; and*
 - (g) *the replacement and addition of plantings in a landscape buffer to Bayview Street.*
- (2) *all pilings, groups of pilings, and cross beams associated with the dock and pile-supported structures in the leased water lots, fee simple upland and submerged foreshore be retained at this time.*

CARRIED

6. **SOLAR HOT WATER READY REGULATION**

(File Ref. No.:)(REDMS No. 2928166)

It was moved and seconded

That the BC Ministry of Housing and Social Development be advised that the City of Richmond wishes to be included in the Solar Hot Water Ready Regulation, thereby requiring all new single-family dwellings in Richmond to be constructed "Solar Hot Water Ready".

CARRIED

7. **REQUEST FOR AN ALTERNATIVE LEGAL MECHANISM TO SECURE AFFORDABLE HOUSING UNITS AT 9340-9400 CAMBIE ROAD (REMY DEVELOPMENT)**

(File Ref. No.: 08-4057-05) (REDMS No. 2921703)

John Foster, Manager, Community Social Development introduced Dena Kae Beno, the City's newly appointed Affordable Housing Coordinator.

In response to a query Mr. Foster advised that the City would receive a letter of commitment from BC Housing, indicating that the organization would consult with the City if a new operator needed to be selected, or if there was a default on, or modification proposed for, the Operator's Agreement.

Committee requested that in one year's time, July, 2011, staff come back to Committee to report on whether the Alternative Legal Mechanism to Secure Affordable Housing Units at 9340-9400 Cambie Road is working.

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It was moved and seconded

That a process be initiated to rescind the Housing Agreement Bylaw for the Remy development at 9340-9400 Cambie Road (Bylaw No. 8406, adopted on February 8, 2010), as described in the report from the General Manager Community Services, dated June 23, 2010, and that the City rely instead on provisions of the Operator's Agreement executed by the British Columbia Housing Management Commission on behalf of the Provincial Rental Housing Corporation to secure the affordable housing units.

CARRIED

8. **2041 OCP UPDATE: DEMOGRAPHIC, HOUSING AND EMPLOYMENT PROJECTIONS STUDY**

(File Ref. No.): (REDMS No. 2939215)

Terry Crowe, Manager, Policy Planning, provided background information on the 2041 Demographic, Housing and Employment Projections Study. He stressed that the City shares its findings with Metro Vancouver, but that Metro Vancouver does override the report findings.

Discussion ensued among Committee, staff, and consultant Ryan Berlin of Urban Futures, and in particular regarding:

- long term trends throughout the entire Lower Mainland region are examined before Richmond details are explored;
- employment projections are ascertained by an employment model that includes population numbers and types of jobs;
- the recent population growth in Steveston, and the projected future population growth in the Village, and the impact of limited available land;
- 2006 census numbers were used in the Study, with projections made out to 2009; and
- sales and service jobs dominate in the City Centre, with fewer opportunities for industrial jobs in the area.

It was moved and seconded

That the staff report dated July 12, 2010, entitled "2041 OCP Update: Demographic, Housing and Employment Projections Study" from the General Manager, Planning and Development, be received for information.

CARRIED

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9. **MANAGER'S REPORT**

Mr. Jackson advised that the agenda for the September 13, 2010 Council meeting had the potential for a large number of applications, due to the Development Cost Charges deadline falling on September 14, 2010.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:45 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 20, 2010.

Councillor Greg Halsey-Brandt
Vice-Chair

Sheila Johnston
Committee Clerk