

Planning Committee

Date: Wednesday, September 3, 2008
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Absent: Councillor Harold Steves, Chair
Call to Order: The Vice-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, July 22, 2008, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **September 16, 2008**, at 4:00 p.m. in the Anderson Room.
- 2A. **RICHMOND FOOD BANK SOCIETY AND THE CANADIAN MENTAL HEALTH ASSOCIATION**

Councillor Barnes indicated that she, and members of Council, were in receipt of an August 29, 2008 letter and an attachment (attached to these Minutes as Schedule 1) from representatives of the Richmond Food Bank Society and the Canadian Mental Health Association, Richmond Branch, requesting City support for a concept to acquire property to house the two agencies and other compatible partner agencies.

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

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It was moved and seconded

That the letter dated August 29, 2008, from the Richmond Food Bank Society and the Canadian Mental Health Association, Richmond Branch, regarding their shared vision to acquire property to house their agencies and other compatible partner agencies, be referred to staff for comment.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY KULVIR S. DOSANJH FOR REZONING AT 8671/8691 CALDER ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 07-392379 - Report: July 17, 2008, File No.: 12-8060-20-8376) (REDMS No. 2449194, 1081046, 2479777, 2479781)

It was moved and seconded

That Bylaw No. 8376, for the rezoning of 8671/8691 Calder Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

CARRIED

4. **APPLICATION BY ELEGANT DEVELOPMENT INC. FOR REZONING AT 3620/3640 LOCKHART ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 07-390593 - Report: July 15, 2008, File No.: 12-8060-20-8391) (REDMS No. 2458150, 1081048, 2458212, 2458213)

In response to a query, Brian Jackson, Director of Development advised that as part of the rezoning application process developers must submit a landscaping plan and that a security for surviving landscape elements is required. He noted that it is anticipated that the applicant will follow each of the stipulations involved in the rezoning application process, and that Planning and Development staff does conduct inspections at sites that are being redeveloped.

In response to a further query, Mr. Jackson stated that the Good Neighbour brochure is given to each rezoning applicant, whether a first time applicant or an applicant who has made applications in the past, and that staff reminds applicants of such details as the proscribed hours of work.

Committee directed staff to track this applicant and development in terms of staff time devoted to ensure that the applicant is abiding by the City’s good neighbour standards.

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Mr. Jackson advised that staff will update Committee on a regular basis and will: (i) continue to monitor the applicant's activities, and (ii) will submit to Committee specifics before final rezoning is considered by Council.

It was moved and seconded

That Bylaw No. 8391, for the rezoning of 3620/3640 Lockhart Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY CAPITAL DEVELOPMENT LTD. FOR REZONING AT 3731/3733 LOCKHART ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 08-403603 - Report: July 18, 2008, File No.: 12-8060-20-8413) (REDMS No. 2475943, 1081048, 2477076, 2477081)

It was moved and seconded

That Bylaw No. 8413, for the rezoning of 3731/3733 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.

CARRUED

6. **APPLICATION BY KARNJIT GOSAL FOR REZONING AT 11440 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-397368 - Report: July 31, 2008, File No.: 12-8060-20-8416) (REDMS No. 2484324, 2485676, 2486077)

Mr. Jackson advised that: (i) staff has reviewed proposed residences along Williams Road that have installed hedgerows;(ii) staff spoke to one applicant whose hedgerow was not approved by the City; and (iii) it was removed.

It was moved and seconded

That Bylaw No. 8416, for the rezoning of 11440 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

CARRIED

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7. **APPLICATION BY AMAN DHALIWAL FOR REZONING AT 10540 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 08-407312 - Report: July 31, 2008, File No.: 12-8060-20-8412) (REDMS No. 2475919, 2477053, 2477063)

It was moved and seconded

That Bylaw No. 8412, for the rezoning of 10540 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.

CARRIED

8. **APPLICATION BY KHALID HASAN FOR REZONING AT 8460 FRANCIS RD. FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO COACH HOUSE DISTRICT (R/9)**

(RZ 07-380103 – Report: August 1, 2008, File No.: 12-8060-20-8415) (REDMS No. 2482388, 2485704, 2485970)

Mr. Jackson introduced new City staff member Erika Syvokas, Planning Assistant, and advised that she is working with single-family home builder applicants.

It was moved and seconded

That Bylaw No. 8415, for the rezoning of 8460 Francis Rd. from “Single-Family Housing District, Subdivision Area C (R1/C)” to “Coach House District (R/9)” be introduced and given first reading.

CARRIED

9. **APPLICATION BY PRITAM S. DHINJAL FOR REZONING AT 9988 DAYTON AVE. FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 08-408508 - Report: July 31, 2008, File No.: 12-8060-20-8414) (REDMS No. 2480069, 2480133, 2480140)

It was moved and seconded

That Bylaw No. 8414, for the rezoning of 9988 Dayton Ave. from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.

CARRIED

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COUNCILLOR HAROLD STEVES

10. **FOOD SECURITY COUNCIL, FOOD SECURITY MANAGER AND FOOD SECURITY CANADA NATIONAL ASSEMBLY 2008**

(File No. 08-4040-08-01, 2495796)

Councillor McNulty advised that the Food Security information submitted by Councillor Harold Steves would be forwarded to staff.

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

It was moved and seconded

That the memo, dated August 26, 2008 from Councillor Steves, and the attached material regarding Food Security issues, be referred to staff for comment.

CARRIED

11. **MANAGER'S REPORT**

(1) *City Centre Area Plan (CCAP)*

No report was given.

(2) *Steveston Study*

Terry Crowe, Manager, Policy Planning, reported that staff is analyzing height, density and incentive issues with regard to development in the Village. He added that staff would present Committee with the results of this analysis before the end of 2008.

(3) *Official Community Plan (OCP)*

No report was given.

(4) *Liveable Region Strategic Plan Review (LSPR)*

No report was given.

(5) *House Sales Boost Taxes*

Councillor Barnes referred staff to an article published in the September 3, 2008 edition of "The Province" newspaper regarding a recent study conducted by the B.C. Real Estate Association. The study revealed the provincial, federal and municipal taxes generated by home sales (attached as Schedule 2 to these Minutes).

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(6) *Richmond Urban Design Awards 2008 – “The Lulu’s”*

Committee commended staff the brochure and fact sheet introducing the new program to celebrate good architectural design: the Richmond Urban Design Awards 2008, “The Lulu’s” (on file in the City Clerk’s Office).

Mr. Jackson advised that in advance of the October 15, 2008 submission deadline, literature and application forms will be circulated widely, and awareness of “The Lulu’s” has been raised through various means of communication.

A brief discussion ensued regarding how the Awards program could develop, including the possible inclusion of a public art award component.

(7) *Update on River Road Properties*

Mr. Erceg, General Manager, Planning and Development reported that the issues related to bylaw infractions in the River Road area is being addressed by City Bylaws, and that the study dealing with an examination of rezoning applications in the area is continuing. At this point it is transportation issues that are outstanding, and the applicants are working on their own traffic study.

(8) *Building Heights In the City Centre*

In response to a query regarding building height restrictions in the City, in relation to the Vancouver International Airport (YVR) Mr. Crowe advised that he and Mr. Erceg are in the process of arranging a meeting with YVR representatives to discuss: (i) the airport authority’s work plan, and (ii) how the City’s building height increase study can proceed quickly.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:39 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 3, 2008.

Councillor Bill McNulty
Vice-Chair

Sheila Johnston
Committee Clerk