



## Planning Committee

Date: Tuesday, June 8, 2010  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Greg Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Harold Steves  
Mayor Malcolm Brodie  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, May 18, 2010, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, June 22, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

It was agreed to add the following items to the agenda:

- 3A. **COMPOSITION AND STRUCTURE OF THE ADVISORY COMMITTEES RELATED TO SOCIAL SERVICES**
- 3B. **REZONING APPLICATION BY PINNACLE AT NO. 3 ROAD AND CAPSTAN WAY**

# Planning Committee

Tuesday, June 8, 2010

---

## PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY KENNETH KING ARCHITECTURE PLANNING URBAN DESIGN INTERIOR DESIGN FOR REZONING AT 6311,6331, 6351, 6371 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO LOW DENSITY TOWNHOUSES (RTL4) IN ORDER TO PERMIT A 26 TOWNHOUSE UNIT COMPLEX.**

(File Ref. No.: 12-8060-20-8614, RZ 06346055) (REDMS No. 2880731)

Brian J. Jackson, Director of Development advised Committee that: (i) the proposed 26-unit residential townhouse project is in character with the surrounding developments; (ii) the applicant is retaining a 1-metre calliper Sequoia tree; and (iii) the project addresses all of Council's policies with regard to indoor and outdoor amenity spaces.

A brief discussion took place between Committee and staff and in particular with regard to:

- parallel and tandem parking space configurations, as well as street parking; advice was given that transportation staff would be asked to look at the on-street parking situation;
- provisions for visitor parking meets the zoning bylaw requirements;
- alternative forms of energy, and a variety of sustainability options, have been considered during the design phase of the proposed townhouse units, and staff would take under advisement Committee's desire to implement as many sustainable features as possible; and
- no geo-thermal facility exists near the subject site.

It was moved and seconded

*That Bylaw No. 8614, for the rezoning of 6311,6331, 6351, 6371 No. 4 Road from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7411 AND 7431 MOFFATT ROAD FROM MEDIUM DENSITY LOW RISE APARTMENT (RAM1) TO HIGH DENSITY TOWNHOUSE (RTH4)**

(FILE REF. NO.: 12-8060-20-8615, RZ 08-449233) (REDMS NO. 2886409)

Mr. Jackson advised that the application meets the zoning requirements in all respects, and that staff's request that a Douglas Fir tree be retained on site was honoured by the applicant.

## Planning Committee

Tuesday, June 8, 2010

---

It was moved and seconded

*That Bylaw No. 8615, for the rezoning of 7411 and 7431 Moffatt Road from "Medium Density Low Rise Apartment (RAM1)" to "High Density Townhouse (RTH4)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY PSD ENTERPRISES LTD. FOR A ZONING TEXT AMENDMENT TO NEIGHBOURHOOD COMMERCIAL (CN) TO PERMIT A RETAIL LIQUOR 2 STORE AT 3031 BECKMAN PLACE AND TO REMOVE A RETAIL LIQUOR 1 STORE FROM 8260 WESTMINSTER HIGHWAY (STRATA PLAN LMS1590)**

(File Ref. No.: 12-8060-20-8616/8617, ZT 10-508056) (REDMS No. 2886366)

Mr. Jackson and Sara Badyal, Planner 2 Urban Design, provided background information and noted that on a number of occasions the applicant has attempted to relocate his liquor from a commercial unit located within the Richmond Market, Westminster Highway, to a commercial unit located in East Richmond, thereby providing an opportunity for East Richmond residents to purchase liquor outside the City Centre.

In recommending the zoning text amendment to permit a retail liquor store at 3031 Beckman Place, it was noted that the size of the Beckman Place store would be one-half of the size allowed under the zoning bylaw.

A neighbourhood survey undertaken by the application resulted in 29% of those surveyed within 50 metres of the subject site in favour of the liquor store, and 71% not in favour. However, results from public correspondence, the survey, and a petition of support show mixed opinions, with approximately 64 in favour and 40 opposed.

Staff reviewed issues, such as security and fencing, raised by the Beckman Place community, and found that the fencing and landscaping requirements have been met.

A brief discussion ensued between Committee and staff, and in particular with regard to:

- the RCMP advised staff that there were no concerns with either the applicant's business conduct at the current site, nor any concerns with the commercial building at the proposed relocation site;
- the sale and consumption of liquor is strictly regulated by the Province;
- the implications to the Richmond Market strata plan if the application for a zoning text amendment was approved; and the process an applicant would follow if, in the future, another liquor store wanted to locate within the Richmond Market;

## Planning Committee

Tuesday, June 8, 2010

---

- a rezoning process would have to be followed by the applicant if, in the future, he wanted to expand the size of the unit at the commercial building on Beckman Place;
- details of the fencing, the gate, and the hedging along the property line shared by the Beckman Place commercial building and the townhouse properties to the south and east of the neighbouring commercial property; and
- the Province strictly regulates the sale and consumption of liquor, as well as the licenses for liquor stores, and the provisions to link pubs with liquor stores.

In response to direction from Committee, staff advised that before June 14, 2010, the date of the next Council meeting, a memorandum from staff would be forthcoming to inform Council of the liquor outlet nearest to the 3031 Beckman Place commercial building.

Jacque Liberson, owner of a convenience store business in a unit at the commercial building at 3031 Beckman Place, addressed Committee and spoke in support of the Richmond Station Liquor Store locating in the Beckman Place commercial building. He commented that a liquor store is needed in the neighbourhood in which he conducts his retail business.

Rick Herdman addressed Committee and advised that he represents the applicant, PSD Enterprises Ltd.

In reply to a query Mr. Herdman advised that the unit within the Richmond Market currently occupied by the Richmond Station Liquor Store, is too small a unit, and that his applicant cannot expand the business at the current site.

Mr. Herdman, in response to a second query, advised that the applicant had conducted a year-long search for an alternative location for the business.

It was moved and seconded

***That:***

- (1) Bylaw No. 8616, for a zoning text amendment to “Neighbourhood Commercial (CN)” to permit a “Retail Liquor 2” (private liquor store) as a site specific additional use at 3031 Beckman Place, be introduced and given first reading; and***
- (2) Bylaw No. 8617, for a zoning text amendment to “Downtown Commercial (CDT1)” to remove “Retail Liquor 1” (private liquor store) as a site specific additional use at 8260 Westminster Highway (Strata Plan LMS1590), be introduced and given first reading.***

The question on the motion was not called as the following comments, in support of the relocation of the Richmond Station Liquor Store from the Richmond Public Market complex to Beckman Place were made:

## Planning Committee

Tuesday, June 8, 2010

---

- (i) the Richmond Station Liquor Store would serve customers in the Bridgeport Road/No. 4 Road east Richmond neighbourhood; and
- (ii) the current location of the store is problematic, with people congregating near the Richmond Market to drink, and the relocation of the store would eliminate this activity.

The question on the motion was then called and it was **CARRIED**.

### 3A. COMPOSITION AND STRUCTURE OF THE ADVISORY COMMITTEES RELATED TO SOCIAL SERVICES

The Chair remarked that as staff worked to create the Social Planning Strategy, the opportunity existed to review the composition of the City's advisory committees that relate to social services, such as the Child Care Development Advisory Committee and Richmond Intercultural Advisory Committee.

A brief discussion ensued between Committee and John Foster, Manager, Community Social Development and questions were raised with regard to:

- the timing of staff's presentation of the Social Planning Strategy to Committee;
- would the proposed review include a review of specific members of advisory committees and if so would the review be presented in-camera; and
- should advisory committee terms of reference be included in the proposed review.

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

*That staff review the composition of, as well as the terms of reference of, advisory committees related to social services, and report back.*

**CARRIED**

Mr. Foster advised that the response to the referral would be a preliminary review, and that the Social Planning Strategy would provide a fuller assessment.

### 3B. REZONING APPLICATION BY PINNACLE AT NO. 3 ROAD AND CAPSTAN WAY

In response to a query regarding the status of the proposed development, including a CanadaLine station at Capstan Way and No. 3 Road, Mr. Jackson advised that at the Planning Committee meeting on June 22, 2010, Victor Wei would report back on recent meetings held with the applicants.

## Planning Committee

Tuesday, June 8, 2010

---

4. **2041 OCP UPDATE - FIRST ROUND OF PUBLIC CONSULTATION FINDINGS & NEXT STEPS**

(File Ref. No.: )(REDMS No. 2905407)

Terry Crowe, Manager, Policy Planning, and June Christy, Senior Planner, provided background information on: (i) the first round of Official Community Plan (OCP) public consultation process findings; (ii) lessons learned throughout the process; and (iii) the proposed next steps in the process.

(Mayor Brodie left the meeting at 5:05 p.m. and did not return).

Following staff's presentation of the OCP information, discussion ensued between Committee and staff and in particular on:

- how the updated OCP would be compatible with the upcoming Metro Vancouver (MV) Regional Growth Strategy (RGS);
- members of the public who participated in the public consultation process indicated that strong political leadership at the municipal, provincial and federal levels is necessary, where plans such as the OCP and RGS are concerned;
- alternatives to such traditional housing models as single-family homes, townhouses, and condominiums, should be explored;
- any discussion on 'sustainability' has to include ideas about models of sustainability in future decades, to ensure that the OCP addresses the changing nature of the environment, and the bodies of water, surrounding the City;
- in the future, residential homes which densify should be required to provide such sustainability features as geo-thermal or solar energy, and green roofs;
- exploration of all forms of transportation improvements such as frequent transit corridors, bus stops and crosswalks;
- the upcoming July demographic study would include a review of housing options;
- the balance between (i) residents' needs and desires for an appropriate level of amenity spaces and facilities and (ii) the City's capacity to deliver them;
- next steps include going back to, and engaging in discussion with, all stakeholders and the public; and
- the second round of OCP public consultation will use a new City web-based public consultation tool that offers an opportunity for web-site visitors to discuss the OCP at any time of the day.

## Planning Committee

Tuesday, June 8, 2010

---

It was moved and seconded

*That, the report entitled: "2041 OCP Update - First Round of Public Consultation Findings & Next Steps," from the General Manager of Planning and Development, be received for information.*

**CARRIED**

### 5. MANAGER'S REPORT

None.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:23 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 8, 2010.

---

Councillor Bill McNulty  
Chair

---

Sheila Johnston  
Committee Clerk