



Planning Committee

Date: Tuesday, May 7, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt (entered at 4:03 p.m.)
Councillor Linda Barnes
Councillor Harold Steves

Absent: Councillor Chak Au

Also Present: Councillor Linda McPhail

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, April 16, 2013, be adopted as circulated.

CARRIED

1. **APPLICATION BY AJEET JOHL AND PARKASH K. JOHL FOR REZONING AT 10640/10660 BIRD ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9019; RZ 12-617804) (REDMS No. 3826149)

In response to a query Wayne Craig, Director of Development, noted that the proposed rezoning complies with the single-family lot size policy for the area.

It was moved and seconded

That Bylaw 9019, for the rezoning of 10640/10660 Bird Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

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2. **APPLICATION BY NARINDER PATARA FOR REZONING AT 9591 PATTERSON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-9025; RZ 11-591331) (REDMS No. 3835343)

It was moved and seconded

That Bylaw 9025, for the rezoning of 9591 Patterson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY HARVINDER MATTU AND GANDA SINGH FOR REZONING AT 10291 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-9026; RZ 12-598660) (REDMS No. 3835658)

It was moved and seconded

That Bylaw 9026, for the rezoning of 10291 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

Councillor Evelina Halsey-Brandt entered the meeting at 4:03 p.m.

4. **MULTIPLE DWELLINGS ON SINGLE-FAMILY LOTS AND AGRICULTURAL LANDS REFERRAL**

(File Ref. No. 08-4430-03-07; 12-8060-20-9023) (REDMS No. 3817141)

Holger Burke, Development Coordinator, provided background information and noted the proposed amendment addresses interpretation concerns with the current Zoning Bylaw particularly with regards to preventing breezeways to justify a residential addition which is in reality a second residence. Secondary suites are permitted within the agricultural zone and are exempt from the proposed amendment. Additionally, Mr. Burke indicated he would provide an update whether additional dwelling units on properties over 8 ha in area requires approval from the Provincial Agricultural Land Commission.

It was further noted that the proposed amendment dictates design and not a reduction in Floor Area Ratio (FAR). The intent of the proposed bylaw is to clarify interpretation of Richmond Zoning Bylaw 8500.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023, to add Other Regulations to the Agriculture (AG) zone to regulate multiple dwellings on single-family lots and agricultural lands, be introduced and given first reading.

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4A. **BOULEVARD BEAUTIFICATION**

(File Ref. No.) (REDMS No.)

Discussion ensued regarding residents utilizing the boulevards for beautification purposes (i.e. planting of trees, shrubs, or placing of rocks). It was noted that boulevard improvements are regulated by the City's Engineering division. Bylaw enforcement comes into play when the improvements become a safety issue. A request was made for Engineering staff to provide a memorandum to Council advising how approval for and complaints concerning boulevard improvements are processed.

4B. **STEVESTON BOARDWALK CLOSED**

(File Ref. No.) (REDMS No.)

Discussion ensued and it was noted that the Steveston Boardwalk scheduled to re-open by the end of April had been delayed due to the weather. The Boardwalk should be fully accessible in the near future.

4C. **AIRPORT TAXIS**

(File Ref. No.) (REDMS No.)

Transportation staff was directed to follow-up with the Vancouver Airport Authority regarding their assurances that taxis receiving a short ride fare within Richmond would be advanced to the front of the queue upon return to the airport.

5. **MANAGER'S REPORT**

(a) Steveston Village Conservation Strategy – 2013 Update

Terry Crowe, Manager, Policy Planning, provided an update on the stakeholders meeting and the Open House with respect to the "Steveston Village Conservation Strategy – 2013 Update" and the "Long-Term Streetscape Visions for Bayview Street and Chatham Street" (copy on file, City Clerk's Office). There was a general consensus among the stakeholders, public and merchants that sufficient parking is available in Steveston Village provided employees park in their designated parking areas.

(b) Vancouver Port Authority Land Use Plan

Staff are participating in the consultation phases for the Vancouver Port Authority Land Use Plan and have provided a comprehensive technical letter to the Port Authority addressing the City's concerns.

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(c) SmartCentres Update

Joe Erceg, General Manager – Planning and Development, advised that the City’s Real Estate division is monitoring SmartCentres efforts to acquire the five properties necessary to develop the road for the proposed development.

Discussion ensued and Committee requested that the Transportation and Engineering divisions investigate costing for a pedestrian overpass from the subject site to the Garden City lands.

(d) ONNI Development

Mr. Erceg advised that a rezoning application has been received by staff requesting the conversion of the marine associated uses to commercial uses. Staff has identified a number of proposed uses of concern to the City, particularly noting those uses that would be in competition to current community facilities. ONNI is currently reviewing those concerns. Also, ONNI has received the traffic study terms of reference and are in the process of completing the study prior to the public consultation anticipated to take place in the first part of June.

(e) Duck Island Sites

Mr. Craig noted that the application is moving ahead but is contingent on securing the water lots which requires support from both the Port Authority and the Province. A formal application has been submitted to the Port Authority for the land use and the use of the water lots. The Port Authority and the Province are in the process of negotiating a new head lease but the lease has not been secured to date.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 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, May 7, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Acting Committee Clerk