



Planning Committee

Date: Wednesday, September 7, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes (arrived at 4:25 p.m.)
Councillor Sue Halsey-Brandt

Absent: Councillor Harold Steves

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 19, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 20, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY ABBARCH ARCHITECTURE INC. TO AMEND THE GENERALIZED LAND USE MAP AND THE LAND USE MAP TO THE EAST CAMBIE AREA PLAN OF THE RICHMOND OFFICIAL COMMUNITY PLAN TO DESIGNATE PREVIOUSLY UNDESIGNATED PORTIONS OF THEIR SITE TO "COMMERCIAL" AND TO REZONE 10600, 10700 CAMBIE ROAD AND PARCEL C (PID 026-669-404) FROM AUTO ORIENTED COMMERCIAL (CA), GAS & SERVICE STATIONS (CG1) & INDUSTRIAL RETAIL (IR1) TO AUTO ORIENTED COMMERCIAL (CA)**
(File Ref. No. 12-8060-20-8807/8808, RZ 11-561611) (REDMS No. 3243437)

Planning Committee
Wednesday, September 7, 2011

It was moved and seconded

(1) That Bylaw No. 8807 to amend the Official Community Plan Bylaw No. 7100 to facilitate the use of the subject properties for Auto Oriented Commercial as follows:

(a) Schedule 1, Attachment 1 (Generalized Land Use Map), redesignate 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from "undesignated highway" to "Commercial"; and

(b) Schedule 2.11B (East Cambie Area Plan), repeal the existing Land Use Map and replace it with "Schedule A attached to and forming part of Bylaw 8807" to redesignate 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) to "Commercial";

be introduced and given first reading;

(2) That Bylaw No. 8807, 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;

(3) That Bylaw No. 8807, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and

(4) That Bylaw No. 8808, for the rezoning of 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from "Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1)" to "Auto Oriented Commercial (CA)", be introduced and given first reading.

CARRIED

2. APPLICATION BY NAVJEVEN GREWAL FOR REZONING AT 3680/3700 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-8795, RZ 11-577573) (REDMS No. 3253428)

It was moved and seconded

That Bylaw No. 8795, for the rezoning of 3680/3700 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

Planning Committee
Wednesday, September 7, 2011

3. **APPLICATION BY GURJIT BAPLA FOR REZONING AT 9640/9660 SEACOTE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8796, RZ 11-572975) (REDMS No. 3253912)

It was moved and seconded

That Bylaw No. 8796, for the rezoning of 9640/9660 Seacote Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **A PROPOSED STEVESTON VILLAGE & CANNERY ROW HERITAGE AREA POLICY**

(File Ref. No.) (REDMS No. 3321305)

Terry Crowe, Manager, Policy Planning, provided background information. He advised that the proposed establishment of a new Steveston Village and Cannery Row Heritage Area and Policy would enable the City to conserve heritage with existing plans and policies without expanding the boundaries of the existing Steveston Heritage Conservation Area. Mr. Crowe noted that the proposed Policy would create a map that clearly identifies the wide range of valued heritage resources in Steveston Village and adjacent areas.

Mr. Crowe stated that the intent of a new integrated heritage promotional area is to enable Council, community groups and stakeholders to better promote economic development and tourism in Steveston Village, including the waterfront from Garry Point Park to London Farm.

Discussion ensued and Committee queried the public consultation process of the proposed Policy and its exact purpose. It was noted that the Steveston area has existing bylaws and policies that overlap the proposed Steveston Village and Cannery Row Heritage Area and Policy.

Discussion further ensued regarding the intent of the proposed Policy and Committee commented that its intent needs to be clarified and communicated to the public. There was general agreement that the proposed Policy be referred back to staff for further clarification.

Loren Slye, Richmond resident, commented that he was not aware of the proposed policy until the last minute and he expressed the need for improving the notification and consultation processes. Mr. Slye spoke of various non-profit community groups focused on Steveston Village that meet regularly and that it would be beneficial for City staff to discuss Steveston related issues with these groups. He concluded by stating that he was pleased to hear that the Policy was to be referred back to staff.

Planning Committee
Wednesday, September 7, 2011

Bruce Rozenhart, representing the Steveston Historical Society and the new ad hoc Steveston Heritage Committee, stated that the Steveston Historical Society was not consulted regarding the proposed Policy and emphasized the need for consultation with community groups. He commented on the economical aspect of the proposed Policy and stated that any consultation regarding the proposed Policy should be broad and include economic-related community groups.

Councillor Barnes entered the meeting (4:25 p.m.).

Ralph Turner, representing the Gulf of Georgia Cannery Society, echoed previous delegates comments and stated that he was pleased to hear that the proposed Policy was to be referred back to staff.

In reply to a query from Committee, Mr. Slye noted that the Steveston Heritage Committee is a newly formed ad hoc Committee comprising representatives from several non-profit Steveston community groups.

Discussion ensued and in reply to queries from Committee, Mr. Crowe advised that if the Policy were referred back to staff, (i) staff would require several months to plan and execute public consultations; and (ii) staff would comment on UNESCO designation.

Tracy Lakeman, Chief Executive Officer, Tourism Richmond, stated that from a tourism perspective, she believed that there were some challenges with the proposed Policy. Ms. Lakeman invited City staff to meet with her leadership team to discuss these challenges. She commented on the need for more resources in Steveston Village, noting that from an economic development perspective, heritage assets need to be open more hours and accessible to the public.

Dana Westermarck, Oris Consulting Ltd., stated that he supports the preservation of Steveston, however, the proposed Policy appears to add an additional layer of formality to development in the Steveston area, an area currently protected by existing rules and regulations. Mr. Westermarck was of the opinion that the proposed Policy was more suitable as an economic development policy versus a planning policy. He concluded by suggesting that staff consult with residents of London Landing to ensure they are well informed of any policy affecting their neighbourhood.

Edith Turner, 3411 Chatham Street, stated that her home is included in the new area as identified in the proposed Policy. She queried the implications of such inclusion and stated that the intent of the proposed Policy was confusing. She commented that she was pleased to hear that the proposed Policy was to be referred back to staff, however was concerned with the timeline of the referral. Ms. Turner suggested that development in Steveston be placed on hold until the proposed Policy is finalized.

Planning Committee
Wednesday, September 7, 2011

It was noted that the existing Steveston Village Conservation Strategy is a regulatory heritage conservation land use policy and it enables the City to better identify and legally protect valued heritage resources within its Heritage Conservation Area.

Graham Turnbull, Richmond resident, advised that he was the Chair of the Richmond Heritage Commission when the Steveston Village Conservation Strategy was developed. He stated that the Strategy protects assets that were once not protected by other regulations. Mr. Turnbull concluded by commenting that there is much confusion regarding the intent of the proposed Policy and that its intent needs to be clarified.

As a result of the discussions, the following **referral** was introduced:

It was moved and seconded

That the proposed Policy entitled Steveston Village & Cannery Row Heritage Area as outlined in the Attachment 1 to the staff report dated August 25, 2011 from the General Manager, Planning and Development be referred back to staff.

The question on the **referral** was not called as discussion ensued and it was noted that (i) the purpose of the proposed Policy needs to be clarified; (ii) the name of the proposed Policy needs to be examined; (iii) public consultation needs to be wide ranging and include consultation with tourism and economic-related groups, in particular the City's Economic Advisory Committee; and (iv) the consultation process for development applications in Steveston needs to be clarified.

Discussion ensued regarding the consultation process and in reply to a query from Committee, staff indicated that it would provide a memorandum on the proposed Policy consultation process by the next Planning Committee meeting.

Discussion further ensued and Committee emphasized the need for clarification and consultation with all concerned community groups.

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

5. MANAGER'S REPORT

(i) Consultation Protocols

Discussion ensued regarding the consultation protocols and it was noted that the City needs to be more diligent with ensuring adequate consultations, whether carried by the City or developers, take place.

Brian Jackson, Director of Development, provided a brief outline of a typical consultation process.

Committee commented that a checklist outlining these processes would be beneficial.

Planning Committee
Wednesday, September 7, 2011

(ii) Coach Houses

In reply to a comment made by Committee, Joe Erceg, General Manager, Planning and Development, advised that coach houses that are currently being built have been seen by Council through the rezoning process. Mr. Erceg noted that a staff report regarding coach houses is forthcoming.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:45 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 Wednesday, September 7, 2011.

Councillor Bill McNulty
Chair

Hanieh Floujeh
Committee Clerk