



Planning Committee

Date: Tuesday, June 8th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair – 4:01 p.m.
Councillor Linda Barnes – 4:01 p.m.
Councillor Rob Howard
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, May 18th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 22nd, 2004**, at 4:00 p.m. in the Anderson Room.

Cllrs. Barnes and S. Halsey-Brandt joined the meeting – 4:01 p.m.

At this point the Chair requested, and received agreement, that the order of the agenda be varied in order that Items 10 and 11 be heard first.

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URBAN DEVELOPMENT DIVISION

10. **REVISED RICHMOND INTERCULTURAL ADVISORY COMMITTEE TERMS OF REFERENCE**

(Report: May 25/04, File No.: 01-0100-20-RIAD1-01) (REDMS No. 1230464, 1237757, 1296664)

Ms. M. Olive Bassett, Chair, Seniors Advisory Council (SAC), explained that although a representative of the SAC had been attending the meetings of the Richmond Intercultural Advisory Committee (RIAC), it had been in an observer role only.

It was moved and seconded

That the existing Richmond Intercultural Advisory Committee (RIAC) Terms of Reference be rescinded and the revised RIAC Terms of Reference be approved (as per the report dated May 25, 2004 from the Manager, Policy Planning).

CARRIED

11. **REVISED RICHMOND SENIORS ADVISORY COUNCIL TERMS OF REFERENCE**

(Report: May 25/04, File No.: 01-0100-20-SADV1-01) (REDMS No. 1230429, 1237798, 1126864)

It was moved and seconded

That the existing Richmond Seniors Advisory Committee (RSAC) Terms of Reference be rescinded and the revised RSAC Terms of Reference be adopted (as per the report dated May 25, 2004 from the Manager, Policy Planning).

CARRIED

3. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 8140 NO. 5 ROAD**

(AG 04-265490 - Report: May 28/04, File No.: AG 04-265490) (REDMS No. 1229998)

Discussion ensued amongst committee members, the Director of Planning, Raul Allueva, Ms. Janet Lee, Planner, and Mr. Atwall during which responses were provided regarding the proposed extension of the sanitary sewer service; an evaluation of the success of fruit tree planting; the drawbacks to other farm uses; and the Environmentally Sensitive Area.

It was moved and seconded

That authorization for Kabel Atwall to apply to the Agricultural Land Commission for a Non-Farm Use on the westerly 110 m at 8140 No. 5 Road be approved.

CARRIED

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4. **ZONING AND DEVELOPMENT BYLAW AMENDMENT BYLAW**
(ZT 04-269236 Report: April 19/04, File No.: 8060-20-7711) (REDMS No. 1222604, 1225342,)

It was moved and seconded

That Zoning and Development Bylaw No. 5300, Amendment Bylaw 7711, as it relates to projections into required front yards, be introduced and given first reading.

CARRIED

5. **APPLICATION BY MICHAEL LI FOR REZONING AT 11511, 11551, 11571 AND 11591 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)**
(RZ 03-232158 Report: May 28/04, File No.: 12-8060-20-7712/13) (REDMS No. 1291230, 1081817, 1110004, 1118745, 1120395, 1120335, 1293128, 1293185, 1294629)

In response to a question from the Chair, the Director of Development, Raul Allueva, said the project had been comprehensively reviewed with staff and at a community meeting, however, in response to concerns of Planning Committee members that future developments along Steveston Highway have access to a lane system in order that the safe operation of Steveston Highway was maintained, some changes had been necessitated. Mr. Allueva identified the previous walkway for those present, and also the jogged driveway, with a wider opening that addressed safety issues, which discouraged thru traffic to the lane. Mr. Allueva also spoke about the agreement reached with the applicant that at some point in the future access to the development would be from the lane only, which necessitated that the lane be upgraded during development.

Mr. David Brownlee, Planner, in response to a question, said that that the safety and lighting issues of the lane had been reviewed by the applicant, and that lighting would be installed along the full length of the lane, shrubs would be low-lying, and, that units would be designed with windows overlooking the walkway.

Ms. Carol Day, 11631 Seahurst Road, expressed concern that she had thought the matter had been settled in February 2004 and that no townhouse access would be provided to the lane. Ms. Day also spoke about the possible volume of traffic that would pass by her house to reach the lane and the parking and vandalism problems that could occur.

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Mr. S. Sahl, 11660 Seahurst Road, expressed disappointment in the changes to the proposal and also the lack of time provided for comment. Mr. Sahl said that if it was a City policy to locate multi-housing units on major roads, and that it was also a City policy to not add traffic to those arterial roads, the traffic should not be located where children play. Mr. Sahl further said that as a result of prior discussions the concerns about the walkway, alley and other issues had appeared to be understood.

Mr. Bob King, 11500 Seahurst Road, said he echoed the previous comments, and that he felt betrayed because the compromises with the community that had been reached were changed. Mr. King spoke about his involvement in the development of the community, and questioned i) why access to the lane had to be provided now and not when a possible future expansion of Steveston Highway occurred; and ii) whether his property, and that of his neighbour, would be permitted to also develop into townhouses.

A brief discussion then ensued amongst Committee members and staff regarding development on interior portions of neighbourhoods, the possibility of bollards being utilized to restrict access to the lane at the present time; the impact on future developments of allowing access from the development onto an arterial road; and, the need for public consultation on the changes.

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

It was moved and seconded

That staff conduct a further public process to review the project design with the community and to identify possible alternatives to lane access for report to Committee in July.

Prior to the question being called a brief discussion ensued on the timing factors involved in the matter being heard at Public Hearing.

The question was then called and it was **CARRIED**.

The Chair requested that notice of the public meeting be provided to homeowners within a quarter mile radius of the subject property.

6. **APPLICATION BY SHINDER SAHOTA FOR REZONING AT 8100 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 04-268683 Report: May 28/04, File No.: 12-8060-20-7730 xr – 08-4045-00) (REDMS No. 1237684, 1238037, 280133, 1295136, 1238629)

It was moved and seconded

(1) That Single Family Lot Size Policy 5437 be amended to exclude the following properties:

(a) 8060 No. 1 Road through to and including 8506 No. 1 Road;

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- (b) *4088 Blundell Road through to and including 4380 Blundell Road, and;*
- (c) *4171 and 4191 Coldfall Road.*
- (2) *That Bylaw No. 7730, for the rezoning of 8100 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

7. **APPLICATION BY ANDREW CHEUNG ARCHITECTS INC. FOR REZONING AT 6211 NO. 3 ROAD FROM SERVICE STATION DISTRICT (G2) TO DOWNTOWN COMMERCIAL DISTRICT (C7)**
(RZ 04-260971 Report: May 14/04, File No.: 12-8060-20-7739) (REDMS No. 1226460, 1265794, 1265224)

Suzanne Carter-Huffman, Planner, responded to questions of Committee regarding development contributions for the downtown area.

It was moved and seconded

That Bylaw No. 7739, for the rezoning of 6211 No. 3 Road from "Service Station District (G2)" to "Downtown Commercial District (C7)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY BALARAM GHOSH FOR REZONING AT 2191 MCLENNAN AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA D (R1/D) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 04-263293 Report: May 17/04, File No.: 12-8060-20-7741) (REDMS No. 1136969, 280247, 1266677)

It was moved and seconded

That Bylaw No. 7741, for the rezoning of 2191 McLennan Avenue from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

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9. **APPLICATION BY VERMILLION PROPERTIES LTD. FOR REZONING AT 6660, 6760, 6780 AND 6784 LYNAS LANE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

(RZ 04-257429 - Report: May 26/04, File No.: 121-8060-20-7742) (REDMS No. 1293190, 1220041, 1283497)

It was moved and seconded

That Bylaw No. 7742, for the rezoning 6660, 6760, 6780 and 6784 Lynas Lane from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.

CARRIED

12. **WEST CAMBIE AREA PLAN REVIEW**

(Report: May 21/04, File No.: 08-4045-20-11-WE) (REDMS No. 1287766)

The Manager, Policy Planning, Terry Crowe, distributed a map change for Report B Alexandra Area Option – Alexandra 3 the Residences. With the aid of display boards for each option, Mr. Crowe provided a brief summary of the process to date, and responded to questions of Committee regarding the need for an explanation of certain terminology at future open houses; traffic calming; and, the Environmentally Sensitive Area.

Mr. Kari Huhtala, Planner, said that leaflet distribution to the neighbourhood, and announcements on the City Noticeboard and via Webmail would be utilized to publicize the open houses scheduled for June 24th and 26th, 2004.

Mr. R. Stolberg, 9540 Odlin Road, said that he had read the summary of comments from the first open house and that he did not see where the residents wanted industrial development. Further to this, he indicated that residents would not want to sell their land at industrial prices. Mr. Stolberg also questioned how land values in the Environmentally Sensitive Area would be addressed.

Mr. John Wong, 3858 McKay Drive, in representation of the Oaks Residents Association, said that he liked Richmond the way it is, and that he appreciated seeing the results of the input provided by the community. Mr. Wong also said that there was too much industrial use in the area already, and that a hotel would require LRT which was not available.

An area resident requested clarification of the process – specifically whether the three options were models or conceptual ideas only. The resident indicated that other residents were not happy with the options. He also questioned how the overall plan would be implemented.

Mr. L. Cray, 9411 Alexandra Road, noted that road allowances would need to be changed and then questioned whether his property would require subdivision.

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The General Manager, Urban Development, Joe Erceg, gave advice that the City would not force roads through a homeowner's property, but that development would occur through land acquisition, consolidation or subdivision as individual properties are sold and parcels for redevelopment are assembled.

Mr. Vijay Sidhu, 9211 Odlin Road, said that although he was happy that the process had taken this route, there was no industrial use in the raw data collected. In looking at how the area could be developed the fastest, it was Mr. Sidhu's belief that commercial development would kick start the rest.

Mr. S. Lal, 10431 Odlin Road, said that he did not think there was money in industrial development. He further said that the community wanted housing and that airplane noise was not of issue. Noting that he felt Option 3 reflected the desire of the neighbourhood, Mr. Lal questioned the property value of the possible green area in Option 3.

Mr. Sihota, 9626 Alexandra Road, expressed his concern that the location of his property in the Environmentally Sensitive Area of Option 3 would have a negative affect on the value of his property. Mr. Sihota then spoke about the drop in the property values over the past several years.

Mr. D. Louth thanked the consultants, Mr. Crowe and all others for their efforts. He then said that having now established what the community wanted, the plan now needed to be brought together. Mr. Louth questioned the timeframe of development, and asked for clarification of the possible commercial area.

Ms. Ann Gosen, 9731 Cambie Road, distributed a copy of the 1996 Cambie Official Community Plan, a copy of which is on file in the City Clerks Office, and then spoke about – a 10 acre park at Lansdowne Park; rat infestation; why industrial would be included in this 'Gateway' to Richmond; the noise emanating from a recently re-located car lot; the monies required to undertake the planning studies; and, the lack of support for industrial use.

It was moved and seconded

That the West Cambie land use options be presented to the community for feedback as identified in the report (dated May 21st, 2004 from the Manager, Policy Planning).

CARRIED

13. MANAGER'S REPORT

The Director of Development provided an update on:

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- 1) the open house to be held on Thursday, June 10th, 2004 by the Vancouver Coastal Health Authority regarding the former Austin Harris School site.

Citing a potential conflict of interest on the next matter, Cllr. Howard left the meeting – 6:20 p.m.

- 2) the status of RZ 03-252008 (NCL Real Estate); and,

Cllr. Howard re-joined the meeting – 6:25 p.m.

The General Manager, Urban Development, Joe Erceg, reported on a recent Public Hearing held by the City of New Westminster regarding a proposed casino use adjacent to Richmond's east boundary.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:30 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, June 8th, 2004.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant