



Planning Committee

Date: Tuesday, April 4, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Alexa Loo
Councillor Harold Steves

Absent: Councillor Chak Au

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 March 21, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/E)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)”**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

Wayne Craig, Director, Development and Ada Chan Russell, Planner 1, reviewed the application, noting that (i) market rental suites are not planned for the proposed development, (ii) proposed setbacks comply with the City's Arterial Road Strategy, (iii) the proposed outdoor amenity space would include a play structure, and (iv) staff can review including other uses for the outdoor amenity space with the applicant.

Discussion ensued with regard to (i) the City's historical policies related to restricting secondary suites for duplexes, (ii) reviewing the City's Affordable Housing Strategy, and (iii) utilizing cash contributions to the City's Affordable Housing Strategy Fund to acquire affordable housing units.

In reply to queries from Committee, Xuedong Zhao, Zhao XD Architect Ltd., noted that the developer can explore options to include market rental suites in the proposed development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

Mr. Craig reviewed the proposed application, noting that (i) the proposed temporary commercial use permit would allow the operation of a veterinary clinic within the Richmond Auto Mall, (ii) the Richmond Auto Mall Association supports the proposed application, and (iii) the City is fast-tracking the proposed application.

Discussion ensued with regard to removing the cash-in-lieu contribution requirements for tree planting in front of the subject site.

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It was moved and seconded

- (1) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
 - (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

CARRIED

3. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

It was moved and seconded

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

CARRIED

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:22 p.m.).

CARRIED

3.

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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, April 5 , 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator