



MINUTES

**PLANNING COMMITTEE**

Date: Tuesday, October 2, 2001  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Acting Mayor Lyn Greenhill  
Councillor Linda Barnes  
Councillor Kiichi Kumagai  
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, September 18, 2001, be adopted as circulated.*

**CARRIED**

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Tuesday, **October 16, 2001**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7275**  
(Report: August 14/01, File No.: 8060-20-7275) (REDMS No. 481854, 490293, 505284)

The Manager, Zoning, Alan Clark, reviewed the report.

A brief discussion ensued on the definition of "Front Property Line" within the Bylaw.

It was moved and seconded

***That Bylaw 7275, which amends Zoning and Development Bylaw 5300 as it relates to Minimum and Maximum setbacks from property lines, Industrial parking requirements, and building height in Business Park Industrial District (I3), be introduced and given first reading subject to the definition of "Front Property Line" within the Bylaw being amended to include "which is open to traffic" after public road.***

**CARRIED**

4. **BUSINESS REGULATION BYLAW NO. 7148  
AMENDMENT BYLAW NO. 7284**

(Report: September 19/01, File No.: 8060-20-7284) (REDMS No. 505058, 507023)

The Manager, Zoning, Alan Clark, reviewed the report. In response to a question Mr. Clark provided the information that all of the businesses listed in the report had been visited by staff and were found to be operating as an arcade. The Manager, Business Liaison and Development, Marcia Freeman, was also present.

A discussion then ensued that included the following:

- the establishment of a district with no limits on operating hours was a separate issue to those businesses already operating;
- the RCMP had numerous concerns about the expansion of hours;
- requisite coin insertion or fee charge differentiated an amusement centre from a true Internet Café;

It was moved and seconded

***That Bylaw No 7284 which amends Schedule A of Business Regulation Bylaw No 7148 to include:***

***4391 No 3 Road;***

***#2060 – 4580 No 3 Road;***

***#128 – 8531 Alexandra Road;***

***#118 – 8571 Alexandra Road;***

***#116 – 8328 Capstan way;***

***#1463 – 8388 Capstan Way;***

***#1110 – 4651 Garden City Road;***

***#125 – 4751 Garden City Road; and***

***#2167 – 3779 Sexsmith Road, among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.***

**CARRIED**

A discussion then ensued on the information contained in the memorandum dated September 24, 2001 from the General Manager, David McLellan regarding Business Regulation Bylaw No. 7148, which resulted in the following **REFERRAL** motion:

It was moved and seconded

***That a report be provided to the Community Safety Committee on the issue of amusement arcades which would include:***

- ***further input on the numerous concerns raised by the RCMP;***
- ***the response of other jurisdictions to this issue;***
- ***information on the number and type of clientele that frequent this type of business;***
- ***the best management practices for arcades; and***
- ***the pros and cons of establishing an area with no operating hour limits.***

**CARRIED**

5. **APPLICATION BY ERICON CONTRACTING CO. LTD. FOR REZONING AT 7591 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**  
(RZ 01-191809 Report: September 6/01, File No.: 8060-20-7283) (REDMS No. 497664, 497616)

The Development Co-ordinator, Holger Burke, reviewed the staff report and noted there was one change to the report, namely that the requirement that the applicant pay lane improvement charges had been dropped as a condition of rezoning.

In response to a question, Suzanne Carter-Huffman, Planner, explained the "loop hole" in the CD/28 zone whereby a lot zoned CD/28 and subdivided with an intent that single-family homes be built could instead be developed for multi-family without requiring a Development Permit. Discussion then ensued on this issue which included whether the development of Bennett Road required Development Permits.

Information was provided that no precedent would be set by the lack of latecomer charges on the lane.

The owner of the subject property came forward to say that he had no desire to rezone to CD/28 at this time.

It was moved and seconded

***That Bylaw No. 7283, for the rezoning of 7591 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.***

**CARRIED**

6. **LOCAL GOVERNMENT FISHERIES DISCUSSION PAPER**

(Report: September 26/01, File No.: 0157-20-LMTA1-01) (REDMS No. 504363, 508273)

The Manager, Policy Planning, Terry Crowe, reviewed the report and noted that the summary on pages 48 and 49 of the staff report was a reasonable guide for future discussions.

Points raised during the ensuing discussion included:

- the emphasis on "no net loss" to communities;
- that Native and Commercial fisheries should be unified into one Commercial licence with economic opportunity distributed equally; and
- the coastal and basin wide management perspective was for a single manager with one set of rules and regulations.

It was moved and seconded

***That:***

- (1) ***the Key Principles For Consideration (Attachment B) for incorporation into future treaty negotiations with the First Nations, as per the report (dated September 26, 2001 from the Manager, Policy Planning), be endorsed.***
- (2) ***The Lower Mainland Treaty Advisory Committee be notified of Council's decision.***

**CARRIED**

7. **PUBLIC ART PROJECT INITIATIVES FOR 2001**

(Report: September 26/01, File No.: 8060-20-7286) (REDMS No. 498293, 504549)

The Manager, Policy Planning, Terry Crowe, reviewed the report. The Chairman of the Public Art Commission, Mr. Dan Campbell, was also present.

A lengthy discussion ensued on the source and amount of the funds in the Public Art Statutory Reserve Fund account. In response to questions Mr. Crowe said that to his knowledge there were no 'in progress' capital projects for 2001 that would require a portion of the funds contained in the account approved for expenditures in 2001 and also that any funds not utilized this year would remain in the account for future allocation. As a result of the discussion Mr. Crowe was asked to confirm:

- (1) whether funds could in fact be carried over;
- (2) what portion of the fund was private sector contributions as opposed to Council contribution;
- (3) what portion of the fund was earmarked for public art.

In response to a request that more detail be provided around the responsibilities of the Public Art Commission, Mr. Crowe said that public art involved private, city and community led projects and that clarification of the processes and the decisions that would be required of Council and the Public Art Commission for each of the three categories could be provided. Mr. Campbell added that at points the Commission itself was not sure of what its role was.

Discussion then ensued on the benefits of specific art work projects as opposed to the educational, promotional and administrative initiatives proposed, the result of which the following motion was introduced:

It was moved and seconded

***That Public Art Program Reserve Fund Expenditure Bylaw No. 7286 which authorizes the expenditure of \$25,000 to finance the Community Participation Public Art Projects, be introduced and given first, second and third readings.***

**CARRIED**

Opposed: Councillor Kumagai  
Councillor McNulty

8. **MANAGER'S REPORT**

Nanaksar Gurdwara Gursikh Temple – 18691/18791 Westminster Highway

Acting Mayor Lyn Greenhill advised the Committee that one of the conditions of the Land Reserve Commission's approval for this development was that the garden area, adjacent and east of the temple, be planted into blueberries. This condition was based on the City's recommendation that the garden area be removed and converted to farming production in order to provide a tangible net benefit to agriculture. After reviewing the process involved, the Acting Mayor asked the Committee to support a request to the Land Reserve Commission that the portion of land that at present contains an elaborate garden be allowed to remain as is. As a result the following motion was introduced:

It was moved and seconded

***That the Acting Mayor submit a letter to the Land Reserve Commission requesting that the Nanaksar Gurdwara Gursikh Temple be allowed to retain the 2.05 ha (5.06 acres) religious garden and lawns on 18791 Westminster Highway.***

**CARRIED**

9. **MCLENNAN SOUTH SUB-AREA PLAN IMPLEMENTATION STATUS**

(Report: September 27/01, File No.: 4045-20) (REDMS No. 511527)

The Manager, Policy Planning, Terry Crowe, reviewed the report.

In response to questions, Suzanne Carter-Huffman, Planner said that the cost of new road, and other additional services, would require mitigation to lessen their impact on the development of the area. One of the suggestions made was for the DCC charges to be removed from Bridge, Heather and Ash Street and applied to the east/west legs of the "ring road" and its arterial connectors.

A request, upon the completion of the review, for a pre-plan of what the linkages would be, was requested.

It was moved and seconded

***That Council direct staff to prepare terms of reference to undertake a "targeted review" of key issues affecting the implementation of the McLennan South Sub-Area Plan in 2002, including the mitigation of road and servicing costs, building heights, and park/school site development, as per the report from the Managers of Policy Planning and Development Applications dated September 27, 2001.***

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (5:58 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, October 3, 2001.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant