



Planning Committee

Date: Tuesday, January 9, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Andy Hobbs

Also Present: 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 December 19, 2023, be adopted as circulated.

CARRIED

1. **APPLICATION BY LANDA GLOBAL PROPERTIES TO DISCHARGE SECTION 219 COVENANT PROHIBITING INDOOR RECREATION FACILITIES FROM 5766 & 5788 GILBERT ROAD**

(File Ref. No. ZT 23-027054) (REDMS No. 7450663)

It was moved and seconded

That City Council authorize the discharge of the Section 219 Covenant (CA6309767) prohibiting indoor recreation facilities from 5766 & 5788 Gilbert Road.

CARRIED

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2. **APPLICATION BY FAIRCHILD DEVELOPMENT LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 23-018648) (REDMS No. 7443689)

It was moved and seconded

- (1) *That the application by Fairchild Development Ltd. for a Temporary Commercial Use Permit (TU 23-018648) to allow 'Non-accessory Parking' at 8320 Cambie Road and 8431 Brownwood Road be considered for a period of three years; and*
- (2) *That the application be forwarded to the February 20, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

3. **APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM "SINGLE DETACHED (RS1/F)" ZONE TO "SINGLE DETACHED (RS2/E)" ZONE AND "SINGLE DETACHED - SOUTH MCLENNAN (CITY CENTRE) (ZS14)" ZONE**

(File Ref. No. RZ 22-021110) (REDMS No. 7487930)

Staff provided a brief overview of the application, noting that (i) the property will be subdivided into two single-family lots, (ii) at the October 16, 2023 Public Hearing, the applicant requested that the application be referred back to staff to rezone the eastern lot to ZS14, this report is in response to that referral, (iii) the site is currently occupied by an existing single-family dwelling on the western portion of the lots, which will remain on proposed Lot 1, (iv) construction of Armstrong Street along with frontage improvements on Ash Street and servicing and utility works will be undertaken as part of the Servicing Agreement (SA), required prior to subdivision, (v) there are no existing bylaw sized trees on the subject property or on adjacent city property, (vi) the applicant has agreed to the planting of eight trees on the proposed lots, and (vii) the applicant has agreed to provide a minimum one bedroom secondary suite in any future construction of a dwelling on lot 1 and a two bedroom secondary suite on lot 2 (Schedule 1).

Staff referred to a memorandum from the City Clerk's Office (Schedule 2) recommending that Recommendation 1 be amended to give three readings to Bylaw 10526.

Discussion ensued with respect to the City's affordable housing strategy and the size of the secondary suites.

It was moved and seconded

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- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone, to facilitate a two lot subdivision be introduced and given first reading; and*
- (2) *The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.*

CARRIED

The applicant representative spoke to Committee about amending the proposal to a two bedroom suite on Lot 1 and a one bedroom suite on Lot 2. Staff advised that this proposal is not consistent with the signed rezoning considerations and that should the applicant wish to amend the rezoning considerations the application should be referred back to staff.

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

It was moved and seconded

The staff report titled "Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street From "Single Detached (RS1/F)" Zone to "Single Detached (RS2/E)" Zone and "Single Detached - South McLennan (City Centre) (ZS14)" Zone" dated December 18, 2023, be referred back to staff for further review.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:16 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 9, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

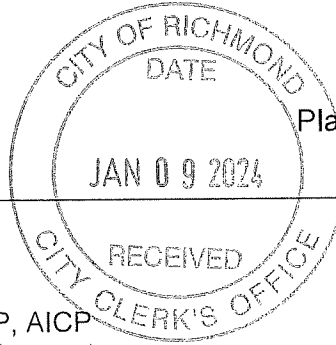
ON TABLE ITEM

Date: January 9
Meeting: Planning
Item: 3

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, January 9, 2024.



City of
Richmond



Memorandum
Planning and Development Division
Development Applications

To: Planning Committee
From: Joshua Reis, RPP, MCIP, AICP
Program Manager, Development
Re: **Application by Lung Designs Limited for Rezoning at 7560 Ash Street - Revised Rezoning Considerations**

Date: January 9, 2024

File: RZ 22-021110

The purpose of this memo is to provide revised rezoning considerations for the application by Lung Designs for rezoning at 7560 Ash Street (RZ 22-021110) with respect to the provision of secondary suites on Lots 1 and 2.

Further to the associated Staff report, the applicant has agreed to provide the following, consistent with the City's Affordable Housing Strategy:

- Lot 1 (western lot) - a minimum 1-bedroom secondary suite in any future construction of a new dwelling unit; and,
- Lot 2 (eastern lot) - a minimum 2-bedroom 46 m² secondary suite.

The attached rezoning considerations (Attachment 1) reflect the above arrangement and have been signed and agreed to by the applicant.

Should Planning Committee agree to the attached revised considerations, staff will update the Report prior to Council's consideration of the application.

Should you have any questions regarding this matter please contact the undersigned at jreis@richmond.ca or 604-204-8653.

Joshua Reis, RPP, MCIP, AICP
Program Manager, Development

JDR:js

Att. 1

Cc: Wayne Craig, Director, Development

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Address: 7560 Ash Street

File No.: RZ 22-021110

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, the developer is required to complete the following:

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the requirements of the zone regarding lot coverage, non-porous surfaces, and live landscaping percentages.
 - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection for a new dwelling unit is granted until a minimum one-bedroom secondary suite is constructed on Lot 1, and a minimum two-bedroom 46 m² (500 ft²) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Demolition Permit* Issuance, the developer must complete the following requirements:

1. Installation of tree protection fencing around all trees on neighbouring properties to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the developer must complete the following requirements:

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) *Water Works:*
Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

Initial: _____

At Developer's cost, the Developer is required to:

- b) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

- f) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

At Developer's cost, the Developer is required to:

- g) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

At Developer's cost, the Developer is required to:

- j) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- k) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- l) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- m) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

At Developer's cost, the Developer is required to:

- n) Review street lighting levels along all road and lane frontages, and upgrade as required.
- o) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

Frontage Improvements

At Developer's cost, the Developer is required to:

- p) Complete other frontage improvements as per Transportation requirements, e.g.:

Initial: _____

- (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
- (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

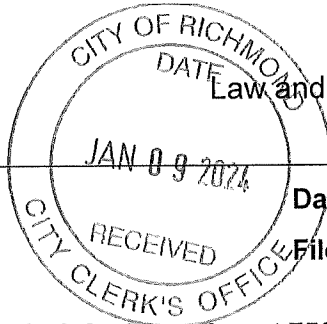
ON TABLE ITEM

Date: Jan 9/24
Meeting: Planning Committee
Item: 3

Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, January 9, 2024.



City of Richmond



Memorandum

Law and Legislative Services Division
City Clerk's Office

To: City Council
From: Claudia Jesson
Director, City Clerk's Office

Date: January 8, 2024
File: 12-8060-20-010256

Re: Application By Lung Designs Ltd. for Rezoning at 7560 Ash Street

The purpose of this memorandum is to provide an update on the approval process for the application by Lung Designs Ltd. for rezoning at 7560 Ash Street, scheduled for consideration by the Planning Committee on January 9, 2024 (Item 3).

Recent changes in provincial residential development legislation under *Bill 44* prohibit holding a public hearing for certain rezoning applications, including applications that do not require an Official Community Plan amendment. This application does not meet the criteria to be considered at a public hearing, and as such will only proceed to a Council meeting.

It is recommended that Recommendation 1 be revised to give three readings to Bylaw 10526, with no changes to Recommendation 2, to read as follows:

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone, to facilitate a two lot subdivision be introduced and given first, second and third readings; and*
- (2) *The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.*

It should be noted that advance public notification and publishing of a notice is still required for non-public hearing bound applications. Staff will undertake notification following Planning Committee's consideration and will place this application on the January 29th Council meeting.

Please contact the undersigned at cjesson@richmond.ca or 604-276-4006 should have any questions on this matter.

Claudia Jesson
Director, City Clerk's Office

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