



Planning Committee

Date: Tuesday, February 7, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day

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 17, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 21, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**

(File Ref. No. 07-3400-01) (REDMS No. 5290445)

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 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

CARRIED

2. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM

(File Ref. No. 07-3070-01) (REDMS No. 5285393)

Committee commended the Child Care Development Advisory Committee for their work in the community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY AJIT THALI WAL AND RAMAN KOONER FOR REZONING AT 9320 DIXON AVENUE FROM "SINGLE DETACHED (RS1/B)" TO "SINGLE DETACHED (RS2/K)"

(File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

CARRIED

4. APPLICATION BY 1002397 BC LTD. FOR REZONING AT 9851, 9891/ 9911 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375)

Cynthia Lussier, Planner 1, and Wayne Craig, Director, Development, reviewed the application, highlighting that the proposed Agricultural Land Reserve (ALR) buffer was reviewed and supported by the Agricultural Advisory Committee (AAC).

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In reply to queries from Committee, Mr. Craig noted that the proposed drive aisle will allow access to future adjacent developments. He added that through the development permit process, any significant revisions to the proposed landscaping plan will be presented to the AAC.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

5. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 7140/7160 MARRINGTON ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121)

In reply to queries from Committee, Mr. Craig noted that staff worked with the applicant to have the proposed corner lot development front both street frontages. He added that the proposed development will provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11660/11680 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478)

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development will provide two secondary suites and a cash-in-lieu contribution for future frontage improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

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7. **MANAGER'S REPORT**

(i) *The Gardens Development*

Mr. Craig provided an update on The Gardens development, noting that the Development Permit application was referred to the upcoming February 20, 2017 Public Hearing. He added that the applicant has scheduled a public information meeting for February 16, 2017 at The Gardens site and that staff will be in attendance. He further noted that the applicant is still interested in pursuing the proposed ten storey building height.

Cllr. Steves left the meeting (4:10 p.m.) and returned (4:11 p.m.).

(ii) *Public Consultation on House Size on the ALR*

Mr. Craig and Terry Crowe, Manager, Policy Planning, provided an update on the public consultation to introduce potential regulations limiting house size on the ALR, noting that (i) a consultation session with the AAC and the Farmer's Institute is scheduled for March 1, 2017 in City Hall, (ii) a public information session is tentatively scheduled for March 2, 2017 in City Hall, and (iii) staff will provide advanced copies of the consultation material to Council via a memorandum anticipated to be distributed on February 17, 2017.

A newspaper article titled "Pitt Meadows mayor offended by mega home application on protected farmland" from Metro News was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued with regard to (i) action taken by other municipalities to regulate house size on the ALR, (ii) the timeline of the consultation process, and (iii) public notification of the consultation process.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:21 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 14, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Pitt Meadows mayor offended by mega home application on protected farmland

Residents says the city can no longer sit by as protected land is exploited by investors targeting lots for massive real estate projects.

 reddit this!



JENNIFER GAUTHIER/METRO

The owners of this 33-acre lot in Pitt Meadows, protected under the Agricultural Land Reserve, have applied to build a 31,000 square foot mega home on the property, drawing concern from residents and the city.

By: Matt Kieltyka Metro Published on

An "insulting" application for a mega-structure on Agricultural Land Reserve at the far end of a quiet rural road in Pitt Meadows has galvanized the community into action, its mayor says.

Mayor John Becker told Metro he expects his council to follow others, like those in Delta and Richmond, looking at regulating house sizes on protected farmland after residents were shocked to learn of an application for a massive 31,000 square foot estate home on a 33-acre lot on Ford Road.

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it recently.

Agricultural Land Reserve:

- **Farm wedding cancellations not the fault of the ALC: Chair**
- **Farmers forced to cancel weddings amid B.C. land use crackdown**

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 7, 2017.

The thought of an even bigger structure built on the same lot has outraged neighbours concerned about valuable ALR land being taken advantage of during the region's housing affordability crisis.

One of those concerned neighbours happens to be Paul Kershaw, a professor at the University of British Columbia's School of Population Health and founder of Generation Squeeze who has become a prominent voice in Metro Vancouver's housing debate.

"That's not why we have an agricultural land reserve. Something is going crazy now when we're building almost hotel-sized structures on it," he said of the application four lots down the road from him. "We already have a problem with expensive home prices and if the land reserve is being created as this space where you can build homes more massive than can be built anywhere else, that's just contributing to the increase in overall prices while compromising the quality of the land."

Kim Grout, the CEO of the Agricultural Land Commission, the independent agency tasked with protecting B.C. farmland and enforcing ALR legislation, said she is concerned about the growing trend of so-called monster homes on protected farmland.

But the size of principle residences on ALR land is regulated by municipalities, not the ALC, she said.

"The principle dwelling is covered by the Local Government Act and so we ourselves aren't able to regulate it," Grout said. "If it's not in our regulation, we can't get involved in establishing criteria for it. But, of course, we encourage municipalities to do so."



JENNIFER GAUTHIER/METRO

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it.

Grout said the ALC has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on ALR land, but uptake has been "all over the map."

Some cities have taken action themselves.

Delta, for example, restricts single-family dwellings on agricultural land to 5,005 square feet.

The City of Richmond last month adopted a report proposing four possible bylaws that will go to public information meetings in March.

“So there will be discussion and public consultation and great debate in Richmond for two months, and then we’ll make a decision,” said Richmond Coun. Harold Steves, a farmer himself.

Kershaw questioned why his municipality hasn’t taken the same kind of action as Delta and Richmond.

“What’s frustrating about the Pitt Meadows example is that we’re sort of caught in this jurisdictional no-mans land,” he said. “The ALC says, ‘We don’t have any jurisdiction over the size of a home’ and then the municipality says, ‘Well, we don’t really have any bylaws that speak to the size of homes on acreage.’”

While Becker said he’d prefer the province to “step up to the plate with some kind of uniform approach” instead of having municipalities individually tackle it “in some piecemeal fashion”, he said it’s time for Pitt Meadows council to revisit the issue.

Becker said the city tried to tackle house sizes on ALR land (which makes up 85 per cent of Pitt Meadows) several years ago, but council’s efforts “went down in flames” due to the lack of public consultation.



JENNIFER GAUTHIER/METRO

The Agricultural Land Commission has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on Agricultural Land Reserve, but uptake has been “all over the map,” said Kim Grout, CEO of the ALC.

This latest application has been the subject of discussion at in-camera council meetings and Becker believes there’s now a groundswell of support from residents.

“With respect to the specifics of this monster structure, it really has galvanized people’s attention that this is an issue,” the mayor told Metro. “Clearly – 31,000 square feet – I don’t call this a home. I call it a structure. To suggest that it [is a residence] is, frankly, an insult to my intelligence. You can call a horse a cow, but it’s not going to give milk.”

This time around, he's determined to do a better job engaging landowners, the Indo-Canadian community (which he said has a tradition of housing multiple generations on one property), investors and other stakeholders. "It is certainly my sense that there are sweet spots to be found on this where there is a reasonable restriction on the structure footprints of residences," he said. "As a community, we're going to have to deal with this."

The application for the estate home has not yet gone to council or been approved.