



Planning Committee

Date: Tuesday, February 6, 2018
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves
Absent: Councillor Bill McNulty
Also Present: Councillor Carol Day (entered at 4:03 p.m.)
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 January 23, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 20, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**
(File Ref. No. 07-3400-01) (REDMS No. 5679464)

Committee commended the Richmond Seniors Advisory Committee for their work in the community.

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It was moved and seconded

That the staff report titled "Richmond Seniors Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 17, 2018, from the Manager, Community Social Development, be approved.

CARRIED

2. NAMING OF CHILD CARE FACILITY – 10380 NO. 2 ROAD

(File Ref. No. 07-3070-20-012) (REDMS No. 5687830 v. 5)

Staff noted that program registration information will be posted on YMCA's website.

It was moved and seconded

That the City's child care facility being constructed at 10380 No. 2 Road (Kingsley Estates) be named Seasong Child Care Centre.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY STEVESTON BUDDHIST TEMPLE AT 4360 GARRY STREET TO: AMEND THE 2041 OFFICIAL COMMUNITY PLAN LAND USE MAP (SCHEDULE 1) TO DESIGNATE THE REAR PORTION OF THE SITE TO APARTMENT RESIDENTIAL; AMEND THE STEVESTON AREA PLAN LAND USE MAP (SCHEDULE 2.4) TO DESIGNATE THE REAR PORTION OF THE SITE TO MULTIPLE FAMILY; AND REZONE THE SUBJECT SITE FROM THE "ASSEMBLY (ASY)" ZONE TO THE "ASSEMBLY AND CONGREGATE HOUSING – GARRY STREET (STEVESTON) (ZR12)" ZONE

(File Ref. No. 12-8060-20-009813/9814; RZ 16-737146) (REDMS No. 5734838; 5733489; 5733491)

Cllr. Day entered the meeting (4:03 p.m.).

Kevin Eng, Planner 2, reviewed the application, noting that (i) the proposed development will retain the existing temple building and add 107 congregate housing units for seniors, (ii) the proposed height and massing of the congregate housing facility was reduced for portions adjacent to the townhouse complex to the east, (iii) Transportation staff have advised that the existing road network can accommodate the proposed development, (iv) a Development Permit application will be required, and (v) there are no proposed child care facilities for the site.

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Jack Clerkson, representing the applicant, spoke on the application, noting that rental of the units will be open to the public and that as a result of public feedback, the proposed building height and massing will be reduced without a reduction in the number of proposed units. He added that the existing on-site gymnasium will be demolished and a new activity space for the temple will be available in the proposed facility.

Cllr. Day left the meeting (4:09 p.m.).

It was moved and seconded

- (1) *That Official Community Plan (OCP) Bylaw 9000 and Bylaw 7100, Amendment Bylaw 9813, to designate approximately the south half of 4360 Garry Street from “Community Institutional” to “Apartment Residential” in the 2041 OCP Land Use Map to Schedule 1 of the OCP and from “Institutional” to “Multiple-Family” in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan) of the OCP, be introduced and given first reading;*
- (2) *That Bylaw 9813, having been considered in conjunction with:*
 - (a) *The City’s Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Management Plans;*

is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act;
- (3) *That Bylaw 9813, having been considered with accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9814, to create the “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)” zone and to rezone 4360 Garry Street from “Assembly (ASY)” to “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)”, be introduced and given first reading.*

CARRIED

4. APPLICATION BY 0983101 B.C. LTD. FOR REZONING AT 5220/5240 MORGANER DRIVE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE

(File Ref. No. 12-8060-20-009828; RZ 16-721172) (REDMS No. 5718459; 5721126)

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development will include one secondary suite and a cash contribution to the City’s Affordable Housing Reserve Fund.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9828, for the rezoning of 5220/5240 Merganser Drive from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

5. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY CORE CONCEPT CONSULTING LTD. FOR SUBDIVISION AT 11200 WESTMINSTER HIGHWAY**

(File Ref. No. AG 17-766906) (REDMS No. 5736460)

Mr. Craig and John Hopkins, Planner 3, briefed Committee on the application, noting that (i) staff are recommending that the application be denied since the application is not consistent with the Official Community Plan and the City’s Agriculture Viability Strategy, (ii) the application was not supported by the Agricultural Advisory Committee (AAC), and (iii) the application did not include a farm plan and may set a precedent for the subdivision of agricultural lots, should it proceed.

Discussion ensued with regard to past subdivision of lots along Westminster Highway and access to the rear farm lots.

In response to queries from Committee, staff noted that the applicant would have been able to construct a larger house under the previous farm land house size regulations; however since the existing house was constructed, the bylaws have been amended to reduce the allowable house size. A rezoning would be required should Council and the ALC endorse the subdivision given the existing house size. Also, staff expressed that consideration by the AAC concluded that the proposal would not be beneficial to farming.

Cllr. Day returned to the meeting (4:21 p.m.).

It was moved and seconded

That authorization for Core Concept Consulting Ltd. to make a non-farm use application to the Agricultural Land Commission to subdivide the property at 11200 Westminster Highway into two lots be denied.

The question on the motion was not called as discussion ensued with regard to the farming on-site.

David Kozak, Core Concepts Consulting Ltd., spoke on behalf of the applicant, noting that the applicant intends to construct two homes on the subject site in order to care for a family member and that adjacent properties have already been subdivided. Also, he expressed that once subdivided, the parcels may not be viable for farming; however the rear land-locked property may benefit from the proposed farm access and neighbouring properties have not objected to the application.

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Kal Rangi, Richmond resident, spoke in favour of the application, noting that the proposed subdivision and construction of the two homes would assist in the care of the applicant's elderly family member and that farming on the proposed subdivided lot would not be viable due to its size. He added that neighbouring properties have already been subdivided.

In reply to queries from Committee, Kal Grewal, the owner of the rear property, noted that the lot was previously farmed; however he has no intention of farming the site and there has been no interest from farmers to lease the site. Also, he added he has no objection to the application.

Amarjit Nahal, applicant, expressed that the application was brought forward for the purposes of building a house that would accommodate extended family members. He expressed that the proposed subdivision would be consistent with the adjacent properties that have been subdivided.

Discussion ensued with regard to the potential subdivision of other agricultural lots and the viability of farming the rear property and the subject site.

The question on the motion was then called and it was **CARRIED**.

6. **DECISION OF THE AGRICULTURAL LAND COMMISSION TO RECONSIDER THE AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE BY SANSTOR FARMS LTD. AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5738387)

Mr. Craig noted that the Agricultural Land Commission (ALC) Chair has referred the application by Sanstor Farms Ltd. to the ALC Executive Committee for reconsideration. He added staff will advise Council of the outcome of the reconsideration.

It was moved and seconded

That the staff memorandum titled "Decision of the Agricultural Land Commission to Reconsider the Agricultural Land Reserve Application for Non-Farm Use by Sanstor Farms Ltd. at 14671 Williams Road", dated February 1, 2018, be received for information.

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7. **MANAGER'S REPORT**

(i) Public Information Sessions on Proposed House Size Regulations on Agricultural Lots

Barry Konkin, Manager, Policy Planning, noted that public information sessions on the proposed house size regulations on agricultural lots will be taking place on February 7 and 8, 2018 in Richmond City Hall and February 15, 2018 in the East Richmond Community Hall.

(ii) Agricultural Land Commission Site Visit to the No. 5 Rd Backlands

Mr. Konkin noted that staff participated in a site visit to the No. 5 Road Backlands by the ALC Executive on February 6, 2018 and that staff provided information on Backland agricultural activity. He added that the ALC Executive wanted to view the area of the City's Agricultural Backlands Policy as they have expressed some concerns regarding the extent of agricultural activity. It was noted that staff will provide more information on the matter when available.

In reply to queries from Committee regarding the non-farm use application for the former Mylora site, staff noted that the new owners of the site would have to submit a new application to the ALC to consider any non-farm use.

In response to queries from Committee, Mr. Konkin noted that the Province is seeking feedback on the Agricultural Land Reserve (ALR) and that staff will be attending a meeting hosted by the Province on February 21, 2018 in Abbotsford, BC. He added that staff will provide Council with the feedback submission deadlines.

(iii) Consultation for Affordable Housing Strategy

Kim Somerville, Manager, Community Social Development, noted that the public consultation on the City's Affordable Housing Strategy has concluded and that staff will be reviewing the feedback and will provide a report to Council in March 2018.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:52 p.m.).

CARRIED

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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, February 6, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator