

Planning Committee

Date: Tuesday, November 18, 2008

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard

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

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, October 21, 2008, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. Wednesday, December 3, 2008, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 3651/3671 LOCKHART ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 08-434629 - Report: October 27, 2008, File No.: 12-8060-20-8430) (REDMS No. 2498661, 1081048)

Planning Committee

Tuesday, November 18, 2008

It was moved and seconded

That Bylaw No. 8430, for the rezoning of 3651/3671 Lockhart Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

CARRIED

4. **APPLICATION BY TOYU GROUP HOLDINGS LTD. FOR REZONING AT 7751, 7851 BRIDGE STREET AND 9531, 9551 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**

(RZ: 07-380219 – Report: October 20, 2008, File No.: 12-8060-20-8444) (REDMS No. 2512951)

During a brief discussion between staff and Committee the following points were raised:

- the long and narrow nature of the site presented a unique challenge to the applicant, and the architect was able to overcome the unusual site circumstances and design 22 attractive townhouse units;
- the required engineering infrastructure upgrades done at the developer’s cost would be done to achieve the City’s standards as prescribed by the Official Community Plan;
- prior to final adoption of the rezoning application, a registration of a restrictive covenant on title to the lands is required, that would prohibit the conversion of the tandem parking areas into residential spaces.

It was moved and seconded

That Bylaw No. 8444, to amend “Comprehensive Development District (CD/155)”, and for the rezoning of 7751, 7851 Bridge Street and 9531, 9551 Blundell Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/155)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY AJIT THALIWAL AND MALHI CONSTRUCTION LTD. FOR REZONING AT 8091 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 08-431599 - Report: October 22, 2008, File No.: 12-8060-20-8454) (REDMS No. 2518950)

Planning Committee

Tuesday, November 18, 2008

It was moved and seconded

That Bylaw No. 8454, for the rezoning of 8091 No. 1 Road from “Single-Family Housing District, Subdivision Area K (R1/K)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.

CARRIED

6. **APPLICATION BY TED DANYLUK FOR REZONING AT 6220 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**

(RZ 07-373657 Report: October 27, 2008, File No.: 12-8060-20-8456, 08-4430-00) (REDMS No. 2518466, 2458955, 2502780, 2502211, 2014261)

Brian Jackson, Director of Development, advised that if the proposed amendment to the Single-Family Lot Size Policy 5428 were approved, three lots, including the subject site, would be sized appropriately to develop. He noted that the difference in width, which is 3.6 inches, would have a negligible impact on the resulting subdivision pattern.

Mr. Jackson introduced the developer, Ted Danyluk, and advised that Mr. Danyluk was a first time developer who had responded well to staff's suggestions throughout the application process.

Mr. Danyluk's statement (attached to these Minutes as Schedule 1) expanded on comments he made in his letter to the City dated November 10, 2008 (attached to these Minutes as Schedule 2) on the following four points: (i) neighbours were solicited for comments and no concerns were raised; (ii) amending Single-Family Lot Size Policy 5428 would allow development of the lot at 6220 Francis Road to its fullest potential; (iii) the nature of the neighbourhood would not be adversely impacted by future residential subdivision development of the lot; and (iv) landscaping requirements would form part of any future agreement when selling the property to a new owner.

It was moved and seconded

(1) *That the following recommendation be forwarded to Public Hearing:*

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the properties along Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area J (R1/J) (as shown on Attachment 5 to the report dated October 27, 2008 from the Director of Development).

(2) *That Bylaw No. 8456, for the rezoning of 6220 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area J (R1/J)”, be introduced and given first reading.*

CARRIED

Planning Committee

Tuesday, November 18, 2008

7. **APPLICATION BY MONICA PROPERTIES LTD. FOR REZONING AT 15360 KNOX WAY FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171)**

(RZ: 06-347799 – Report: October 29, 2008, File No.: 12-8060-20-8457/8458) (REDMS No. 2520412)

In response to queries staff advised that:

- the proposed storage area would (i) measure 92,000 square feet, (ii) be completely enclosed by a fence, and (iii) the fencing would be screened by landscaping elements;
- the surface treatment around the proposed storage area is paved with asphalt, and the applicant would not make any changes to this surface;
- the Comprehensive Development District (CD/171) includes the same uses as Light Industrial District (I2) with the exception of the outdoor storage component.

It was moved and seconded

That:

- (1) *Bylaw No. 8457, for the creation of “Comprehensive Development District (CD/171)”, be introduced and given first reading; and*
- (2) *Bylaw No. 8458, for the rezoning of 15360 Knox Way from “Light Industrial District (I2)” to “Comprehensive Development District (CD/171)”, be introduced and given first reading.*

CARRIED

8. **APPLICATION BY VALENCIA GARDEN LIMITED PARTNERSHIP FOR REZONING AT 9460 AND 9480 WESTMINSTER HIGHWAY FROM “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F, (R1/F)” TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/202)” IN ORDER TO DEVELOP AN 18-UNIT THREE-STOREY TOWNHOUSE COMPLEX**

(RZ 08-427931 – Report: November 6, 2008, File No.: 12-8060-20-8460) (REDMS No. 2519120, 2443152)

Discussion took place among Committee members, staff and architect Wayne Fougere regarding the design of one of the rental suites, and in particular on:

- the 200 square feet space is considered a ‘studio’ unit and is in accordance with the City’s building code;
- the studio unit is on the ground floor and has direct access to the patio space;
- the studio unit is not a strata unit, and presents a rental opportunity.

Planning Committee

Tuesday, November 18, 2008

In response to an inquiry regarding the potential success of studio units on the rental market, Mr. Jackson advised that planning staff could track the success of such units and provide feedback to Committee.

In response to a request from Committee that it be invited to tour the studio unit, the architect advised that he would relay the request to the developer.

It was moved and seconded

That Bylaw No. 8460, to create “Comprehensive Development District (CD/202)” and to rezone 9460 and 9480 Westminster Highway from “Single Family Housing District, Subdivision Area F, (R1/F)” to “Comprehensive Development District (CD/202)”, be introduced and given first reading.

CARRIED

9. PRIVATE LIQUOR RETAIL STORES

(Report: November 4, 2008, File No.: 08-4430-03-05, 12-8060-20-8461) (REDMS No. 1808349, 2524291)

Wayne Craig, Program Coordinator – Development, stated that staff reviewed the status of the 17 private liquor stores, with City issued business licenses and are licensed by the Liquor Control and Licensing Branch (LCLB), to determine if they are located on sites with conforming zoning or located on sites with non-conforming zoning.

Mr. Craig advised that the recommended zoning amendments would ensure that almost all new liquor store locations would require Council input through the rezoning process.

In addition, any proposed rezoning applications related to private liquor stores would be brought forward on a case-by-case basis for Council’s consideration.

Discussion then took place among Committee members and staff on the recommended zoning amendments and in particular on:

- the number of liquor stores that are necessary to serve the City Centre;
- owners of new private liquor stores would have to apply for rezoning before establishing their business;
- the City has the authority to: (i) grant business licenses; (ii) regulate where new private liquor stores locate and (iii) the LCLB grants liquor store licenses;
- each of the few private liquor stores in the city that are located on sites with non-conforming zoning have a valid business license;

Planning Committee

Tuesday, November 18, 2008

- staff recommends that the existing non-conforming liquor stores be permitted to continue operating as non-conforming uses, but not be allowed to expand beyond their current business operation, unless the use is re-affirmed through a rezoning application.

It was moved and seconded

That Bylaw No. 8461, to amend Zoning and Development Bylaw 5300 by:

- (a) deleting “Licensee Retail Stores” as a permitted use in “Downtown Commercial District (C7)”;* and
- (b) adding “Licensee Retail Store” as a permitted use on a site-specific basis within the “Downtown Commercial District (C7)” for 8260 Westminster Highway, 7551 Westminster Highway and 7311 Westminster Highway.*

be introduced and given first reading.

CARRIED

10. **MANAGER’S REPORT**

(1) City Centre Area Plan (CCAP)

No report was given.

(2) Steveston Study

No report was given.

(3) Official Community Plan (OCP)

No report was given.

(4) Liveable Region Strategic Plan Review (LRSP)

No report was given.

(5) Investigation of Potential Efficiencies in the Development Approval Process

Mr. Jackson reported that Wayne Craig, along with a team of planning staff, are investigating efficiencies in the development approval process. He added that staff and members of the Urban Development Institute (UDI) are meeting soon to discuss the development industry’s difficulty with securing financing.

Mr. Craig stated that the investigation into the development approval process would include:

Planning Committee

Tuesday, November 18, 2008

- ways to allow staff reports on rezoning applications to proceed to Committee with limited design development;
- enabling site preparations such as preload to occur earlier in the development approval process;
- ways in which developers could obtain final adoption of a rezoning bylaw in a more timely fashion that is usually the case;
- exploring how amenity contributions and securities, for such initiatives as public art, affordable housing and landscaping, could be collected before the issuance of a building permit;
- stream-lining the servicing agreement approval process; and
- reviewing ways to reduce the City's Standard Servicing Requirements where sustainable and/or green infrastructure is implemented.

A brief discussion ensued during which Mr. Jackson advised that some changes UDI seeks are the result of the Provincial approval process related to real estate pre-sales. He noted that the changes UDI seeks may not necessarily or automatically be accommodated by the City.

Joe Erceg, General Manager, Planning and Development, noted that staff has recently had meetings with developers who are active in Richmond, and that the developers have stated concerns with regard to cash flow issues.

In response to a query regarding the outcome of staff's investigation into the development approval process, Mr. Craig advised that after staff makes a series of assessments, a report would be brought forward in 2009. The report would identify possible changes, some of which may be done at the staff level, while others may involve bylaw amendments that would come before Council.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:03 p.m.).

CARRIED

Planning Committee

Tuesday, November 18, 2008

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 18, 2008.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk