



Planning Committee

Date: Tuesday, July 5, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves

Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 June 21, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11760 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref No. RZ 21-938616) (REDMS NO. 6903531)

In reply to a query from the Committee, staff advised that the lanes on both sides of the property will be upgraded.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10391, for the rezoning of 11760 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY SIMARBIR S. KHANGURA AND LAKHBIR S. KHANGURA FOR REZONING AT 6340 GRANVILLE AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE

(File Ref. No. RZ 21-932253) (REDMS No. 6909436)

In reply to a query from the Committee, staff advised that in the long-term the lane behind the lots will be extended to the west to connect with the existing lane parallel to No. 2 Rd.

In reply to a query from the Committee, the applicant advised that the proposed secondary suites are the maximum square footage they can provide.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10388, for the rezoning of 6340 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

CARRIED

3. APPLICATION BY MLK PROPERTIES LTD. TO ENTER INTO A HERITAGE REVITALIZATION AGREEMENT TO PROTECT THE R.G. RANSFORD HOUSE AND TO CONSTRUCT COACH HOUSE AT 10700 RAILWAY AVENUE

(File Ref. No. HA 20-907706) (REDMS No. 6918755)

In reply to queries from the Committee, staff advised (i) the plans were revised in response to the concerns raised by a neighbouring resident (ii) the regulations for the property are unique due to the fact that it is a heritage site, (iii) if Council grants first reading, the application will be added to the agenda of the September 6, 2022 public hearing, (iv) the process of heritage designation for the house was initiated by the owner, and (v) a review of heritage properties is ongoing and will be presented to Council at a future date.

In discussion, it was noted that it may be beneficial to recommend that the Heritage Commission consider placing signage on the Railway Greenway in front of this house, to provide information about the history of the sites.

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It was moved and seconded

- (1) *That Heritage Revitalization Agreement (10700 Railway Avenue) Bylaw No. 10386 to permit the City to enter into a Heritage Revitalization Agreement substantially in the form attached hereto, in accordance with the requirements of Section 610 of the Local Government Act, to protect the R.G. Ransford House and to construct a coach house at 10700 Railway Avenue, be introduced and given first reading.*
- (2) *That, following adoption of Heritage Revitalization Agreement (10700 Railway Avenue) Bylaw No. 10386, the Mayor and City Clerk be authorized to execute any further agreements contemplated in the Heritage Revitalization Agreement.*

CARRIED

4A REFERRALS

Repair Work on Modern Buildings on Heritage Sites

Councillor McNulty put forward the subject referral for consideration.

It was moved and seconded

That staff be directed to:

- (a) *review options to streamline application approval processes for modern buildings on sites that are located within the Steveston Conservation Area, including delegating approval to staff, when only minor repair or maintenance work is proposed and*
- (b) *include options for consideration on the agenda of an upcoming Heritage Commission meeting.*

CARRIED

5. MANAGER'S REPORT

(i) City Snapshots

The program has concluded. Staff will be providing a summary memorandum to Council in the next few weeks.

(ii) Rosewood Village

Staff has been in discussion with BC Housing regarding the potential redevelopment of Rosewood Village.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 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, July 5, 2022.

Councillor Bill McNulty
Chair

Haely Lindau
Recording Secretary