



Planning Committee

Date: Tuesday, September 22, 2009

Place: Anderson Room
Richmond City Hall

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

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 Wednesday, September 9, 2009, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 6, 2009**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY CHARAN SETHI FOR REZONING AT 8200 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**

(File Ref. No.: 12-8060-20-8436, RZ 06-348080) (REDMS No. 2340480)

A brief discussion took place between Committee and Brian J. Jackson, Director of Development, on the subject of reversing the Restrictive Covenant that must be registered on Title ensuring that no secondary suite, or “granny flat”, be part of the residence.

Planning Committee

Tuesday, September 22, 2009

Mr. Jackson advised that if a future owner of the lot wished to reverse such a "in perpetuity" covenant, there is an inexpensive process by which Council could be made aware of the owner's desire. Council would approve, or disapprove, the covenant coming off Title.

It was moved and seconded

That Bylaw No. 8436, for the rezoning of 8200 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY POLYGON DEVELOPMENT 225 LTD. FOR REZONING AT 9631, 9651, 9691, 9711, 9731, 9751, 9791 ALEXANDRA ROAD AND 4471, 4511, 4531, 4551 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND TWO-FAMILY HOUSING DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/185)**

(File Ref. No.: 12-8060-20-8450 RZ 08-408107) (REDMS No. 2698275)

Mr. Jackson introduced the project and advised that: (i) the proposal is for a 141-unit, three-storey townhouse development including an amenity building and the provision for 11 affordable housing units at an off-site location; (ii) the proposed development is related to the Cambridge Apartments development site located at 9420, 9460, 9480 and 9500 Odlin Road which has the provision of 11 affordable housing units on site; (iii) the 11 affordable housing units at the Alexandra Road/No. 4 Road site will be built at the Cambridge Apartments site at Odlin Road, making a total of 22 affordable housing units at the Odlin Road development; (iv) the construction of a new east/west Tomicki Avenue; and (v) the applicant has agreed to contribute to the Public Art program and the Childcare fund.

Discussion ensued between staff and Committee regarding:

- consolidating all affordable housing units at the Cambridge Apartments site on Odlin Road enables a critical mass of units that can be effectively managed by a non-profit organization or management company;
- the affordable housing units would not be clustered in one location of the development, but spread throughout the entire Cambridge Apartments site;
- the applicant intends to build the developments in phases and, at the conclusion of the building phases, all affordable housing units would be in place;
- the amenity space at the Cambridge Apartments site has more square footage than the amenity space at the subject site;

Planning Committee

Tuesday, September 22, 2009

- the grade difference made tree retention difficult and the applicant's landscape plan, that includes over 180 new trees to be planted, responds to Council's policies and is acceptable to the City's Tree Preservation staff;
- the application did not have to be submitted to the Richmond School Board as it is in conformance with the West Cambie Area Plan; and
- an Aircraft Noise Sensitive Use Covent is required from the applicant as a condition of rezoning approval and the applicant's proposals to address aircraft noise on site are consistent with the Official Community Plan's objectives for public awareness and acoustic mitigation.

Steve Jedreicich, or Polygon Development 225 Ltd., accompanied by Architect Jim Bussey of Formwerks Architectural, and Landscape Architect Jerry Eckford of Eckford & Associates, addressed Committee and provided the following information:

- the amenity space at the subject site includes a mail room, a lounge, a kitchen, a "great room" for gatherings and events, and a fitness room that is adjacent to a large outdoor patio;
- sustainability features at the subject site include low flow toilets, low drop irrigation systems for indigenous plants, energy star appliances in some of the residential units, and tank less water heaters.

A concern was expressed regarding the proposed use of tank less water heaters and a comment was made that the applicant further explore the use of other innovative sustainability features.

It was moved and seconded

That Bylaw No. 8450, to amend "Comprehensive Development District (CD/185)" and for the rezoning of 9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road and 4471, 4511, 4531, 4551 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/185)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY THE RICHMOND ROD AND GUN CLUB FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL DISTRICT (I1) TO ALLOW FOR AN INDOOR SHOOTING RANGE AT 1020 EBURNE PLACE.**

(File Ref. No.: 12-8060-20-8525/8538) (REDMS No. 2703510)

Planning Committee

Tuesday, September 22, 2009

Mr. Jackson stated that the application: (i) provides for one indoor shooting range at 1020 Eburne Place, located in an area zoned Industrial District (I1), in accordance with the zoning, and (ii) requires a change to the Regulating the Discharge of Firearms Bylaw 4183 which regulates the use of firearms in the City, to allow the discharge of a firearm in an indoor facility.

Discussion ensued between staff and Committee on:

- the number of off-street parking stalls reflects the same number of shooting and archery stalls in the proposed development;
- the top floor of the proposed three storey building is used for both air guns and archery practice; and
- perimeter walls of the proposed building are to be constructed of 8-inch thick concrete in order to mitigate noise from impacting adjacent properties.

Bill Alexander, President of the Richmond Rod and Gun Club, and Paul Alexander, the Club's Handgun and Airgun Chairman, addressed Committee. A brief discussion took place between the applicant's representatives and Committee on:

- archery practice would not be carried out at the same time as airgun practice on the top floor of the proposed three storey building; airgun positions would be moved to the south wall in order to allow archery to have the remainder of the area;
- the various calibre of handguns discharged at the proposed facility;
- the 35 parking spaces are adequate as there are 25 shooting positions inside the building;
- the Club would charge a fee for members of the RCMP, as well as members of the general public, to use the range facility; it is expected that the proposed facility will attract enthusiasts from across the Lower Mainland, including those from the North Shore;
- an indoor shooting range facility offers more environmental controls than does an outdoor facility; a ventilation system and water system on sheet steel ensures that no lead dust is released into the atmosphere.

It was moved and seconded

That:

- (1) ***Bylaw No. 8525, for a zoning text amendment to define "Indoor Shooting Range" and to amend "Industrial District (I1)" to allow for an Indoor Shooting Range at 1020 Eburne Place, be introduced and given first reading; and***

Planning Committee

Tuesday, September 22, 2009

- (2) *Bylaw No. 8538, to amend "Regulating the Discharge of Firearms" Bylaw No. 4183, be introduced and given first, second and third readings.*
- (3) *Council, subject to adoption of Zoning Text Amendment Bylaw No. 8525, approve a Permit to operate an Indoor Shooting Range at 1020 Eburne Place, in accordance with Bylaw 4183.*

CARRIED

6. **APPLICATION BY TOWNLINE HOMES FOR REZONING A PORTION OF THE PROPERTY AT 12011 STEVESTON HIGHWAY AND 10620, 10640, AND 10800 NO. 5 ROAD FROM "BOTANICAL GARDEN DISTRICT 1 (BG1)", "BOTANICAL GARDEN DISTRICT 2 (BG2)", AND "SERVICE STATION DISTRICT (G2)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/210)"**

(File Ref. No.: 12-8060-20-8531/8532) (REDMS No. 2718014)

Mr. Jackson stated that for some years the subject site, the former "Fantasy Gardens" property situated on the north side of Steveston Highway, between Highway 99 and No. 5 Road, a prominent gateway intersection in the City, has been in need of a change, as the site is in disrepair.

Mr. Jackson noted that the applicant had hosted three separate public open houses to collect comments regarding the proposed development, referred to as "The Gardens", and that the applicant had begun working with City staff in late 2008 on plans for a mixed-use community that would include: (i) 550 residential units, constructed during a series of phases; (ii) five lots for non-residential uses, (iii) 12.2 acres of dedicated land for garden/parklands, and (iv) a package of benefits that includes affordable housing, a daycare centre, significant transportation improvements including road widening and bike lanes, signalization improvements, and a green way on No. 5 Road and Steveston Highway.

Mr. Jackson advised that the applicant is interested in moving in the direction of non-vehicular transportation and that 2 to 4 co-op car spaces, as well as a up to 4 co-op cars, would be provided. Two bus shelters would be constructed, and transit passes would be distributed to residents. For cyclists, an end-of-trip shower facility, located in the commercial area, would be provided.

To conclude his remarks Mr. Jackson reported that: (i) an image of a "garden concept" had been designed in consultation with the public, and (ii) a public art plan to demonstrate where public art should be located should happen.

Regarding analysis of transportation alternatives to access the site the Chair commented that the applicant's proposal for right-in/right-out access along the Steveston Highway frontage might be problematic, especially if drivers leave a submerged parkade where visibility is limited, and turn right onto the busy thoroughfare.

Planning Committee

Tuesday, September 22, 2009

In response to the Chair's comment, and other transportation queries from Committee, Victor Wei, Director of Transportation advised that:

- drivers would first come into an internal roadway from the parkade, before accessing Steveston Highway;
- transportation staff has reviewed the applicant's Traffic Impact Analysis (TIA) and believe that the provision for access is acceptable; one option that can be explored is to eliminate the right-out access;
- the applicant's TIA includes improvements that coordinate with future widening of the Highway 99 overpass;
- the applicant's TIA allows for sufficient roadway dedication when the Ministry of Transportation (MOT) determines that the Massey Tunnel be improved;
- improvements to the Massey Tunnel would be undertaken before improvements to the Overpass, and the MOT has indicated to the City that tunnel upgrades would be done in the longer term, not the shorter term.

Further discussion ensued between staff and Committee and in particular on:

- the City would lead the process of the Ag-Park master plan process, and community gardens are desirable;
- storm water retention is an important sustainability measure;
- the applicant intends to achieve at least a LEED Silver standard of "green building" design and construction and may incorporate measures such as geothermal ground source heat pumps for heating and cooling;
- the massing of the residential buildings was adjusted from 4 to 6 as a result of public input from residents on the west side of No. 5 Road; and
- the hedge forming a greenway wrapping along Steveston Highway is part of a Riparian Management Area.

Townline Homes representatives Lauren Ilich, Rick Ilich, and Kyle Schurry, with the aid of boards, provided information regarding "The Gardens" to committee and in particular on:

- approaching "The Gardens" from the east on Steveston Highway, prominent aspects of the development would include: (i) the greenway, (ii) banners on poles, and (iii) a new raised median;
- the largely residential development could potentially include a boutique grocery store, a pharmacy, medical/dental offices, one or two restaurants, one coffee shop, and would be neighbourhood-based, rather than destination-based;

Planning Committee

Tuesday, September 22, 2009

- walkways would be featured in order to promote pedestrian movements through the site; in addition narrow roadways as well as such traffic calming measures as curb extensions and speed bumps, would enhance the pedestrian-friendly environment;
- limited surface parking would add to the neighbourhood atmosphere;
- an all-encompassing sustainable development is desired, and the servicing agreement and development permit processes offers the opportunity to explore storm water retention for agricultural reasons; the Agricultural Land Commission would be consulted regarding the garden land and the ponds; and
- MOT is resistant to the use of Rice Mill Road for rerouting truck traffic.

The Chair commented that much work had gone into the examination of traffic improvements in the applicant's Traffic Impact Analysis and encouraged the applicant to explore eliminating the right-out feature.

It was moved and seconded

- (1) ***That Official Community Plan Bylaw No. 8531, to amend the "Development Permit Area Map" and "Development Permit Guidelines" in Schedule 2.8A (Ironwood Sub-Area Plan) of Official Community Plan Bylaw 7100, together with other changes consequential to the amendments, be introduced and given First Reading;***
- (2) ***That Bylaw No. 8531, 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******is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.***
- (3) ***That Bylaw No. 8531, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and***
- (4) ***That Bylaw No. 8532, to create "Comprehensive Development District (CD/210)" and for rezoning of 12011 Steveston Highway from "Service Station District (G2)" and a portion of 10800 No. 5 Road from "Botanical Garden District 1 (BG1)" and "Botanical Garden District 2 (BG2)" to "Comprehensive Development District (CD/210)", be introduced and given First Reading.***

The question on the motion was not called as Committee added the following comments:

Planning Committee

Tuesday, September 22, 2009

- other developers of large projects could be proactive by undertaking a public consultation process like the one done by Townline Homes;
- the importance of including allotment gardens on the site; and
- the applicant should look at further sustainability features and geothermal technology on the site.

Committee commended the applicant and staff and on the proposal.

The question on the motion was then called and it was **CARRIED**.

A brief discussion ensued regarding the possible preservation or conservation of the castle structure that was an integral part of the former “Fantasy Gardens” development situated on the north side of Steveston Highway, between Highway 99 and No. 5 Road, and that still stands on the subject site.

A comment was made that staff could explore whether the castle structure can be relocated to another site in the City, and how the renovation and maintenance of the castle could be done.

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

It was moved and seconded

That Parks and Recreation staff bring forward a report on the potential to move the castle, currently on the site at the corner of Steveston Highway and No. 5 Road, to City parkland.

CARRIED

7. MANAGER’S REPORT

(1) Official Community Plan (OCP)

Terry Crowe, Manager, Policy Planning, reported that the OCP update report would be brought to the October 6, 2009 meeting of the Planning Committee.

(2) Social Planning Strategy

Mr. Crowe reported that John Foster, Social Planning Co-ordinator, is preparing a background paper on the Social Planning Strategy and that Mr. Foster would be bringing it to an upcoming Planning Committee meeting.

Planning Committee

Tuesday, September 22, 2009

(3) Planning and Development Bylaw

Joe Erceg, General Manager, Planning and Development Department, reported that the new Zoning Bylaw that replaces the current Zoning and Development Bylaw, will be brought to an October, 2009 meeting of the Planning Committee. Mr. Erceg added that the new Zoning and Development Bylaw has been three or four years in the making. He advised that companion reports would be brought forward at the same time to enable Committee to review the new Zoning and Development Bylaw as well as the affiliated reports at the same time.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:40 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, September 22, 2009.

Councillor Evelina Halsey-Brandt
Chair

Sheila Johnston
Committee Clerk