



Planning Committee

Date: Tuesday, April 20th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Mayor Malcolm D. Brodie
Absent: 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 Tuesday, April 6th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **May 4th, 2004**, at 4:00 p.m. in the Anderson Room.

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3. PRELIMINARY FINDINGS: CITY AIRPORT NOISE AND RESIDENTIAL DEVELOPMENT POLICY CONSISTENCY RESEARCH

(Report: Apr. 14/04, File No.:6125-03-02) (REDMS No. 1219529)

Mr. Terry Crowe introduced Mr. Bernard Schropp and Mr. Andrew Baigent, the preliminary research findings Consultants to the Committee. Mr Crowe briefly reviewed the preliminary findings of the consultants and indicated that Transport Canada's guidelines stated that residential land uses were not recommended in the noise contour areas above 30 NEF. In response to a query from the Committee, he advised that the NEF map used was based on year 2015.

In response to a queries from the Committee Mr. Schropp advised that

- the NEF model used an average busy day. The night was classified as 10 p.m. to 7:00 a.m. and weighted;
- other cities used covenants for noise mitigation, and nuisance easements however they were not bullet-proof. The covenants would also need to state what had to be done to mitigate noise;

Ms. Anne Murray, Vice President, Community & Environmental Affairs, Vancouver International Airport Authority, stated that the Airport Authority has worked cooperatively but not collaboratively with the City in this process. She stated the Vancouver International Airport Authority's concern about residential land use in 30+ NEF areas which were against the national standards recommended by Transport Canada. She stated that both international and national standards recommended against incompatible development in high noise areas. She stated that this report should include both the advantages and disadvantages of residential land use in "high noise areas". She advised that the Airport Authority had also hired consultants to examine this issue and information received would be shared with the City as well.

In response to queries from the Committee, Ms. Murray advised that:

- the Vancouver airport was a 24 hour airport and it would benefit the City that it stay that way
- the report should also be sent to Transport Canada, the Provincial Government, Aviation Stakeholders, and all airlines operating out of Vancouver Airport
- the time period given for comments -- May 30th, 2004 was too short, she requested that it be extended.

Discussion then ensued on how rezoning applications would be processed in the absence of an interim noise policy and it was agreed that staff would still work on processing applications at the same time as the policy was being drafted.

Ms. Murray then advised that the Airport wished to express concern about the City allowing development to proceed in the absence of a noise policy.

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Mr. Jan Knap, 10440 Odlin Road, stated his concern that the wording in noise covenants did not provide adequate protection for residents living in a high level noise zone. In response to a query from Mr. Knap concerning the implementation of noise standards, Mr. Crowe advised that he would get the information and forward it to Mr. Knap.

Fairchild Developments, representing Bing Thom Architects, advised that his clients would meet the City's guidelines for noise mitigation in their proposed developments.

It was moved and seconded

That the report entitled: "Preliminary Findings: City Airport Noise and Residential Development Policy Consistency Research", (dated April 14, 2004 from the Manager, Policy Planning), together with the consultant's report, be received for information and be forwarded to the following:

- (a) *Vancouver International Airport Authority (VIAA);*
- (b) *Central Mortgage and Housing Corporation (CMHC);*
- (c) *Urban Development Institute (UDI);*
- (d) *Greater Vancouver Home Builders' Association (GVHBA)*
- (e) *Richmond Health Services (RHS);*
- (f) *Advisory Committee on the Environment (ACE); and*
- (g) *the public (e.g., community groups and associations);*
- (h) *Transportation Canada;*
- (i) *the Provincial Government*
- (j) *Aviation Stakeholders*
- (k) *all airlines operating out of Vancouver International Airport*

for their comment by June 30, 2004, and that staff report back to Planning Committee by the first week of September, 2004.

CARRIED

It was moved and seconded

That staff proceed with processing, all existing and new rezoning applications, to the full extent possible, in the absence of an interim noise policy.

CARRIED

4. **APPLICATION BY RAV BAINS FOR REZONING AT 7611 EPERSON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 04-266769 - Report: Apr. 02/04, File No.: 8060-20-7691) (REDMS No. 280118,1154241, 1167565, 1167583)

It was moved and seconded

That Bylaw No. 7691, for the rezoning of 7611 Eperson 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

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5. **APPLICATION BY JAN W. KNAP FOR FOR A REZONING AT 10420 AND 10440 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO TWO-FAMILY HOUSING DISTRICT (R5) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 04-010768 – Report: Mar. 19/04, File No.: 8060-20-7700/7702) (REDMS No. 1203815, 120388812167771203887)

It was moved and seconded

- (1) *That Bylaw No. 7700, to amend the minimum lot size in Section 604.1 for areas zoned R5 from 1,100 m² (11,840.69 ft²) to 864 m² (9,300.02 ft²) in area, be introduced and given first reading.*
- (2) *That Bylaw No. 7702, for the rezoning of 10420/10440 Odlin Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Two-Family Housing District (R5)” on Odlin Road in order to legalize the existing duplex on the site and to “Single-Family Housing District, Subdivision Area B (R1/B)” on Shepherd Drive, be introduced and given first reading.*

CARRIED

6. **APPLICATION BY WILLIAM R. RHONE TO REZONE 9251 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 03-251948 – Report: Mar. 31/04, File No.: 8060-20-7703) (REDMS No. 1216442, 1217039, 1217024)

It was moved and seconded

That Bylaw No. 7703, for rezoning at 9251 General Currie Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/120)”, be introduced and given first reading.

CARRIED

7. **APPLICATION BY KHALID HASAN FOR REZONING AT 9411 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**

(RZ 04-267174 – Report: Apr. ¼, File No.: 8060-20-7704) (REDMS No. 1216756, 1217289, 1217291)

It was moved and seconded

That Bylaw No. 7704, for the rezoning of 9411 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

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8. **APPLICATION BY CHARAN SETHI FOR REZONING AT 9051, 9111, 9151 AND 9171 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**

(RZ 02-207795 – Report: Apr. ¼, File No.: 8060-20-7451/7705) (REDMS No. 1217194, 1217691, 1217695)

It was moved and seconded

- (1) *That Bylaw No. 7451, for the rezoning of 9051, 9071, 9091, 9111, 9131, 9151, 9171 and 9191 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be abandoned; and*
- (2) *That Bylaw No. 7705, for the rezoning of 9051, 9111, 9151 and 9171 No. 1 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

Councillor Howard in accordance with Section 100 of the *Community Charter* advised that he was in a potential conflict of interest because of his interest in property, and he then left the meeting at 5:10 p.m.

9. **DRAFT LIGHT INDUSTRIAL MANAGEMENT POLICY FOR THE LONDON-PRINCESS AREA AND TRITES AREA**

(Report: April 7/04, File No.: 4045-20-04-TR) (REDMS No. 1219528)

Designated Speaker: Terry Crowe

Mr. Crowe briefly reviewed the draft Light Industrial Management Policy report. He advised that Trites Area planning had not yet been completed, and that a more comprehensive policy was needed which addressed the light industrial needs in Steveston as well as other areas in the City. He stated that staff would revisit the Coriollis Report and use it as a bench mark.

Discussion ensued on Option 1 of this report based on the concept of “no net loss” and it was agreed that more input was needed from both the tenants and property owners. As well information was needed on the demand and supply of light industrial commercial/service space both in Steveston and the remainder of the City. In response to queries from Committee, Mr. Erceg, General Manager, Urban Development Division, advised that:

- it was difficult to integrate industrial and residential use;
- this study would not have a negative effect on ongoing rezoning applications.

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Dana Westermarck, 6333 Princess Place, noted his concerns that some service industries remain in the London-Princess Area. He stated that existing local service business could be relocated. As well, Maritime Mixed Use oriented businesses could be relocated in the London-Princess area on a site currently used for storage of fishing nets. He stated that these nets could possibly be relocated on Harbour Commission land.

Mr. David Porte, Porte Realty Ltd. stated his concern that his tenants were being forced out because of complaints from adjoining residential property owners and that he disliked Option 1.

Ms. Olga Ilich, accompanied by Mr. Kush Panatch, Developers, objected to Option 1 stating that there was not a high demand for industrial properties in this area.

Mr. Hershey Porte, Porte Realty Ltd. stated his concern about Option 1, noting that if this option were chosen, he would not be allowed to redevelop his property due to having to provide alternate equivalent industrial space. He was also concerned about whether Industrial uses would be maintained in this area.

Committee clarified that until an industrial policy was approved, all existing and new rezoning applications would continue to be processed as before.

It was moved and seconded

- (1) *That, the proposed "Draft – Light Industrial Management Options for the London-Princess Area and Trites Area" be referred to staff to evaluate and report on the types of use which would be compatible from a service/commercial viewpoint and how much space was required; and*
- (2) *to report on the types of industrial services which could be accommodated in Steveston and in other parts of the City.*

CARRIED

10. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORPORATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AT 6111, 6225 AND 6233 LONDON ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/83)**

(RZ 03-246394 – Report: Apr. 7/04, File No.: 8060-20-7696/7684) (REDMS No. 1109305, 1214223, 1185374, 1127693)

With the aid of a model, Mr. Dana Westermarck reviewed his rezoning application. In response to a query from the Committee he advised that the development would also include light industrial/artisan type uses on the ground floor.

Councillor Howard returned at 6:12 p.m

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It was moved and seconded

- (1) *That Bylaw No. 7696, to redesignate a portion of the subject properties from "Mixed Use" to "Residential" by amending the London/Princess Land Use Map on Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 7696, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (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. 7696, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Zoning Amendment Bylaw No. 7684, to create a new "Comprehensive Development District (CD/83)" and to rezone 6111, 6225 and 6233 London Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/83)", be introduced and given first reading.*

CARRIED

11. **APPLICATION BY TARGET EVENT PRODUCTION LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY**

(TU 04-264071 - Report: Apr. 7/04, File No.: TU 04-264071) (REDMS No. 1166478, 1166584)

In response to a query from the Committee, Mr. Victor Wei, Transportation Engineer, advised that staff were satisfied that transportation issues was in the process of being addressed and noted 2 shuttle buses would be used to shuttle patrons to and from the site. He also noted that a full transportation study would have to be done by the applicant before this application was forwarded to Council.

Mr. Cheung, the applicant, then gave a brief report to Committee on safety measures which would be in place during this event.

It was moved and seconded

- (1) *That the application of Target Event Production Ltd. for a Temporary Commercial Use Permit for property at 12631 Vulcan Way be considered at the Regular Council Meeting for Public Hearing to be held May 17, 2004 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following resolution be forwarded to that meeting for consideration:*

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“That a Temporary Commercial Use Permit be approved to Target Event Production Ltd. for property at 12631 Vulcan Way to permit the operation of a summer night market during the months of June to September, 2004 and June to September, 2005, upon fulfillment of the following conditions:

- (a) Submission of a Traffic and Parking Management Plan to the satisfaction of the Director of Transportation;*
 - (b) Submission of a Fire Safety Plan to the satisfaction of the Fire Chief;*
 - (c) Payment of \$30,000 for policing costs associated with last year’s market; and*
 - (d) Deposit of a Letter of Credit for \$50,000 as security for terms outlined in the Undertaking attached to the Permit as Schedule B.”*
- (2) That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south, and Highway 99 to the east.*

CARRIED

12. **APPLICATION BY LEDINGHAM MCALLISTER HOMES LTD. FOR REZONING AT 6180 & 6200 GARDEN CITY ROAD AND 9020, 9040, 9060, 9100, 9140 & 9200 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/144)**

(RZ 03-254763 - Report: Mar. 18/04, File No.: 8060-20-7698/7699) (REDMS No. 1198458, 1203723, 1203759, 1203764)

It was moved and seconded

- (1) That Bylaw No. 7698, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, “Comprehensive Development District (CD/144)”, be introduced and given first reading.*
- (2) That Bylaw No 7699, to rezone 6180 and 6200 Garden City Road and 9020, 9040, 9060, 9100, 9140 and 9200 Ferndale Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/144)”, be introduced and given first reading.*

CARRIED

13. **MANAGER’S REPORT**

There was no manager’s report.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:42 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, April 20th, 2004.

Councillor Bill McNulty
Chair

Desiree Wong
Acting Administrative Assistant