



Planning Committee

Date: Tuesday, July 6th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:01 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, June 22nd, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 20th, 2004**, at 4:00 p.m. in the Anderson Room. Meetings in August will be held on August 4th and August 24th, 2004.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY SILVERADO HOMES LTD. FOR REZONING AT 5411 AND 5431 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 04-268223 - Report: June 11/04, File No.: 8060-20-7737) (REDMS No. 1245733, 1250269, 280220, 1300557, 1245718, 1245701)

Mr. Raul Allueva, Director of Development, advised that the property at 10771 Lassam Road was not part of the amendment to the lot size policy, and the proposed lane between the two subject properties would be adjacent to this property. In relation to concerns from local property owners on extending the lane to the pub at the corner of Railway Avenue and Steveston Highway, Mr. Allueva advised that staff had reviewed this matter and were not intending to extend the lane to this establishment. He added that the exact location for the lane to exit onto the roadway had not yet been established but it would likely be midway between Lassam Road and Railway Avenue.

It was moved and seconded

(1) *That Lot Size Policy 5420, adopted by Council on October 16, 1989 and last amended on August 21, 1995, be forwarded to a Public Hearing with a recommendation that the Policy be amended to exclude the following properties:*

- *5071 Steveston Hwy through to and including 5751 Steveston Hwy.;*
- *10040 Railway Ave. through to and including 10720 Railway Ave.;*
- *5020 Williams Rd. through to and including 5720 Williams Rd.;*
- *10011, 10031, 10040, 10880 Lassam Gate;*
- *5020, 5011, 5031 Hollymount Gate, and*
- *10020, 10040, 10031 Hollycroft Gate.*

(2) *That Bylaw No. 7737, for the rezoning of 5411 and 5431 Steveston Hwy. 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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4. **APPLICATION BY BALJINDER MANN FOR REZONING AT 8500 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 04-270196 - Report: June 22/04, File No.: 8060-20-7760) (REDMS No. 1296516, 279996, 1296898, 1296809, 1296527, 1297073, 1297079)

It was moved and seconded

- (1) *That Lot Size Policy 5455, adopted by Council on June 27th, 1994, be forwarded to a Public Hearing with a recommendation that the Policy be amended to remove the lots fronting No. 2 Road.*
- (2) *That Bylaw No. 7760, for the rezoning of 8500 No. 2 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

5. **APPLICATION BY RAV BAINS FOR REZONING AT 4240 NO. 5 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 04-269086 - Report: June 21/04, File No.: 8060-20-7764) (REDMS No. 1295747, 1301676, 1302512, 1302514)

It was moved and seconded

That Bylaw No. 7764, for the rezoning of 4240 No. 5 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

CARRIED

6. **PROPOSAL BY GREAT CANADIAN CASINOS INC. TO RENAME A SECTION OF GARDEN CITY ROAD**

(Report: June 16/04, File No.: RZ 02-211434) (REDMS No1301781).

Discussion ensued among Committee members and staff on:

- What precedent might be set if the renaming proposal were approved, and the rationale for previously having approved the road names Sweden Way and Wireless Way.
- Whether the City would make application to have the new section of road included in the MRN.
- The feasibility of extending the application of the new road name from Sea Island Way rather than from Bridgeport Road.
- The historical significance of the name Garden City Road.
- The importance of making the entrance to the newly developing area a significant gateway including the use of directional signage as well as banners.
- The lack of clear signage currently in the area.

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- The rationale for having renamed a portion of Sidaway Road to Jacombs Road.

Advice was given that if this particular application for renaming was approved, it would not impose a requirement on the City to approve similar applications from other private companies. All future applications would have to provide rationale for Committee's consideration.

Councillor Kiichi Kumagai then addressed Committee, as a delegation, and indicated his support for the proposed renaming, and he suggested it would be appropriate to rename the longer section of road from Sea Island Way to River Road. He noted the significant revenue streams that would be generated by the casino for the City, and he spoke about the various attempts in the past which had failed to revitalize this area of the City. He added that the casino complex would be the needed catalyst for the success of this area.

Mr. Howard Blank from Great Canadian Casinos Inc. then addressed Committee, and advised that the casino was named River Rock, and that the name Great Canadian Casino did not appear on the complex, only the company logo. He expressed the hope that the casino would be the first of many businesses to locate in the area and contribute to its revitalization. He stated that the company was proud to have it's head office located in the City. In response to a question from Committee, Mr. Blank indicated the company's willingness to participate in other efforts that would contribute to the identity of the area. He also provided information on the rationale for selecting the name River Rock for the casino, rather than the company name.

It was moved and seconded

That the section of Garden City Road between Sea Island Way and River Road be renamed "Great Canadian Way".

CARRIED

OPPOSED: Cllr. S. Halsey-Brandt

It was moved and seconded

That staff work in conjunction with River Rock Casino to ensure appropriate signage is installed at the entrance to Great Canadian Way as well as developing a significant "gateway" to this area.

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7. MANAGER'S REPORT

Mr. Joe Erceg, General Manager, Urban Development, updated Committee on the health status of Mr. Gordon Chan, Director of Transportation. He then referred to the Fast Track process for development applications, and advised that staff would be reporting to Committee on this process in the near future. He reported that the Fast Track process had proved to be a popular option for many clients, however, it had meant increased workloads requiring staff to work overtime. As a way to mitigate costs, various options were being considered including increasing the application fee, and hiring a full-time temporary staff person. Advice was given that the time difference for processing an application through the regular process was approximately 6 to 8 weeks.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5.01 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, July 6th, 2004.

Councillor Bill McNulty
Chair

Valerie Wilmot
Executive Assistant, Human Resources