



Planning Committee

Date: Tuesday, November 6, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Linda Barnes
Councillor Harold Steves

Absent: Councillor Evelina Halsey-Brandt

Also Present: Councillor Linda McPhail (entered at 4:02 p.m.)

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, October 16, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 20, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that the Agenda would be varied to consider Items 1, 3, and 4 first.

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9111 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-8963 Xr: RZ 12-613927) (REDMS No. 3654722)

It was moved and seconded

That Bylaw No. 8963, for the rezoning of 9111 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY BENN PANESAR FOR REZONING AT 2420 MCKESSOCK AVENUE AND A PORTION OF 2400 MCKESSOCK AVENUE FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-8943 Xr.: RZ 12-610919) (REDMS No. 3627209)

Please see Page 3 of the Minutes for action on this matter.

3. **APPLICATION BY TL HOUSING SOLUTIONS LTD., FOR REZONING AT 9020 BRIDGEPORT ROAD FROM AUTO-ORIENTED COMMERCIAL (CA) TO HEALTH CARE (HC)**
(File Ref. No. 12-8060-20-8960, RZ 12-620766) (REDMS No. 3671911 v.7)

In reply to a query from Committee, Wayne Craig, Director, Development, stated that it is anticipated that the proposed complex care facility be utilized on a continuing basis for temporary accommodations for residents of other care facilities that may undergo renovation or replacement.

It was moved and seconded

That Bylaw No. 8960 to amend the Health Care (HC) Zoning District and for the rezoning of 9020 Bridgeport Road from "Auto-Oriented Commercial (CA)" to "Health Care (HC)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY TOWNLINE VENTURES GRANVILLE AVENUE LTD. FOR REZONING AT 8280 AND 8300 GRANVILLE AVENUE FROM AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR13) - ST ALBANS (CITY CENTRE)**
(File Ref. No. 12-8060-20-8958, RZ 12-615705) (REDMS No. 3658617 v.5)

Mr. Craig commented on the proposed development's access and egress configuration, noting that the proposed parking area has been designed to accommodate a connection with the future back lane.

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It was moved and seconded

That Bylaw No. 8958, to create a new zoning district "High Rise Apartment (ZHR13) – St Albans (City Centre)" and to rezone 8280 and 8300 Granville Avenue from "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR13) - St Albans (City Centre)", be introduced and given first reading.

CARRIED

2. APPLICATION BY BENN PANESAR FOR REZONING AT 2420 MCKESSOCK AVENUE AND A PORTION OF 2400 MCKESSOCK AVENUE FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-8943 Xr.: RZ 12-610919) (REDMS No. 3627209)

Mr. Craig provided background information, noting that the subject site is within the area covered by Lot Size Policy 5448. He stated that Lot Size Policy 5448 was recently amended by Council, enabling properties on the north side of Bridgeport Road, between No. 4 Road and the west side of McKessock Avenue, to rezone and subdivide to Compact Single Detached or Coach House, when there is access to a lane.

Mr. Craig stated that properties on the north side of Bridgeport Road, between the east side of McKessock Avenue and Shell Road, were not affect by the amendment to Lot Size Policy 5448, as this block was identified for a more comprehensive review.

Mr. Craig noted that staff anticipate commencing the proposed comprehensive review of land use options for this area in 2013.

In reply to a query from Committee, Mr. Craig stated that the proposed rezoning does not preclude adjacent properties from redeveloping in the future.

Trevor Charles, 2380 McKessock Avenue, spoke in opposition of the proposed rezoning and stated that he believed it did not comply with Lot Size Policy 5448. Mr. Charles made reference to his submission (copy on file, City Clerk's Office) and listed concerns related to adequate lot depth to accommodate a future laneway and spoke of damage to nearby City utilities.

In response to questions from the Chair, Mr. Craig stated that Mr. Charles' concerns would be addressed as part of the proposed public consultation for the area, anticipated to commence in January 2013.

With the aid of artist renderings, Mr. Craig reviewed three different lot configurations for the area, which illustrated that lots fronting Bridgeport Road could potentially accommodate a rear lane.

Gavin Woo, Senior Manager, Building Approvals, commented on the BC Building Code as it relates to the proposed development.

3.

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Mr. Charles commented on engineering related concerns in the area.

Discussion ensued and Joe Erceg, General Manager, Planning and Development, stated that the much of the concerns raised by Mr. Charles are technical in nature and are managed by Servicing Agreements.

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

It was moved and seconded

That Mr. Charles' submission be referred to staff for analysis.

CARRIED

The Chair gave direction to staff to contact Mr. Charles in regards to the proposed public consultation process for the area.

It was moved and seconded

- (1) That Bylaw No. 8943, for the rezoning of 2420 McKessock Avenue and a portion of 2400 McKessock Avenue from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading; and*
- (2) That staff be directed to conduct public consultation beginning in January 2013 with the owners and residents of properties identified in a specified notification area within the Bridgeport planning area (as shown on Attachment 6 to the staff report dated October 9, 2012, from the Director of Development), for the purpose of exploring:*
 - (a) land use options for future redevelopment of those properties shown hatched on Attachment 6; and*
 - (b) road alignment options for the extension of McKessock Place.*

CARRIED

5. MANAGER'S REPORT

Miscellaneous Matters

Councillor Steves referenced an article (copy on file, City Clerk's Office) regarding a Rainwater Capture Guidebook recently released by the Nanaimo Regional District.

Discussion ensued regarding catering at City Hall and Mr. Erceg advised that staff would follow-up on the matter.

Mr. Erceg commented on the Wal-Mart application, noting that staff anticipate bringing it forward for Council consideration in the near future.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:36 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, November 6, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk