



## Planning Committee

Date: Tuesday, February 21, 2012

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt, Vice-Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Mayor Malcolm Brodie (arrived at 4:32 p.m.)

Also Present: Councillor Linda McPhail

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 7, 2012, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

Tuesday, March 6, 2012, (tentative date) at 4:00 p.m. in the Anderson Room.

It was agreed that the Agenda would be varied and that Item 7. would be addressed after discussion of Items 1. through 6., and Items 8. and 9., but before the Manager's Report.

## COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT (LEGACY PARK LANDS LIMITED) BYLAW NO. 8853 - TO SECURE MARKET RENTAL HOUSING UNITS LOCATED IN 14000 AND 14088 RIVERPORT WAY**  
(File Ref. No. 12-8060-20-8853) (REDMS No. 3424066)

In response to a query, Brian J. Jackson, Director of Development, stated that even if the building is sold to another owner, the market rental housing units remain as affordable housing units in perpetuity.

It was moved and seconded

*That Bylaw No. 8853 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8853 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the market rental housing units required by Zoning Text Amendment Application No. 11-565675.*

**CARRIED**

## PLANNING & DEVELOPMENT DEPARTMENT

2. **JAING ZHU HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9780 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE) IN ORDER TO CREATE SIX (6) TOWNHOUSE UNITS.**  
(File Ref. No. 12-8060-20-8812, RZ 11-566870) (REDMS No. 3315070)

It was moved and seconded

*That Bylaw 8812, for the rezoning of 9780 Alberta Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)”. be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY YASEEN GREWAL, BALBIR RANDHAWA AND SARBJIT RANDHAWA FOR REZONING AT 10180/10200 FINLAYSON DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-8863, RZ 11-594451) (REDMS No. 3455139)

In response to a query, Mr. Jackson advised that the application met the ‘fast track’ criteria and that it was ready for consideration by Committee three months after the applicant submitted the complete application to the City.

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It was moved and seconded

*That Bylaw No. 8863, for the rezoning of 10180/10200 Finlayson Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**4. APPLICATION BY HARBINDER BAHD FOR REZONING AT 8631 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**

(File Ref. No. 12-8060-20-8866, RZ 11-587257) (REDMS No. 345727)

In response to queries, Mr. Jackson advised that:

- the required storm sewer extension along the entire frontage on Francis Road would result in the elimination of the ditch that is currently on that frontage; and
- the coach houses above the garages measure approximately 650 to 700 square feet.

In response to a further query, Mr. Jackson advised that staff could look into the rental rate for the market rental units.

A brief discussion took place between staff and Committee with regard to the number of affordable housing units in the City, and the following advice was provided by Joe Erceg, General Manager, Planning and Development: the City has 1,346 affordable units secured through the City's policies and this number includes: (i) 303 market rental units; (ii) 352 secondary suites; and (iii) 95 coach houses.

A suggestion was made that the Chair work with the Corporate Communications team to draft a newspaper article, and a press release regarding the City's inventory of affordable housing units.

It was moved and seconded

*That Bylaw No. 8866, for the rezoning of 8631 Francis Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.*

**CARRIED**

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5. **KHALID HASAN HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9500, 9520 AND 9540 GRANVILLE AVENUE FROM "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM2)" IN ORDER TO DEVELOP A 16 UNIT 2 STOREY TOWNHOUSE DEVELOPMENT**

(File Ref. No. 12-8060-20-8868, RZ 11-581552) (REDMS No. 3465853)

Discussion ensued between staff and Committee and especially with regard to: (i) parking stalls are side-by-side, not tandem; (ii) .65 floor area ratio is being recommended; (iii) the crosswalk at Ash and Granville is being upgraded at an approximate cost of \$15,000; (iv) a trellis will cover the bicycle parking area; and (v) when a strata council can change the configuration of a "tot lot" play area without filing a development permit application, and when a strata council has to file a development permit application.

The Chair commented that the applicant might want to consider a softer surface than asphalt for the outdoor amenity area.

It was moved and seconded

*That Bylaw No. 8868 for the rezoning of 9500, 9520 and 9540 Granville Avenue from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY PACIFIC COASTAL HOMES LTD. FOR REZONING AT 4771 DUNCLIFFE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-8869, RZ 11-577322) (REDMS No. 3444628)

It was moved and seconded

*That Bylaw No. 8869, for the rezoning of 4771 Duncliff Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**CARRIED**

8. **APPLICATION BY BASTION DEVELOPMENT CORPORATION FOR RICHMOND ISLAND**

(File Ref. No. 12-8060-20-8861) (REDMS No. 3428095)

Mr. Jackson gave background information on the application by Bastion Development Corporation for water utility services by the City of Vancouver for a commercial marina development on Richmond Island, and the adjacent Richmond Slough in the North Arm of the Fraser River.

Mr. Jackson noted that the application has undergone a Federal Canadian Environmental Assessment review, and for that reason the Province may waive its environment assessment process.

Discussion ensued between staff and Committee, and especially regarding:



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- the applicant and staff have worked cooperatively with Port Metro Vancouver and the City of Vancouver to address each of the technical issues associated with the application;
- the average height of land on Richmond Island is six metres geodetic, which is higher than the typical height of land in Richmond;
- the applicant will pay Richmond taxes, with police and fire the only services provided in return; and
- no development permit will be filed for the proposed project.

A brief discussion ensued with regard to police and fire response, and advice was provided that discussions have been held with the RCMP, Richmond Fire Rescue and ECOMM, and it has been determined that the appropriate response time for emergencies is achievable.

Further discussion ensued with regard to the provision of a pump station for boaters and their vessels, and advice was provided that the applicant would provide that service to any boaters on the river by using a portable pump.

Matthew Cote of Milltown Marina and Boatyard Ltd. addressed Committee and in response to a query regarding archaeological digs on the site, advised that a complete archaeological study had been undertaken and the archaeological branch of the Provincial government was satisfied that there were no archaeological issues involved.

In response to further queries, he also advised that: (i) a full time caretaker, full time staff, and full time security would be located at the site; and (ii) plans for a public biking path, a public walking trail and an overlook park are in place, and that the general public is encouraged to visit the site and use these amenities.

It was moved and seconded

***That:***

- (1) ***Water Service to Richmond Island Bylaw No. 8861, authorizing the Service Agreement for the provision of water service by the City of Vancouver to lands commonly known as Richmond Island and legally described as PID: 025-409-018, Parcel A Section 17 and 18 Block 5 North Range 6 West NWD Plan LMP53748 ("Richmond Island"), be introduced and given first, second and third readings;***
- (2) ***The Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an indemnification agreement with North Fraser Terminals Inc. and Milltown Marina & Boatyard Ltd. relating to possible flooding and/or erosion on Richmond Island;***

- (3) *Staff be directed to work with FREMP and Port Metro Vancouver to amend the FREMP Richmond Area Designation agreement in keeping with the proposed marina use at Richmond Island; and*
- (4) *Staff be directed to advise the BC Environmental Assessment Office that on the basis of the additional work undertaken by the proponent, the City of Richmond has no further objections to the proposed "waive out" from the BC Environmental Assessment review.*

**CARRIED**

(Mayor Brodie arrived at 4:32 p.m.)

**9. FORM AND CHARACTER GUIDELINES FOR GRANNY FLATS AND COACH HOUSES IN BURKEVILLE AND EDGEMERE (2041 OCP UPDATE)**

(File Ref. No. 08-4045-00) (REDMS No. 3440676)

Discussion ensued among Committee, Terry Crowe, Manager, Policy Planning, and Holger Burke, Development Coordinator, regarding the draft guidelines and a proposed new granny flat and coach house zone for Burkeville and Edgemere neighbourhoods.

In response to queries, staff advised that:

- built coach houses would not be asked to meet the guidelines, but future coach houses and granny flat applicants would be required to meet the guidelines;
- every resident in the Burkeville and Edgemere neighbourhoods would receive information regarding the consultation process;
- the draft guidelines propose that each coach house should have some living space on the ground level, and not just on the upper level above a garage;
- pitched roof lines are recommended, and flat roofs are not recommended; and
- some yard space is recommended so that the primary home, and the coach house/granny flat, do not cover an entire site.

Joe Erceg, General Manager, Planning and Development, advised that Council could have more control over coach houses/granny flats if it chooses to modify the draft guidelines with, for example, variances.

A brief discussion took place, regarding: (i) design harmonization between the primary residential structure and the coach house/granny flat; and (ii) the maximum footprint of a coach house/granny flat.



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It was moved and seconded

*That the:*

- (1) Proposed Form and Character Guidelines for Granny Flats and Coach Houses in Burkeville and Edgemere (Attachment 1); and*
- (2) Draft Single Detached Housing Zone with Granny Flats or Coach Houses in Burkeville and Edgemere (Attachment 2)*

*be approved for public consultation in the Burkeville and Edgemere areas as part of the 2041 OCP Update.*

**CARRIED**

**7. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) FOR 2012, 2013 AND 2014**

(File Ref. No. TU 11-595782) (REDMS No. 3468443)

Addressing the application for a Temporary Commercial Use Permit at River Road and Duck Island, by Raymond Cheung, Firework Productions, to operate a seasonal night market event Fridays to Sundays, from May to October, for 2012, 2013 and 2014, Mr. Jackson stated that the applicant and staff had worked together on the components comprising the application.

Committee raised the following concerns:

- if the River Road/Duck Island location is a temporary one, a future location should be identified by the applicant before Committee considers granting the temporary location for the requested three year period;
- a lack of information regarding the neighbourhood consultation process undertaken by the event organizer, what the process was like, who was consulted, and the reliability of the results;
- access to the site; and the routing of vehicles to and from the site, and impacts on the traffic pattern in the area with the addition of vehicles carrying night market visitors to the proposed site when vehicles carrying casino visitors, as well as vehicles carrying shoppers destined for Bridgeport Road stores, are added to the road, and the possibility of congestion;
- of the 1,450 off street parking stalls to be maintained on the subject site, 500 of those are pay parking stalls, and drivers may avoid those pay parking stalls in favour of on-street parking in the surrounding streets or parking stalls at the parkades owned and operated by the nearby casino; and
- the lack of signage, such as “No Temporary Parking” or “Limited Parking” in the industrial area adjacent to the applicant’s “Parking Lot A”.

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Discussion ensued between staff and Committee regarding the stated concerns and advice was provided regarding: (i) the Traffic Management Plan developed by City staff in conjunction with the applicant and their consultant; (ii) transportation requirements, including a 20% contingency fund that could be utilized to implement additional traffic control and monitoring; (iii) vehicle routing, operations and logistics; and (iv) a strategy to mitigate night market traffic and parking impacts on surrounding businesses.

Raymond Cheung addressed Committee and provided background information on the application. He remarked that the proposed site has the benefit of being located in close proximity to a Canada Line station, and that this public transit element has the potential to serve as a means of cutting down on the number of cars travelling to the proposed site.

Mr. Cheung further noted that: (i) he has undertaken a traffic impact study; and (ii) he will undertake a joint promotion with TransLink to encourage night market visitors use public transit.

Discussion ensued and Committee made the following comments:

- the applicant should try to provide free parking stalls, and eliminate the plan for 500 paid parking stalls;
- a redesign of the site could be undertaken;
- the “emergency staging” site is Port Metro Vancouver (PMV) land and the applicant could speak with PMV to create parking stalls to the west of the night market;
- if the applicant expects 14,000 visitors nightly, the number of vehicles travelling to the site would turn over more than once and traffic congestion could result; and
- the applicant should try to locate a permanent site for the night market.

Mr. Cheung responded to each comment, and reiterated that the proposed parking plan is sufficient.

Howard Blank, Vice-President, Great Canadian Gaming Corporation, addressed Committee, and stated concerns with the application. He noted that the applicant has not shared its traffic study with River Rock Casino, despite the casino having asked for the plan, and stated his concern that perhaps a minimum of 2,800 cars would try to access the night market site on any given evening. Mr. Blank stated other concerns, and in particular:

- of the 1,450 off street parking stalls cited, 300 are allocated to night market vendors and event staff, which further reduces the parking stalls for expected visitors to the night market;
- the proposed off street parking stalls are on compacted sand, not asphalt;



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- night market visitors who drive to the site will park in the casino parking lot, and desire any security measures undertaken by the applicant, the casino can only ticket, not tow, vehicles from its parkades;
- the casino primarily draws adults to its theatre shows, conventions, gaming rooms and dining facilities, with peak hours on the weekends that coincide with the hours that drivers will be trying to attend, and park at, the proposed night market, thereby directly impacting the casino's operations;
- the VIP guests the casino hosts would choose to drive to the New Westminster casino destination rather than queue in backed up traffic near the casino, creating a decline in gaming revenue during the months the night market operates; and
- even a 5% decline in revenue would translate into a \$1 million loss to the City.

Mr. Blank commented that he knows Mr. Cheung, and supports the idea of a night market, but he underscored the concerns his company has about the Casino's guests and the impact on the Casino's business, should the application move forward.

Discussion ensued among Committee members and a suggestion was made that the application be referred back to staff for clarification, and especially to further examine traffic issues, traffic management, and parking issues.

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

It was moved and seconded

***That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be referred to staff to examine:***

- (1) traffic issues as they apply to the application;***
- (2) traffic management in the 8351 River Road and Duck Island area; and***
- (3) parking issues as they relate to the proposed night market.***

**CARRIED**

OPPOSED: Cllrs. Evelina Halsey-Brandt  
Harold Steves

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**10. MANAGER'S REPORT**

**(a) *Building Height in the City Centre***

Mr. Crowe referred to the memo staff submitted to Council regarding the possibility of increasing building height in the City Centre.

**(b) *School Board Surplus Lands***

Mr. Crowe advised that he was attending a Tuesday, February 21, 2012 meeting at the School Board where the topic of surplus lands would be discussed, and would report back.

**(c) *Residential Accessory Structures on Agriculture Lands***

Mr. Jackson advised that staff is reviewing the height of residential accessory structures on agriculture lands.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (6:17 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 21, 2012.

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Councillor Bill McNulty  
Chair

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Sheila Johnston  
Committee Clerk