



## Planning Committee

Date: Tuesday, January 6, 2015

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Harold Steves

Absent: Councillor Linda McPhail, Chair

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, December 16, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, January 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

## COMMUNITY SERVICES DEPARTMENT

1. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM**

(File Ref. No. 01-0100-30-CCDE1-01; 07-3070-01) (REDMS No. 4460931)

Discussion ensued with regard to the Children's Art Exhibition co-hosted by the Child Care Development Advisory Committee at City Hall last year. In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, advised that a Children's Art Exhibition event is planned for 2015.

Committee wished to thank the Child Care Development Advisory Committee for their work in 2014.

It was moved and seconded

*That the Child Care Development Advisory Committee's 2015 Work Program be approved.*

**CARRIED**

## PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY MURAD BALUCH FOR REZONING AT 9329 KINGSLEY CRESCENT FROM LAND USE CONTRACT 048 TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009195; RZ 13-647380) (REDMS No. 4426215)

Wayne Craig, Director, Development, commented on the proposed development, noting that the Land Use Contract associated with the lot is required to be discharged and the property rezoned to allow for a secondary suite.

In reply to queries from Committee, Mr. Craig advised that Land Use Contracts were a land use tool used in the 1970s and was a contract between a city and a developer. Land Use Contracts are similar to zoning but cannot be amended. Mr. Craig added that there are approximately 3500 single family lots with Land Use Contracts in the city.

Discussion ensued regarding secondary suites and Mr. Craig advised that illegal secondary suites are found through complaints or when owners apply to legalize a secondary suite. Mr. Craig added that the proposed secondary suite included in the proposed application will require a building permit application to ensure BC Building Code compliance.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:*

- (1) *for the rezoning of 9329 Kingsley Crescent from “Land Use Contract 048” to “Single Detached (RS2/B)”;* and
- (2) *to authorize the termination, release and discharge of “Land Use Contract 048” entered into pursuant to “Dawson Lands Ltd. Land Use Contract By-law No. 3281”, as it affects 9329 Kingsley Crescent;*

*be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY MERRY GAO FOR REZONING AT 8511 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLINGS (RD1)**

(File Ref. No. 12-8060-20-009198; RZ 13-650522) (REDMS No. 4445525)

In reply to queries from Committee, Mr. Craig advised that no affordable housing contribution is required from the proposed development since two suites are being provided.

Discussion ensued with regard to rezoning process and the lot coverage maximum.

In reply to queries from Committee, Mr. Craig noted that there is a fast track rezoning process available; however applications that seek fast track rezoning require full compliance with City policies.

Discussion then ensued regarding the zoning of duplex lots. Mr. Craig advised that staff are aware of the loss of the duplex lots and can review the zoning for multi-family housing for in-fill situations.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, be introduced and given first reading.*

**CARRIED**

Discussion ensued with respect to zoning provisions for duplexes and triplexes.

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

It was moved and seconded

*That staff review zoning provisions and policies regarding duplexes and triplexes in the City with the objective of increasing the provision of these housing forms on large lots and report back.*

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Discussion continued with regard to the maximum lot coverage allowed for development. Mr. Craig noted that staff are continually monitoring all zoning districts and the 70% maximum lot coverage could be amended under Council direction.

Joe Erceg, General Manager, Planning and Development, spoke of the maximum lot coverage and the maximum lot coverage for structures, which is approximately 40%. He added that lots under a Land Use Contract could have setback and height requirements but no lot coverage restrictions. Staff could review the City's lot coverage policies but would require consultation on the matter.

Mr. Erceg then commented on phasing out Land Use Contracts in the city and noted that a staff report regarding the discharging of Land Use Contracts is expected to be presented to Council in March 2015.

4. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9800, 9820, 9840 AND 9860 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-009179; RZ 14-658085) (REDMS No. 4359741 v.4)

Mr. Craig commented on the proposed application, noting that the proposed development is consistent with the McLennan South Sub-Area Plan.

Discussion ensued with respect to access to an adjacent orphaned site and the proposed variance for tandem parking on-site. Mr. Craig advised that the proposed variance to allow tandem parking in 11 units would provide additional residential parking spaces on-site. Mr. Craig added that staff can discuss options to reduce the number of tandem parking spaces with the applicant.

Discussion then ensued with regard to the liveability of the townhouses designed with tandem parking.

Victor Wei, Director, Transportation, commented on the City's tandem parking requirements and noted that the City's policy on tandem parking was done with feedback from developers and residents. As a result of the research, adjustments involving the widening of tandem parking spaces would be incorporated into the City's policy. He added that very little feedback was received from residents with respect to tandem parking and that residents were more concerned with overflow parking on the street. Also, he noted that City policy requires new developments to have a mix of tandem and side-by-side parking to provide choice to residents.

Discussion ensued regarding incorporating side-by-side parking and creating liveable townhouse designs for future developments.

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In reply to queries with regard to modifying the tandem parking variance, Mr. Craig noted that the applicant would have to make adjustments to the proposed development's design to replace tandem parking with single-car and double side-by-side parking.

Mr. Wei commented on tandem parking and noted that allowing townhouses with tandem parking play a role in generating more affordable housing. He added that there is little feedback from residents with respect to tandem parking and resident concerns were more focused on potential parking overflow on the street.

In reply to queries from Committee, Mr. Craig stated that a modification to the proposed variance to reduce the tandem parking will not reduce the number of units in the proposed development.

Discussion ensued regarding the (i) impact of reducing tandem parking on the proposed development, (ii) the benefits of allowing an increase in tandem parking, and (iii) parking restrictions along Granville Avenue.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Day

**5. AGRICULTURAL ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PLAN**

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 4460923)

Discussion ensued with regard to the City's Sustainability Progress Report being forwarded to the Richmond Agricultural Advisory Committee (AAC) for review.

Discussion then ensued regarding the involvement of the AAC with the Garden City Lands. In reply to queries from Committee regarding the Garden City Lands, Todd May, AAC Co-Chair, advised that the AAC has provided staff with feedback.

In reply to queries from Committee regarding the role of the AAC in encouraging small farms in the city. Mr. May advised that the AAC is aware of the small farms in the city but currently does not have the item included in the 2015 Work Plan.

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Discussion ensued with regard to the No. 5 Road backlands and in reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that (i) staff are aware of the City's policy to preserve the No. 5 Road backlands, (ii) the AAC is consulted when development applications involving the No. 5 Road backlands are brought forward, and (iii) Kwantlen Polytechnic University has expressed interest in the working with the City on options to preserve and farm the No. 5 Road backlands.

In reply to queries from Committee regarding the No. 5 Road backlands, Mr. Erceg spoke of the following:

- the AAC's involvement in reviewing the proposed rezoning application at 10060 No. 5 Road;
- the proposed application for the rezoning at 10060 No. 5 Road proceeding directly to the Agricultural Land Commission (ALC), bypassing the City's approval process;
- the tenure of the No. 5 Road backlands and the farming requirements for owners;
- options for the City to take ownership of the No. 5 Road backlands; and
- resources required to farm the No. 5 Road backlands.

Discussion continued with regard to options for the City to acquire the No. 5 Road backlands.

Committee wished to thank the AAC for their work.

It was moved and seconded

*That the 2015 Agricultural Advisory Committee Work Program be approved.*

**CARRIED**

Discussion ensued with regard to forwarding the Sustainability Progress Report to the AAC.

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

It was moved and seconded

*That the staff report titled Sustainability Progress Report, dated October 15, 2014, from the Director, Engineering, received by Council, be referred to the Richmond Agricultural Advisory Committee for discussion, analysis and further input.*

**CARRIED**

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6. **MANAGER'S REPORT**

*Former Steveston High School Site*

Correspondence was presented from Jason Ma, 6220 Goldsmith Drive (copy on file, City Clerk's Office) expressing concern with regard to the width of the proposed north and south greenways on the proposed development on the former Steveston High School site.

In reply to queries from Committee, Mr. Craig clarified that the proposed north and south greenways would each be 30 feet wide with a 10 foot building setback.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:44 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, January 6, 2015.

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Councillor Bill McNulty  
Vice-Chair

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Evangel Biason  
Auxiliary Committee Clerk