



Planning Committee

Date: Tuesday, December 3, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

The Chair commented on the minutes of the Planning Committee meeting held on November 19, 2013, noting that Committee wishes to see the minutes amended to reflect additional details regarding pre-loading. As a result, the following referral was introduced:

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 19, 2013, be referred back.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 17, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. LADNER STEVESTON LOCAL CHANNEL DREDGING 2013

(File Ref. No. 06-2345-00) (REDMS No. 4005692 v.4)

Mike Redpath, Senior Manager, Parks, provided background information and stated that the proposed project would be funded equally in partnership with Port Metro Vancouver, the Province, and the City.

Discussion ensued and the following Committee comments were noted:

- there is no need to dredge this section of the local channel;
- should the city fund a third of the proposed dredging works, it sets a precedent; and
- dredging and other waterfront-related matters in this area should be referred to the Britannia Building Committee.

In reply to queries from Committee, Mr. Redpath and John Irving, Director, Engineering, advised that (i) sediment builds up annually in the channel; (ii) staff is recommending that Imperial Landing waterfront be included as part of the proposed dredging works as the City would be able to secure preferred rates and capitalize on the mobilization of dredging equipment; therefore, it would significantly reduce the cost of dredging independently in the future should the city choose to do so; and (iii) staff have not examined the cost of future dredging work.

Discussion ensued and it was noted that dredging the Cannery Channel is critical as fleet are currently facing challenges in these waters due to low depth.

In reply to a query from Committee, Mr. Irving commented on the proposed three-way funding partnership agreement (one third of the total costs funded by each of the three partners), noting that staff are uncertain as to how the proposed works would be completed in the absence of one partner. Also, Mr. Redpath stated that the depth at the end of the pier at Imperial Landing is approximately 1.2 metres.

Discussion further ensued regarding the proposed three-way funding partnership agreement and Committee queried why the City would fund works that are under the Federal government's jurisdiction.

Dave Semple, General Manager, Community Services, spoke of the proposed three-way funding partnership agreement, stating that the City's contribution is for one-time only.

In response to a query from the Chair, Mr. Redpath spoke of options as to how Committee may wish to proceed with regard to the proposed project and funding agreement.

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Discussion ensued and Committee reiterated that, should Council proceed with the proposed project and three-way funding partnership agreement (one third of the total costs funded by each of the three partners), this would be a one-time occurrence. Also, it was suggested that the dredging of the Imperial Landing waterfront be referred to the Britannia Building Committee.

Loren Slye, Chair of the Steveston Historical Society, spoke in favour of the proposed dredging works as he was of the opinion that if the City were not to proceed, the funding currently available from Port Metro Vancouver and the Province may be reallocated for works along another municipality's waterfront.

As a result of the discussions, the following motion was introduced:

It was moved and seconded

- (1) *That Council approve one-time funding of Phase 1 for dredging works under the terms of the Steveston Ladner Local Channel Dredging Contribution Agreement and Imperial Landing Dredging, as detailed in the staff report titled "Ladner Steveston Local Channel Dredging 2013," from the Senior Manager, Parks and Director, Engineering; and*
- (2) *That the staff report be referred to the Britannia Building Committee and that the Britannia Building Committee's terms of reference be amended to include 'dredging' as part of their mandate.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY 0868256 BC LTD FOR REZONING AT 7491 LINDSAY ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009082; RZ 13-645313) (REDMS No. 4034805)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, for the rezoning of 7491 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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3. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9051 AND 9055 DAYTON AVENUE FROM THE "ASSEMBLY (ASY)" ZONE AND "LAND USE CONTRACT 165" TO THE "LOW DENSITY TOWNHOUSES (RTL2)" ZONE**

(File Ref. No. 12-8060-20-009085/9086/9087; RZ 11-589989) (REDMS No. 4041528 v.2)

Wayne Craig, Director, Development, provided background information and commented on the application's proposed Official Community Plan (OCP) amendments. He noted that the 2041 OCP states that proposals to rezone Community Institutional sites are to be reviewed on a case-by-case basis, without the need to retain assembly uses. As such, staff believe that the proposed Floor Area Ratio of 0.55 and transportation improvements best address the needs of the neighbourhood. Mr. Craig advised that the developer has agreed to provide road and intersection improvements, such as new sidewalks, illuminated street name signage, and a bicycle push button crosswalk, as community benefits.

In reply to a query from Committee, Mr. Craig spoke of the City's recourse with regard to the installation of driveway gates, noting that a restrictive covenant to prohibit such installations is included as part of the proposed application.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9085, to redesignate 9051 Dayton Avenue from "Community Institutional" to "Neighbourhood Residential" in Official Community Plan Bylaw 9000 (Specific Richmond Neighbourhoods Policy) and Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9086, to redesignate 9051 Dayton Avenue from "Public, Institutional & Open Space" to "Low Density Residential" in Schedule 2.6A of Official Community Plan Bylaw 7100 (Ash Street Sub-Area Plan), be introduced and given first reading;*
- (3) *That Bylaw 9085 and 9086, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

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- (4) *That Bylaw 9085 and 9086, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9087,*
- (a) *for the rezoning of 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" zone; and*
- (b) *to authorize the termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue;*
- be introduced and given first reading.*

CARRIED

Opposed: Cllrs. Barnes
Steves

4. **APPLICATION BY PACIFIC LAND GROUP FOR A ZONING TEXT AMENDMENT AT 11580 CAMBIE ROAD TO AMEND THE "COMMUNITY COMMERCIAL (CC)" ZONE TO PERMIT A TYPE 2 RETAIL LIQUOR STORE**

(File Ref. No. 12-8060-20-009083; ZT 13-630050) (REDMS No. 4034953)

Mr. Craig provided background information and advised that the proposed zoning text amendment limits the size of the liquor store to a maximum floor area of approximately 1,600 square feet.

In reply to a query from Committee regarding the relocation of the liquor licence, Al Arbuthnot, proposed liquor store operator, advised that the Sheraton Four Points hotel no longer wishes to have a liquor store in its lobby.

Discussion ensued and it was noted that the proposed liquor store relocation does not comply with the City's policy on free-standing licensee retail store rezoning applications as it is within 500 metres of an elementary school and park. However, it was noted that the proposed location is effectively separated from both the elementary school and park by a major arterial road (No. 5 Road).

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9083, to amend the "Community Commercial (CC)" zone to allow a 147 m² type 2 retail liquor store at 11580 Cambie Road, be introduced and given first reading.

CARRIED

Opposed: Cllr. Au

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Discussion took place regarding the potential impact to the City's planning if the provincial government were to pass legislation that would permit the sale of liquor in grocery stores. As a result of the discussion, the following referral was introduced:

It was moved and seconded

That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back.

The question on the referral was not called as discussion ensued and it was noted that such a referral may be premature as the Province has yet to make a decision on the matter.

The question on the referral was then called and it was **CARRIED** with Cllr. Halsey-Brandt opposed.

NEW BUSINESS

The Chair provided background information regarding development along King Road, noting that lot sizes vary in the area and queried the feasibility of smaller lots in the area. As a result, the following referral was introduced:

It was moved and seconded

That staff examine the possible future development along King Road with regard to whether smaller lots, as small as 33 feet, would be possible and report back.

The question on the referral was not called as discussion ensued.

Mr. Craig clarified that at the October 21, 2013 Public Hearing, Council approved that Single-Family Lot Size Policy 5409 be amended to (i) permit existing properties with duplexes to rezone and subdivide into a maximum of two lots and (ii) permit properties that are a minimum of 24 metres wide to rezone and subdivide.

Mr. Craig spoke of an application alternative for those wishing to rezone a property contrary to a lot size policy, and noted that staff would report to Council with such information at which point Council could deny the application or request that the entire lot size policy be reviewed.

As a result of the clarification, the referral was **WITHDRAWN**.

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5. MANAGER'S REPORT

Mr. Craig advised that a public information meeting will be held on December 18, 2013 regarding a proposed OCP amendment and rezoning application along Bridge Street and No. 4 Road in the McLennan South Area.

The Chair invited Mr. Slye, Chair of the Steveston Historical Society, to address Committee regarding his research on Steveston Village.

Mr. Slye spoke of the possible benefits of designating Steveston Village as a United Nations Education, Scientific and Cultural Organization (UNESCO) World Heritage Site and requested that the matter be referred to staff.

As a result, the following referral was introduced:

It was moved and seconded

That staff explore the possibility of a UNESCO designation for Steveston Village and report back.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:10 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, December 3, 2013.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk