



Planning Committee

Date: Tuesday, February 17, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day (entered at 4:26 p.m.)
Councillor Harold Steves
Mayor Malcolm Brodie

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, February 3, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 3, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Discussion ensued with regard to the massing of new two and a half storey homes. Photographs were presented giving an example of the type of two storey single family homes being constructed in the city (attached to and forming part of these minutes as Schedule 1).

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

Planning Committee
Tuesday, February 17, 2015

It was moved and seconded

That staff:

- (1) *review potential amendments to the zoning bylaw to address concerns related to overall building height and massing of new two and two and a half storey homes;*
- (2) *review existing half storey regulations to strengthen requirements that the upper half storey be fully enclosed within a pitched roof line; and*
- (3) *examine potential restrictions for flat roofs on two and two and a half storey homes;*

and report back.

CARRIED

COMMUNITY SERVICES DIVISION

**1. RICHMOND INTERCULTURAL ADVISORY COMMITTEE (RIAC)
2014 ANNUAL REPORT AND 2015 WORK PROGRAM**

(File Ref. No. 08-4055-01) (REDMS No. 4461009)

Discussion ensued with regard to luncheon events organized in the past to welcome new immigrants to the city. As a result of the discussion, staff were directed to, through RIAC, examine options to organize luncheons for new immigrants in the city.

The Committee acknowledged RIAC's effort in promoting awareness of Remembrance Day within the immigrant community.

In reply to queries from Committee regarding the City's Diversity Symposium Project, Alan Hill, Cultural Diversity Coordinator, advised that the symposium received positive feedback and the feedback received would be used to plan next year's project.

In reply to queries from Committee regarding the Hi Neighbour initiative, Diane Tijman, Chair, RIAC, noted that the Hi Neighbour initiative aims to integrate new immigrants into the community through community activities and events.

Discussion ensued with respect to the Youth Integration subcommittee and incorporating youth input in the RIAC strategic plan.

It was moved and seconded

That the Richmond Intercultural Advisory Committee (RIAC) 2014 Annual Report and 2015 Work Program be approved.

CARRIED

PLANNING & DEVELOPMENT DIVISION

2. **APPLICATION BY STEVESTON NO. 6 LP FOR REZONING AT 13751 AND 13851 STEVESTON HIGHWAY, 10651 NO. 6 ROAD, A PORTION OF 13760 STEVESTON HIGHWAY AND A PORTION OF THE ROAD ALLOWANCE ADJACENT TO AND NORTH OF 13760 STEVESTON HIGHWAY FROM ENTERTAINMENT & ATHLETICS (CEA), LIGHT INDUSTRIAL (IL) AND AGRICULTURE (AG1) ZONING TO LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)**
(File Ref. No. 12-8060-20-009210; 12-8060-20-009211; RZ 13-630280) (REDMS No. 4490338)

Wayne Craig, Director, Development briefed Committee on the proposed application and noted the following:

- the rezoning application would require an Official Community Plan (OCP) amendment;
- the rezoning would facilitate light industrial and limited accessory retail development;
- the proposed commercial portion would be limited to an approximate maximum of 25,000 square feet of floor area over the entire site;
- the maximum size of an accessory commercial unit area would be 10 percent of the industrial unit to a maximum of 2,000 square feet;
- the proposed application would require a servicing agreement which would facilitate frontage improvements along No. 6 Road and Steveston Highway; and
- the applicant proposes the acquisition of surplus City lands in association with the rezoning.

Discussion ensued with regard to (i) the site's current zoning, (ii) the site's historical status as a farm (iii) possible use of the site by Port Metro Vancouver and meeting requirements for port industrial zoning, and (iv) the proposed commercial use restrictions for the site.

In reply to queries from Committee, Kevin Eng, Planner 2, noted that (i) the applicant has not examined the installation of a solar roof, (ii) the storm sewer connection would be along Steveston Highway and No. 6 Road, and (iii) the agricultural land buffer would be approximately 50 feet wide and include fencing, two rows of planting, and on-site storm water retention.

Planning Committee

Tuesday, February 17, 2015

Discussion ensued with regard to concerns related to site access and increased traffic and in reply to queries from Committee, Victor Wei, Director, Transportation, noted that staff have conducted a traffic impact study and anticipates that the current configuration can accommodate anticipated traffic. He added that the upcoming Massey Tunnel improvement project is anticipated to include improvements to the Steveston Highway interchange.

Discussion ensued regarding the commercial restrictions of the proposed development, and Mr. Craig advised that the proposed development will primarily be light industrial. He added that restaurants may be permitted and tenants may have a retail outlet, but commercial space will be limited to 10 percent of the industrial area to a maximum of 2,000 square feet.

Paul Woodward, Peter Joyce, Keiran Walsh and Rod Gonzalez, applicant representatives, commented on the proposed development and noted the following:

- main focus of the proposed development will be light industrial with a supplementary commercial component;
- a solar roof would have to be considered based on tenant requirements;
- a traffic assessment was prepared for proposed application;
- the future upgrades to the Massey Tunnel will improve traffic congestion in the area; and
- commuters that bypass the arterial roads contribute to the congestion in the area.

Councillor Day entered the meeting (4:26 p.m.).

In reply to queries from Committee, Mr. Woodward noted that Port Metro Vancouver has not expressed interest in utilizing the site. He added that the proposed development will be a strata bay type and could complement port activities.

In reply to queries from Committee, Mr. Craig noted that the previous rezoning application for the site was for 100 percent commercial zoning and that rezoning application was withdrawn.

Discussion ensued with regard to road improvements in the area and in reply to queries from Committee, Mr. Woodward noted that the applicant worked with staff on the proposed road improvements however, no improvements are proposed for the Steveston Highway overpass at this time.

Discussion then ensued with regard to including a solar roof in the proposed development. Mr. Craig noted that should the proposed application proceed, there would be an opportunity to examine options for a solar roof during the Development Permit process.

Planning Committee

Tuesday, February 17, 2015

Joe Erceg, General Manager, Planning and Development, noted that the proposed application can proceed to the Public Hearing stage with direction for the applicant to investigate the provision of a solar roof prior to Public Hearing or the proposed application can be referred back to staff, as staff would have limited authority to require a solar roof through the Development Permit process.

In reply to queries from Committee, Mr. Craig advised that retail requirements of tenants can be verified through the business licensing process and that tenants that require additional commercial space would have to apply for rezoning.

In reply to queries from Committee regarding the proposed road improvements in the area, Mr. Eng noted the following:

- Steveston Highway will be widened between No. 6 Road and Palmberg Road to have two eastbound and two westbound lanes with dedicated cycling lanes;
- a three metre wide pedestrian walkway will be installed along Steveston Highway through to the intersection of Steveston Highway and Palmberg Road and will be separated by a grass and tree boulevard;
- left hand turn bays will be installed along Steveston Highway and No. 6 Road;
- a three metre wide pedestrian walkway and at-grade pedestrian crosswalk will be installed along No. 6 Road; and
- there will be upgrades to bus stops along Steveston Highway;

Victor Wei, Director, Transportation, commented on the proposed road improvements in the area, noting that improvements will include upgrades to bus stops and the addition of an amber-flashing pedestrian crosswalk on No. 6 Road. He added that the applicant has agreed to extend the pedestrian walkway along No. 6 Road to provide access to an existing house.

In reply to queries from Committee, Mr. Craig advised that should the rezoning proceed to a Public Hearing, the standard notification area would be a radius of 50 metres from the site. Mr. Erceg noted that the notification area can be increased at Council's discretion.

Discussion ensued with respect to increasing the notification area to include Riverport area residents.

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

Planning Committee
Tuesday, February 17, 2015

It was moved and seconded

That the staff report titled Application by Steveston No. 6 LP for Rezoning at 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and North of 13760 Steveston Highway from Entertainment & Athletics (CEA), Light Industrial (IL) and Agriculture (AG1) Zoning to Light Industrial and Limited Accessory Retail – Riverport (ZI12), dated February 5, 2015, from the Director, Development, be referred back to staff to examine:

- (1) potential port-related uses for the site through discussion with Port Metro Vancouver;*
 - (2) the impact of the proposed development on traffic congestion in the area;*
 - (3) the feasibility of adding a solar roof; and*
 - (4) the expansion of the notification area;*
- and report back.*

The question on the referral was not called as discussion ensued regarding (i) traffic congestion in the area, (ii) different traffic patterns at different times of the day, (iii) expansion of the notification area, and (iv) utilizing the Rice Mill Road overpass to relieve traffic congestion.

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

3. APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (CONTINUATION OF LANDFILL ACTIVITIES AND RELOCATION OF SOIL PROCESSING OPERATIONS) FOR THE LANDS BOUNDED BY THE GRANVILLE AVENUE, NO. 7 ROAD, BLUNDELL ROAD AND SAVAGE ROAD ALLOWANCES
(File Ref. No. NF 14-654364; AG 14-654361) (REDMS No. 4496539)

Mr. Craig briefed Committee on the proposed application noting that the two proposed applications would extend the landfill activities on the subject site for 20 years and would relocate soil processing activities on-site.

In reply to queries from Committee, Mr. Craig advised that the Agricultural Land Commission (ALC) non-farm use approval would require that the site be reinstated to agricultural use after 20 years. He added that zoning on the site would remain agricultural.

Discussion ensued with regard to the soil remediation activities on-site and using remediated soils in developments in the city.

Planning Committee
Tuesday, February 17, 2015

In reply to queries from Committee with regard to site access and traffic, Mr. Wei advised that access to the site would be through existing roads via Triangle Road. In future phases of development, Blundell Road would be extended which will provide access from the east side. Mr. Eng noted that construction for the extension of Blundell Road would start in approximately three years.

Discussion ensued with regard to having a direct route to the site and Mr. Wei advised that direct access to the site is possible through the extension of Blundell Road.

Tom Land, Ecowaste Industries Ltd., briefed Committee on the landfill and remediation activities on-site, noting that soil remediation is a service heavily utilized by the construction and demolition industries.

Discussion ensued with respect to the volume of soil processing done on-site and Mr. Land noted that demand for soil remediation is high however, not all soil by-product require remediation.

In reply to queries from Committee with regard to site access and traffic in the area, Mr. Land noted that access to the site would be focused from the east. He added that No. 8 Road could be used as an alternative route and improvements to Blundell Road and No. 7 Road are planned in the future.

Discussion ensued with respect to the proposed 20 year extension of operations on the site. Mr. Land advised that filling the industrial portion of the site and development of the industrial park will take approximately ten years and that filling the agricultural portion would take approximately eight years.

In reply to queries from Committee, Mr. Land noted that an adjacent parcel to the south of the subject site along Triangle Road and Williams Road is City-owned property.

It was moved and seconded

- (1) *That the Agricultural Land Reserve non-farm use application (NF 14-654364) by Ecowaste Industries Ltd. for a non-farm use to allow the continued operation of the existing landfill activities for a period of 20 years to achieve a finished elevation as outlined in the current Design Operation and Closure Plan approved by the Ministry of Environment on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances be endorsed and forwarded to the Agricultural Land Commission;*
- (2) *That the endorsed Agricultural Land Reserve non-farm use application (NF 14-654364) be forwarded with the staff recommendation that the Agricultural Land Commission incorporate all prior conditions specified in its original approval granted on April 23, 1993 under ALC resolution #173/93; and*

Planning Committee
Tuesday, February 17, 2015

- (3) *That the Agricultural Land Reserve application (AG 14-654361) by Ecowaste Industries Ltd. for a non-farm use to allow the location of four (4) soil processing operations on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances for a period of 20 years be endorsed and forwarded to the Agricultural Land Commission.*

The question on the motion was not called as discussion ensued with respect to (i) availability of soil remediation services, (ii) potential extension of Blundell Road, and (iii) informing the public of the soil processing operations on-site.

As a result of the discussion, staff were directed to inform residents of the landfill operations and soil processing activities on-site.

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

4. **APPLICATION BY JM ARCHITECTURE INC. FOR A ZONING TEXT AMENDMENT TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8) ZONING DISTRICT AT 10019 GRANVILLE AVENUE**

(File Ref. No. 12-8060-20-009209; RZ 14-671974) (REDMS No. 4488521)

Mr. Craig commented on the proposed application, noting that the site is proposed for a child care facility with 88 spaces. He added that the proposed application would be subject to the Development Permit process should the proposed application proceed.

In reply to queries from Committee, Mr. Craig noted that the site is within the Agricultural Land Reserve (ALR) but is exempt from ALC regulations due its size and being on a separate certificate of title prior to the establishment of the ALR. He added that other similar lots along No. 4 Road that meet the necessary criteria would be exempt from ALC regulation, although the zoning is agricultural. Also, he noted that other lots along No. 4 Road would remain designated agricultural under the Official Community Plan (OCP).

Discussion ensued with regard to the historical zoning of the site and Mr. Craig noted that the site was previously zoned commercial.

Discussion took place with regard to the sustainability of the proposed 88 daycare spaces. Mr. Craig advised that staff have consulted with Vancouver Coastal Health to verify that the site could meet licensing requirements for childcare spaces. It was noted that the City only examines the zoning aspects of the proposed development and that business matters would be dealt by the applicant.

Planning Committee
Tuesday, February 17, 2015

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to remove “congregate housing” from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.

CARRIED

Discussion ensued with regard to correspondence received from Christopher Wareing and Madeleine Kersey (copy on file, City Clerk’s Office) related to a lane adjacent to their property.

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

It was moved and seconded

That staff examine options to respond to correspondence from Christopher Wareing and Madeleine Kersey, dated February 16, 2015, related to the use of a lane adjacent to their property.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:08 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, February 17, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Planning Committee meeting held
on Tuesday, February 17, 2015.



