



Planning Committee

Date: Wednesday, September 8, 2010

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes (arrived 4:13 p.m.)
Councillor Sue Halsey-Brandt
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 20, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair noted that the next Committee meeting is scheduled for **Tuesday, September 28, 2010** at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

1. **TURNBERRY LANE HOLDINGS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9451 AND 9471 FERNDAL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT69) – NORTH MCLENNAN (CITY CENTRE) IN ORDER TO DEVELOP A 20 UNIT THREE-STOREY TOWNHOUSE COMPLEX.**

(File Ref. No.: 12-8060-20-8640, **RZ 09-498765**) (REDMS No. 2929517)

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Brian Jackson, Director of Development, provided background information and in reply to a query from Committee stated that there are many different ways a multi-family unit can be designed in order to accommodate wheelchairs. Mr. Jackson listed several design elements of convertible units, such as wider doors and stairwells, and turning radii in kitchens and bathrooms.

It was moved and seconded

That Bylaw No. 8640 for the rezoning of 9451 and 9471 Ferndale Road from "Single Detached, (RS1/F)" to "Town Housing (ZT69) North McLennan (City Centre)", be introduced and given first reading.

CARRIED

2. APPLICATION BY WEN L. CHO AND WEI C. CHO FOR A STRATA TITLE CONVERSION AND REZONING AT 4220/4240 PENDLEBURY ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLING (RD1)

(File Ref. No.: 12-8060-20-8644, RZ 10-509819, SC 10-527413) (REDMS No. 2955670)

In reply to a query from Committee, Mr. Jackson advised that the applicant seeks to rezone the subject site to allow a two-unit dwelling on the site.

It was moved and seconded

(1) That Bylaw No. 8644, for the rezoning of 4220/4240 Pendlebury Road from "Single Detached (RS1/E)" to "Two-Unit Dwelling (RD1)", be introduced and given first reading.

(2) That the application for a Strata Title Conversion by Wen L. Cho and Wei C. Cho for the property located at 4220/4240 Pendlebury Road be approved on fulfilment of the following conditions:

(a) Adoption of Bylaw No. 8644, rezoning the subject property from "Single Detached (RS1/E)" to "Two-Unit Dwelling (RD1)";

(b) Payment of all City utility charges and property taxes up to and including the year 2010;

(c) Filing by the City of a restrictive covenant limiting the number of dwelling units to two;

(d) Registration of a flood indemnity covenant on Title; and

(e) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.

(3) That the City, as the Approving Authority, delegate to the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 2 have been satisfied.

CARRIED

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3. **APPLICATION BY 0775007 BC LTD. FOR REZONING AT 6731 COLTSFOOT DRIVE/6740 RIVERDALE DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8645, RZ 10-531043) (REDMS No. 2960607)

It was moved and seconded

That Bylaw No. 8645, for the rezoning of 6731 Coltsfoot Drive/6740 Riverdale Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1) TO LIGHT INDUSTRIAL (IL)**
(File Ref. No.: 12-8060-20-8648, RZ 10-524476) (REDMS No. 2969206)

In response to a comment made by Committee, Mr. Jackson advised that the area is not suitable for major industry as it is not equipped with major infrastructure such as sewer and storm sewer.

Cllr. Barnes entered the meeting (4:13 p.m.).

It was moved and seconded

That Bylaw No. 8648, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Steves

- 4A. **MULTIPLE DWELLINGS ON SINGLE-FAMILY LOTS AND AGRICULTURAL LANDS**

The Chair spoke of multiple dwellings being built on single-family and duplex lots, and agricultural lands. Discussion ensued and as a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff be directed to examine whether a common wall and roof should be required for additions to single-family and duplex dwellings and report back.

The question on the referral was not called as discussion ensued and Joe Erceg, General Manager, Planning and Development, responded to Committee's queries.

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

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4B. METRO VANCOUVER – REVISED DRAFT REGIONAL GROWTH STRATEGY

Terry Crowe, Manager, Policy Planning, provided an update on the revised Draft Regional Growth Strategy and noted that: (i) the Strategy is anticipated to go to the GVRD Board meeting on Friday, September 10, 2010; (ii) municipalities must submit their comments to the Board by October 15, 2010; and (iii) the revised Strategy appears to protect Richmond's interests and provides more flexibility.

In response to a query from Committee, Mr. Crowe noted that the Strategy was problematic for some municipalities, however those issues appear nearly resolved.

4C. KAWAKI SITE

Mr. Jackson provided an update on the Kawaki site, located at the south-end of No. 2 Road and Dyke Road, and noted that the applicant is revising the site plans.

4D. JET FUEL PIPELINE

Mr. Crowe provide an update on the proposed jet fuel pipeline and advised that staff have resubmitted Council's position on the proposed project.

5. MANAGER'S REPORT

High-rise Applications in Steveston

Mr. Jackson spoke of two high-rise applications in Steveston and noted that the applicant is holding an open house on Thursday, September 9, 2010 from 3:00 p.m. to 6:30 p.m. at the Steveston Community Centre. Mr. Jackson stated that there will be another open house, however he was unaware of its date.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:40 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 Wednesday, September 8, 2010.

Councillor Bill McNulty
Chair

Hanieh Floujeh
Acting Executive Assistant
City Clerk's Office