



Planning Committee

Date: Tuesday, February 8th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Mayor Malcolm Brodie
Absent: Councillor Bill McNulty, Chair
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, January 18th, 2005, be adopted as circulated.

CARRIED

- 1a. It was moved and seconded
That the order of the agenda be varied in order that Item 8 be heard first.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **February 22nd, 2005**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

8. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2004 ANNUAL REPORT AND 2005 WORK PROGRAM & BUDGET**

(Report: January 10, 2005, File No.: 01-0100-20-RIAD1-01) (REDMS No. 1392415,1372573,1337001)

Ms. Shashi Assanand, Chair, Richmond Intercultural Advisory Committee (RIAC), acknowledged those members of the RIAC who were present, Ms. Annie McKitrick and Mr. Rod Belleza.

Ms. Assanand spoke about the highlights of the past year, which included the signage issue and the focus on inclusivity of all cultures; the RIAC recommendation that all religious symbols should be placed at the Cultural Centre as opposed to City Hall; and, the educational forum which saw educators from the cross cultural area speaking to the community.

During a brief discussion that ensued among Committee members, Ms. Assanand, and Lesley Sherlock, Social Planner, information was provided that a letter would be forwarded to Council from the current Chair of the RIAC regarding the request to have a Minorrah at City Hall; and, that the Bylaw requirement for the removal of graffiti was fourteen (14) days, however, the City encouraged a shorter timeframe.

It was moved and seconded

That the Richmond Intercultural Advisory Committee 2005 Work Program be approved.

CARRIED

A late acknowledgement and welcome was extended to RIAC member Mr. Grewal.

3. **APPLICATION BY WESTERN FERNDAL HOLDINGS LTD. TO REZONE 9411 AND 9431 FERNDAL ROAD AND 9420 AND 9440 WESTMINSTER HIGHWAY, FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/164)**

(RZ 04-274082 - Report: January 25, 2005, File No.: 8060-20-7895) (REDMS No. 1397933, 1407902)

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It was moved and seconded

That Bylaw 7895, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/164)", and for rezoning 9411 and 9431 Ferndale Road and 9420 and 9440 Westminster Highway, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/164)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 6340 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 04-274399 - Report: January 25, 2005, File No.: 8060-20-7896)
(REDMS No. 1408963,1409381,1409077)

Discussion ensued among Committee members and the Director of Development, Raul Allueva, regarding the recommendation that a right-of-way across the rear of the lot be provided as opposed to a usual requirement for dedicated land and lane construction.

Mr. Azim Bhimani, spoke about other rezoning applications that were in-stream and questioned i) whether the garages in front would be allowed for those applications also; and, ii) the past collection of Neighbourhood Improvement Charges if a right-of-way could have been provided as per this application.

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

It was moved and seconded

That Bylaw No. 7896, be referred to staff for:

- i) a review of Neighbourhood Improvement Charges (NIC);*
- ii) the possibilities for a lane dedication; and*
- iii) a review of the history of the adjacent application and possible options for this site.*

CARRIED

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5. **APPLICATION BY CHARAN SETHI FOR REZONING AT 6551 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**
(RZ 04-274824 - Report: January 17, 2005, File No.: 8060-20-7874/7865) (REDMS No. 1363043.1363370,1388970)

In response to a question from Committee Mr. Allueva indicated that the amendment to the Official Community Plan that would reflect 6m setbacks on lots 50m deep would affect those properties fronting the school and those on the southeast end of Alberta Street. Mr. Allueva also responded to questions on the policy for cash-in-lieu of indoor amenity space.

It was moved and seconded

That:

- (1) *Official Community Plan Amendment Bylaw No. 7874, which amends Official Community Plan Bylaw No. 7100 by deleting and replacing the setback guideline under sub-section vi) of Section 8.2.4 of Schedule 2.10 C (the McLennan North Sub-Area Plan), be introduced and given first reading;*
- (2) *Bylaw No. 7874 having been considered on 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) *Bylaw No. 7874, having been considered in accordance with the City Policy on Consultation During Official Community, is hereby deemed not to require further consultation; and*
- (4) *Bylaw No. 7865 creating "Comprehensive Development District (CD/155)" and for the rezoning of 6551 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.*

CARRIED

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6. **APPLICATION BY POLYGON DEVELOPMENT 175 LTD. FOR REZONING AT 7591, 7611, 7631, 7671, 7691, 7731, AND 7771 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**

(RZ 04-276421 Report: January 25, 2005, File No.: 8060-20-7876/7877) (REDMS No. 1377468,1377497,1377516)

The Director of Development, Raul Allueva, responded to several questions from Committee members during which he indicated that the applicant was aware that for building heights exceeding 2.5 storeys a maximum lot coverage of 30% was required and would be addressed; and, that the Transportation Department had reviewed and were satisfied with the access and the re-alignment of the collector road.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7876, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100, by introducing a number of text and map amendments aimed at permitting:*

- (a) *Flexibility in the alignments of the new roads; and*
 - (b) *Reduction in the recommended setback along No. 4 Road;*
- be introduced and given first reading.*

- (2) *That Bylaw No. 7876, 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. 7876, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

- (4) *That Bylaw No. 7877, for the rezoning of 7591,7611, 7631, 7671, 7691, 7731, and 7771 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.*

CARRIED

Mr. Kevin Shoemaker, Polygon Development, clarified that a full living space would be provided on the 3rd floor of the 3 storey units although the massing of the buildings would appear as 2 storey.

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7. **AGRICULTURAL ADVISORY COMMITTEE 2004 ANNUAL REPORT AND 2005 WORK PROGRAM**

(Report: January 18, 2005, File No.: 01-0100-20-ADDV1-01/2005-Vol 01) (REDMS No. 1350495)

Mr. Ian Chang, Co-Chair of the Agricultural Advisory Committee (AAC) responded to several questions from Committee regarding a possible link between the AAC, Tourism Richmond and the Chamber of Commerce; and, public awareness and education possibilities that could include a link to the School District to engage children and youth.

It was moved and seconded

That the 2005 Work Program of the Agricultural Advisory Committee be approved.

CARRIED

9. **MANAGER'S REPORT**

There were no reports.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 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, February 8th, 2005.

Councillor Sue Halsey-Brandt
Acting Chair

Deborah MacLennan
Administrative Assistant