



Planning Committee

Date: Tuesday, June 19, 2007
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Absent: Councillor Rob Howard
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 5, 2007, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Wednesday: **July 4, 2007**, at 4:00 p.m. in the Anderson Room.

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PLANNING & DEVELOPMENT DEPARTMENT

3. APPLICATION BY BRIAN SHARMA FOR REZONING AT 10800 & 10820 FINLAYSON DRIVE AND 2460 BAYDALA COURT FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA D (R1/D) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

(RZ 06-353829 - Report: May 28, 2007, File No.: 12-8060-20-8255) (REDMS No. 2234418, 280247, 2234552)

It was moved and seconded

That Bylaw No. 8255, for the rezoning of 10800 & 10820 Finlayson Drive and 2460 Baydala Court 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.

CARRIED

4. APPLICATION BY JORDAN KUTEV ARCHITECT FOR REZONING AT 6860 AND 6820 ECKERSLEY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/188)

(RZ 06-342074 - Report: May 28, 2007, File No.: 12-8060-20-8256) (REDMS No. 2232995, 2236331)

In response to a query regarding the common outdoor courtyard located at the second level, Jean Lamontagne, Director of Development advised that the courtyard would be landscaped.

It was moved and seconded

That Bylaw No. 8256, to create "Comprehensive Development District (CD/188)" and for the rezoning of 6860, 6820 Eckersley Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/188)", be introduced and given first reading.

CARRIED

5. APPLICATION BY TRINE DEVELOPMENTS LTD. FOR REZONING AT 10580 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-367481 - Report: May 24, 2007, File No.: 12-8060-20-8257) (REDMS No. 2236568, 1791415, 2237092)

It was moved and seconded

That Bylaw No. 8257, for the rezoning of 10580 Williams 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

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6. APPLICATION BY IQBAL BAINS FOR REZONING AT 11211 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-367922 - Report: May 25, 2007, File No. 12-8060-20-8258) (REDMS No. 2237172, 2237307)

It was moved and seconded

That Bylaw No. 8258, for the rezoning of 11211 Williams 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 PRITPAL S. RANDHAWA FOR REZONING AT 9980 SEACOTE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-368322 - Report: May 29, 2007, File No. 12-8060-20-8259) (REDMS No. 2237636, 2238204)

In response to a query regarding the proposed treatment along Seacote Road, Mr. Lamontagne advised that the landscape plan includes a wider than usual setback along Seacote, with a combination of shrubs and trees, and does not include any solid fencing.

It was moved and seconded

That Bylaw No. 8259, for the rezoning of 9980 Seacote 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

8. APPLICATION BY PARM DHINJAL FOR REZONING AT 11500 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-368080 - Report: May 30, 2007, File No. 12-8060-20-8260) (REDMS No. 2238479, 2013902, 2238726)

It was moved and seconded

That Bylaw No. 8260, for the rezoning of 11500 Williams 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

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9. APPLICATION BY URBAN ERA BUILDERS AND DEVELOPERS LTD. FOR REZONING AT 10151 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)

(RZ 07-368100 - Report: May 28, 2007, File No.: 12-8060-20-8261) (REDMS No. 2237378, 2237524)

It was moved and seconded

That Bylaw No. 8261, for the rezoning of 10151 Williams 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

10. MANAGER'S REPORT

- (1) *Affordable Housing* – No report was given.

The Committee commended staff involved in both the Richmond Affordable Housing Strategy and the Secondary Suite reports for their work.

- (2) *City Centre Area Plan (CCAP)* - Terry Crowe, Manager, Policy Planning reported that a CCAP demographic study report would be on the July 4, 2007 Planning Committee Agenda. If the report is approved, staff will consult with the Richmond School Board, the Urban Development Institute (UDI) and with the Health Department.

Mr. Crowe outlined four of several CCAP studies: (i) a demographic study has been conducted; (ii) the transportation vision for the City Centre which describes moving from a road/car system to a public transit/pedestrian/bicycle system; (iii) a commercial and industrial strategy has been initiated; and (iv) a parks and recreation vision is being reviewed.

Mr. Crowe noted that the City Centre Implementation Plan will be prepared. Staff hopes to have the CCAP done by the end of 2007.

Discussion ensued with the following points being covered:

- if, as the Federal Government is projecting, Canada continues to be a draw for massive immigration, whether the City Centre as envisioned would be able to handle some of this immigration influx;

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- the City will share its demographic study with Richmond School Board staff;
- the Policy Planning division has shared the draft CCAP demographic data with other City departments, and will share it with the RCMP, Richmond Fire Rescue, the Health Department and with UDI.

(3) *Steveston Study*

Mr. Crowe advised that the Steveson Heritage Conservation Strategy would be presented on July 17, 2007 to Planning Committee. A draft Implementation Program, which would show how conservation can be financed, will be presented.

Concern was expressed regarding the status of heritage building conservation efforts in Steveston, and Mr. Crowe remarked that the Steveston Study's findings will address that concern.

Mr. Crowe advised that the separate Steveston Transportation Study is still underway.

(4) *Official Community Plan/Liveable Region Strategic Plan Review* –
No report was given.

(5) *National Association of Industrial and Office Properties (NAIOP)* –
Mr. Lamontagne reported that the City has completed the annual survey conducted by the NAIOP. In past years, in relation to other municipalities in the Lower Mainland, Richmond has been in the middle of the range. It is unpredictable what Richmond's status will be when this year's survey results are announced due to the impact of such charges as GVS & DD and Development Cost Charges as of July 1, 2007.

Committee noted a recent piece of correspondence (on file in the Clerk's Office) from a resident regarding the effect of floodlights from commercial sites on nearby residences. As a result of the brief discussion that ensued the following motion was introduced:

It was moved and seconded

That staff investigate the floodlit car lots in the area of No. 6 Road and Steveston Highway to discern (i) their night time impact on surrounding residences, and (ii) provide comment to the Planning Committee at a future meeting.

CARRIED

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:39 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 19, 2007.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk