



Planning Committee

Date: Wednesday, December 7, 2011
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Chak Au (arrived at 4:09 p.m.)
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

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 22, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 17, 2012 (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY GRAHAM MACFARLANE FOR REZONING AT 140 WELLINGTON CRESCENT FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (ZS20) - BURKEVILLE**
(File Ref. No. 12-8060-20-8794, RZ 11-562552) (REDMS No.3251975)

In response to a request that the Public Hearing notice for Rezoning Application 11-562552 be sent to all residents of the Burkeville neighbourhood, staff advised that Committee's request could be met.

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It was moved and seconded

That:

- (1) Bylaw No. 8794, for the rezoning of 140 Wellington Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20) – Burkeville", be introduced and given first reading; and*
- (2) the area of notification for Rezoning Application 11-562552, for the purposes of the January 16, 2012 Public Hearing, be expanded to include all Burkeville addresses.*

CARRIED

2. APPLICATION BY 0897099 BC LTD. AND WEI CHEN FOR REZONING AT4911/4931 MCLURE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-8833, RZ 11-582017) (REDMS No. 3395803)

A brief discussion took place, as a result of a query regarding requirements for the construction of a secondary suite, and advice was provided that staff ensures that secondary suites are built according to provisions outlined in the building code. The code ensures good building practices without a lot of costly impediments.

It was moved and second

That Bylaw No. 8833, for the rezoning of 4911/4931 McLure Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

3. YAMAMOTO ARCHITECTURE INC. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9431, 9451 AND 9471 ALBERTA ROAD AND SURPLUS PORTION OF ALDER STREET ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/F)" TO "HIGH DENSITY TOWNHOUSES (RTH1)" IN ORDER TO DEVELOP A 34 UNIT THREE-STOREY TOWNHOUSE COMPLEX.

(File Ref. No. 12-8060-20-8834, RZ 11-562986) (REDMS No. 3397590)

A brief discussion took place between Committee and staff regarding:

- on-site parking provided through a side-by-side configuration or a tandem configuration, and the impact tandem parking may have on drivers using street parking sites overnight;
- an Acoustic Engineer is to identify noise mitigation measures to be taken to lessen aircraft noise; and
- two units have been identified as convertible to universal access standards.

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It was moved and seconded

That Bylaw No. 8834 for the rezoning of 9431, 9451, and 9471 Alberta Road and surplus portion of Alder Street road allowance from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH1)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY HARPREET JOHAL FOR A REZONING AT 10131 BRIDGEPORT ROAD FROM SINGLE DETACHED (RS1/D) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-8836, RZ 11-578325) (REDMS No. 3406432)

Mr. Jackson reported that the applicant had advised staff that he wished to pursue another development option, and for that reason staff asked the Committee to move Rezoning Application 11-578325 to the agenda for the Planning Committee meeting tentatively scheduled to take place on Tuesday, January 17, 2012.

Committee complied with the request.

It was moved and seconded

That Rezoning Application 11-578325 be forwarded to the agenda for the Planning Committee meeting tentatively scheduled to take place on Tuesday, January 17, 2012.

CARRIED

5. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 7600 GARDEN CITY ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT50) – SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-8843, RZ 11-565948) (REDMS No. 3398963)

A comment was made regarding accessible townhouse units, and whether the availability of either units designed for conversion for universal accessibility, or units that have been converted, is information that can be sourced by disabled residents who are seeking this type of real estate.

Discussion ensued between Committee and staff regarding future townhouse unit developments and whether developers can be encouraged to include at least one townhouse unit that is fully converted for accessibility, with a chair lift or an elevator.

A suggestion was made that an education initiative, involving the Richmond Centre for Disability, to enable disabled persons to find and purchase a fully converted townhouse unit, would be a benefit to those people seeking to purchase accessible townhouse residences.

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It was moved and seconded

That:

Bylaw No. 8843, for the rezoning of 7600 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT50) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

As a result of the discussion the following **motion** was introduced:

It was moved and seconded

That staff:

- (1) investigate the implications of incorporating an accessible single-storey housing unit within a townhouse unit development;*
- (2) provide a list of convertible units to the Richmond Centre for Disability as they come on stream; and*
- (3) examine the implications of a ground-oriented one-storey or two-storey unit to be partially or fully converted as part of initial developments, and report back.*

CARRIED

6. HAMILTON AREA PLAN UPDATE OPTIONS

(File Ref. No.) (REDMS No. 3414839)

Terry Crowe provided background information on the community planning options to update the Hamilton Area Plan, specifically Sub-Areas 2 and 3 (expanded). He stated that Oris Development offered to undertake a planning process under the City's direction. Mr. Crowe compared this offer to the one the City received from developer First Capital who undertook the successful densification plan for Broadmoor Shopping Centre.

Mr. Crowe reported that staff recommends Option 1 whereby Oris Development does all the work and pays for the studies with the City supervising the process.

Discussion ensued between Committee and staff, and in particular on:

- the City may suggest professionals, such as an environmental consultant or a geotechnical engineer that Oris may hire;
- as part of Option 1, the City would: supervise all work, issue scoping and public consultation, point out community sensitivities, translate the needs of the community, and so on, and challenge the developer to come up with proposals acceptable to the community;
- how to ensure that expectations of Hamilton residents are managed, and how, if Option 1 is accepted, to ensure that the plan incorporates innovative ideas regarding infrastructure and housing;

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- the anticipated time-frame for completion of the Hamilton Area Plan;
- what happens in the case of another developer coming forward with interest in Hamilton Sub-Areas 2 and 3; and
- the thoroughness of the consultation process.

Mr. Crowe referred to the Terms of Reference (TOR) for Option 1 to Plan Hamilton Sub-Areas 2 and 3, and noted that the TOR includes, among other details: (i) consultation considerations; (ii) Hamilton Area Plan requirements; (iii) Hamilton Neighbourhood Shopping Centre Area Planning Considerations; (iv) an implementation program; and (v) building heights, building form, urban design, amenities, transportation and engineering planning and service details.

Mr. Crowe stressed that the whole Hamilton community would be consulted in the planning process.

In response to Mr. Crowe's suggestion that staff submit memos to periodically update Council, Committee agreed that staff should instead bring forward reports, as necessary.

The Chair invited members of the public to address Committee.

Rob Dyck, 23321 Gilley Road, stated he was excited about the possibility of development to bring new services into Hamilton. He supported Oris Developments and said he found it a professional and capable company.

Shannon Power, 23531 Gilley Road, stated her concern about policing in the Hamilton area, and her desire to have better services, including perhaps a storefront police station. She was also concerned with the area's school being at maximum capacity, as well as traffic issues.

Dana Westermarck, Oris Development stressed that consultation would take place with all members of the Hamilton community, and confirmed that the entire neighbourhood would be consulted in the planning process. He noted that a recent focus group meeting in the area provided feedback regarding the current limited retail services in the area, and a desire on the part of the community to see the retail sector reinvigorated.

Mr. Westermarck concluded his remarks by acknowledging that Hamilton residents have concerns regarding school services, and traffic issues.

Gerry Biggar advised that he has owned property in the Hamilton community since 1971, and he noted that the area is on wetlands, that some of the homes are sinking, and that the ditches are full of water all year around. He further stated that many houses in the area are still using septic tanks.

Mr. Biggar stated that if the amenities for Hamilton were addressed, young families would find the area to be a good place to live.

The Chair thanked the speakers for expressing their views.

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As a result of the earlier discussion, and in particular Committee's stated desire to periodically receive reports from staff on the progress of the project, Committee agreed that the staff recommendation be amended to include the suggestion.

It was moved and seconded

That:

- (1) *as outlined in the staff report dated November 29, 2011 from the General Manager, Planning and Development, entitled: "Hamilton Area Plan Update Options", Option 1 be endorsed; and*
- (2) *staff report back to Council at regular intervals regarding the progress of the work plan for the Hamilton Area.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

7. OPERATOR SELECTION FOR THE HAMILTON CHILD CARE FACILITY

(File Ref. No.) (REDMS No. 3408574)

It was moved and seconded

That the Society of Richmond Children's Centres be endorsed as the operator of the City-owned child care facility to be constructed at 23591 Westminster Highway.

CARRIED

PLANNING AND DEVELOPMENT DEPARTMENT

8. ECOWASTE INDUSTRIAL PROPOSAL – ROAD OPENING AND DEVELOPMENT

(File Ref. No. 10-6360-08) (REDMS No. 3371247)

Mr. Jackson provided background information regarding Ecowaste Industries' intent to develop 170 acres of industrial zoned land, located directly to the west of Port Metro Vancouver lands, for non-farm use.

He noted that Blundell Road, between No. 7 Road and Savage Road, is fully contained within the Agricultural Land Reserve (ALR), and that Ecowaste will seek approval from the Agricultural Land Commission in order to open and develop that part of Blundell Road.

Mr. Jackson added that during the Development Permit stage, the applicant would detail such issues as agricultural buffering to mitigate proposed works along the No. 7 Road canal that is designated as a Riparian Management Area and an Environmentally Sensitive Area.

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Discussion ensued between Committee and staff, and in particular on:

- how Ecowaste's property will provide an agricultural buffer between industrial buildings on the industrial zoned land and agricultural activities on surrounding agricultural lands;
- Ecowaste occupies a property that is zoned for industrial development, with no restrictions on the type of industrial uses;
- City staff is working with City of Delta staff regarding regional traffic patterns;
- the servicing agreement required of Ecowaste includes drainage infrastructure;
- the City's Agriculture Advisory Committee will comment on Ecowaste's application;
- the type of direction Port Metro Vancouver would go in if they acquired the site, and the light industrial use that Ecowaste will develop on the site; and
- if the non-farm use application for the road is approved staff would report back to Council at a later date on the Development Permit.

Thomas Land, General Manager of Ecowaste Industries Ltd. addressed Committee and made the following remarks:

- the property will not be sold, as Ecowaste Industries is intent on creating an industrial park on the site that will lead to 2,000 construction jobs, and 6,000 permanent positions upon completion of the project;
- a Traffic Impact Assessment (TIA), undertaken by Ecowaste's transportation consultant, will address traffic concerns; the Blundell Road corridor provides the only way Ecowaste is able to establish the proposed industrial development; and
- currently landfill is on Agricultural Land Reserve lands, and Ecowaste will return those lands to agriculture use, as per the agreements signed with the ALR.

Discussion resumed among Committee staff and Mr. Lam, regarding:

- Ecowaste Industries' lands are not part of the Metro Vancouver Fraser Port Lands, nor does Ecowaste have access to the Fraser River;
- Ecowaste Industries is considering big box industrial development, not industries that require port facilities;
- representatives from Ecowaste and City staff have had direct communication with Port Metro Vancouver staff regarding the proposed project; and
- how the Zoning Bylaw could restrict uses to port-related uses only.

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In response to a request, staff advised that information regarding Odessa would be submitted to Council.

It was moved and seconded

That:

- (1) *the opening and development of road works to extend Blundell Road from where it currently ends (on the east side of No. 7 Road) to Savage Road, be approved;*
- (2) *the opening and development of road works along Savage Road between Williams Road and Francis Road, be approved; and*
- (3) *authorization to Ecowaste Industries Ltd. to apply to the Agricultural Land Commission to open and develop Blundell Road between No. 7 Road and Savage Road as outlined in the staff report dated November 23, 2011 from the Director of Development be granted.*

CARRIED

OPPOSED: Councillor Harold Steves

9. MANAGER'S REPORT

No Manager's reports were given.

10. NEW BUSINESS

(i) Council Liaisons on the Committee Reviewing the 10 Year Richmond Social Planning Strategy

Committee agreed that: (i) Councillors Linda Barnes would continue to participate alongside staff on the committee that was established to review the Social Planning Strategy; and (ii) Councillor Bill McNulty would replace former Councillor Greg Halsey-Brandt on the committee.

(ii) Affordable Senior Housing

Councillor Linda Barnes reported that City staff from both Social Services and Development Applications divisions have met with Dr. Allan Lau, to explore ways to help him to provide affordable seniors housing.

(iii) Referral List

Councillor Evelina Halsey-Brandt queried when Standing Committees would receive a list of referrals. Mr. Erceg advised that the City Clerk's Office is working on the list.

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(iv) Delta Port Expansion

A request was made that staff update members of the Planning Committee and the Public Works and Transportation Committee regarding: (i) the Delta Port expansion project; (ii) the potential for expansion of southlands; and (iii) traffic from the Tsawwassen First Nation.

As a result of the request the following **referral** motion was introduced:

It was moved and seconded

That staff provide updates to the Planning Committee and to the Public Works and Transportation Committee regarding the expansion of the Delta Port, and the potential for expansion of Southlands, and potential traffic from Tsawwassen First Nation.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:30 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, December 7, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk