



## Planning Committee

Date: Tuesday, March 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 February 21, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

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

**Planning Committee**  
**Tuesday, March 7, 2017**

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 11671 AND 11691 CAMBIE ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 12-8060-20-009293; 14-670471) (REDMS No. 5304096 v. 3)

Edwin Lee, Planner 1, reviewed the application noting that completed traffic studies on Mellis Drive and Bargaen Drive have indicated no traffic or pedestrian issues and no further improvements are currently required.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that there will be no vehicle access to Mellis Drive and no cross access to the Coast Capital parking lot.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, for the rezoning of 11671 and 11691 Cambie Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8480 NO. 5 ROAD FROM “AGRICULTURE (AG1)” TO “ASSEMBLY (ASY)”**

(File Ref. No. 12-8060-20-009537; RZ 14-674068) (REDMS No. 4929297 v. 8)

A letter from the neighbouring Az-Zahraa Islamic Centre was distributed (attached to and forming part of these minutes as Schedule 1).

David Brownlee, Planner 2, reviewed the application, noting that the application is consistent with the 2041 Official Community Plan (OCP) and is not subject to Agricultural Land Reserve (ALR) restrictions. He added that a future Development Variance Permit application would be required to vary the proposed building’s height over the 12 meter limit permitted under ASY zoning. Also, Mr. Brownlee commended the applicant for their response to concerns raised by the Az-Zahraa Islamic Centre to the proposed building designs.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, for the rezoning of 8480 No. 5 Road from “Agriculture (AG1)” to “Assembly (ASY)”, be introduced and given first reading.*

**CARRIED**

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3. **APPLICATION BY HARJ JOHAL FOR REZONING AT 9051 AND 9071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” TO “COMPACT SINGLE DETACHED (RC2)”**  
(File Ref. No. 12-8060-20-009646; RZ 16-728719) (REDMS No. 5223594)

Mr. Craig briefed Committee on the application, highlighting that the proposed development will include four secondary suites.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9646, for the rezoning of 9051 and 9071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY 1056023 HOLDINGS LIMITED PARTNERSHIP FOR REZONING AT 12320 TRITES ROAD (FORMERLY 12280/12320 TRITES ROAD) FROM “LIGHT INDUSTRIAL (IL)” ZONE TO “SINGLE DETACHED (ZS23) – STEVESTON” ZONE**  
(File Ref. No. 12-8060-20-009675; RZ 16-723761) (REDMS No. 5267412 v. 2)

Correspondence from Vadim and Victoria Gavrillov of 12386 Trites Road and Kathryn and Derek Smith, 12382 Trites Road was distributed (attached to and forming part of these minutes as Schedule 2 and Schedule 3).

Mr. Craig reviewed the application, noting that the proposed development is consistent with the Trites Area Plan and will provide a cash contribution to the City’s Affordable Housing Reserve Fund.

In reply to queries from Committee, Mr. Craig and Sara Badyal, Planner 2, noted that staff have advised the applicant of the concerns raised by adjacent property owners and that contact information of the letter writers can be provided to the applicant.

Discussion ensued with regard to the historical zoning of the area and options to allow a mix of industrial and residential use on the subject site.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that the area was originally zoned for industrial use, however after consultation with local residents, the area was designated for residential use in the OCP and will eventually be rezoned for residential use. Mr. Craig added that retaining industrial uses as part of a mixed-use redevelopment would require an amendment to the OCP.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, for the rezoning of 12320 Trites Road (Formerly 12280/12320 Trites Road) from the "Light Industrial (IL)" zone to the "Single Detached (ZS23) – Steveston" zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Steves

5. **APPLICATION BY BENN PANESAR FOR REZONING AT 10140 AND 10160 FINLAYSON DRIVE FROM "SINGLE DETACHED (RS1/D)" TO "SINGLE DETACHED (RS2/B**

(File Ref. No. 12-8060-20-009684; RZ 15-713737) (REDMS No. 5303933)

Cynthia Lussier, Planner 1, reviewed the application, noting that the proposed subdivisions will take place over two phases. She added that the applicant has agreed to plant five new trees and a servicing agreement for water, sanitary connections and frontage improvements along Finlayson Drive. Ms. Lussier added that the proposed development will provide secondary suites for all new lots.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9684, for the rezoning of 10140 and 10160 Finlayson Drive from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9880 GRANVILLE AVENUE AND 7031 NO. 4 ROAD FROM "SINGLE DETACHED (RS1/F)" ZONE TO "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**

(File Ref. No. 12-8060-20-009868; RZ 15-708960) (REDMS No. 5235558 v. 2)

Mr. Lee reviewed the application, noting that the proposed development will provide convertible units and a cash-in-lieu contribution to the Affordable Housing Reserve Fund.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9686, for the rezoning of 9880 Granville Avenue and 7031 No. 4 Road from "Single Detached (RS1/F)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, March 7, 2017**

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7. **MANAGER'S REPORT**

*(i) Non-Farm Use Applications*

Mr. Craig briefed Committee on two non-farm use application decisions made by the Agricultural Land Commission (ALC), noting that both the applications submitted by Mahal Farm and May Farm were denied.

*(ii) Planning Approval Timelines and Housing Supply Study*

Mr. Craig provided a memorandum titled "Provincial study on new home approvals", dated March 2, 2017 (copy on-file, City Clerk's Office), advising that staff have given clarification to the study's authors to correct reported inaccuracies in a recent study on the linkages between planning approval timelines and the housing supply.

*(iii) Open House on Agricultural Land Reserve House Size Regulations*

Mr. Crowe briefed Committee on the recent open house on ALR house size regulations, noting that (i) there were approximately 250 attendees, (ii) attendees were encouraged to respond to the questionnaire by March 12, 2017, and (iii) an information session will be scheduled for the Agricultural Advisory Committee (AAC), Richmond Farmer's Institute (RFI) and another possible group of agricultural land owners on March 8, 2017.

In reply to queries from Committee, Mr. Crowe noted that staff will not schedule additional information sessions for private interest groups and that staff will consider simplifying the technical language used in the consultation materials. Mr. Crowe added that staff are available to assist individuals with the questionnaire.

*(iv) Application for the Rezoning of 11680 Sealord Road and the 702 Single-Family Lot Size Policy*

In reply to queries from Committee, Mr. Craig spoke on the status of the rezoning application of 11680 Sealord Road, noting that staff are in process of responding to a referral to review lot subdivision and the City's 702 Single-Family Lot Size Policy.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:40 p.m.).*

**CARRIED**

**Planning Committee**  
**Tuesday, March 7, 2017**

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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, March 7, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

Schedule 1 to the Minutes of the *T6: Planning Committee*  
Planning Committee meeting of *March 7, 2017*  
Richmond City Council held on *re: Item # 2 (RZ 14-674068)*  
Tuesday, March 7, 2017.



**Az-Zahraa ISLAMIC CENTRE**  
SHIA MUSLIM COMMUNITY OF BRITISH COLUMBIA  
8580 #5 ROAD RICHMOND BC CANADA V6Y 2V4 TEL: 604.274.7869 [www.az-zahraa.org](http://www.az-zahraa.org)

March 4, 2017

Planning Committee  
City of Richmond  
Richmond, BC

**RE: RZ 14-674068 8480 No 5 Road Temple Rezoning Application**

Dear Sir/Madam,

We are writing in appreciation of the information recently provided to us by Mr. David Brownlee, with regards to the rezoning application for the proposed Buddhist Temple at 8480 Number 5 Road.

We really appreciate all the efforts that Mr. Brownlee and the Members of the Buddhist Community along with their architect, have made to address the concerns we brought forward. While it is not perfect with the height being over the permissible limit, our Community is sympathetic to the needs of the Buddhist Community.

With these changes, we are now in a position to support their application. Being their neighbours on both sides of the property (8580 and 8320 No. 5 Rd), we look forward to a mutually supportive and fruitful relationship.

Best regards,

Shaheen Rashid  
Secretary, The Shia Muslim Community of BC  
[secretary@az-zahraa.org](mailto:secretary@az-zahraa.org)

CC: Mr. David Brownlee



Schedule 2 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, March 7, 2017.

TO: Planning Committee  
March 7, 2017  
re: item #4 (R2 16-723761)

To: Developer Address

AND

City of Richmond Address

And To: Insurance Company

February 23, 2017

To whom it may concern:

Our names are Vadim Gavrilov and Victoria Gavrilova and we are the owners of a home located at 12386 Trites Road in Richmond. We have lived at this address for the last 11 years and bought it in 2006 (year). We love our home, which we bought practically new, and love living in the Steveston neighbourhood.

For the past 2 weeks, there has been extensive construction going on close to us, roughly at the intersection of Moncton and Trites Road. There is an old commercial plaza located there that is being destroyed to make way for a new residential development. As a result of all the levelling that has been going on these past few weeks, our house has been shaking and groaning every day, starting from 8:00 am until the work is finished around 5 or 6:00 pm. The first and second floors of our home shake so much that it feels like a constant earthquake. The house literally groans and it is impossible to sleep or not be disturbed by the constant noise and disruption. We are certain that our house is shaking due to the construction down the street on Trites Road, as this sort of thing has never happened before (even during brief earthquakes).

We are both deeply concerned that this sort of shaking may cause structural and foundational damage to our home in the long run. We have not yet seen any cracks in our walls but are checking repeatedly. If there is any structural damage to our house as a result of all this construction and we are required to fix it, we will be forced to seek compensation from whoever is responsible for this building project at Trites and Moncton and the irresponsible way in which it is being carried out.

It is not only our house that is feeling the effects of this construction. One of our closest neighbours, Derek Smith, came to our home recently to discuss the situation. His house, which is to the left of our home and slightly closer to the construction, is also shaking and groaning and Derek is also concerned about any potential structural damage that may occur.

We ask that you please do something about the disruption this development and construction are causing the neighbourhood and that you do so urgently, before any long term structural damage occurs to our home and to the homes of our neighbours.

Respectfully yours,

\_\_\_\_\_  
Vadim Gavrilov

and

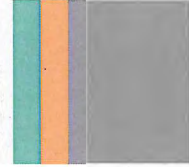
\_\_\_\_\_  
Victoria Gavrilova





Schedule 3 to the Minutes of the *To: Planning Committee*  
Planning Committee meeting of *March 7, 2017*  
Richmond City Council held on *re: Item #4 (RZ 16-723761)*  
Tuesday, March 7, 2017.

Kathryn and Derek Smith  
12382 Trites Rd., Richmond, BC, V7E 3R7  
Phone: 778-875-0677 E-mail: [kathryn.fung@gmail.com](mailto:kathryn.fung@gmail.com)



February 23, 2017

Joe Erceg  
City of Richmond  
Planning & Development Department  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1  
(via e-mail: [planningdevelopment@richmond.ca](mailto:planningdevelopment@richmond.ca))

**Re: File #: RZ 16-723761**  
**Trites Rd. rezoning and development by 1056023 Holdings Limited Partnership**

Dear Joe Erceg,

We are writing to express concerns about property damage at our home (12382 Trites Rd.) that we believe is a result of the rezoning and development north of us on Trites Rd. In brief, the properties located at 12320/12280 Trites Rd were sold by 0843003 BC Ltd. to 1056023 Holdings Limited Partnership. On March 3, 2016, the 1056023 Holdings Limited Partnership applied to the City of Richmond for permission to rezone 12320/12280 Trites Rd from Light Industrial (IL) to Single Family (ZS23) in order to create 30 single family lots, file number RZ 16-723761. The contact name for this application is Matt Stogryn, phone 604-278-5298. It is unclear how Mr. Stogryn is connected to the numbered company that owns the site. The other name that also appears on the application is Peter Luan.

According to the Richmond News article dated April 5, 2016, the previous tenants were given six months' notice to vacate by the new owners. In late 2016, demolition of the buildings at those addresses began. There appears to only be one building left (the former Steveston Bottle Depot) as of the date of this letter. We believe the demolition has caused



changes to our building envelope and/or foundation. In the past two months, we have noticed new gaps between several kitchen floor boards that were not previously present (see photos).



In addition to visible gaps, there has been noticeable shaking of our home and the development of new rattling sounds in the walls. Multiple times during the day, walls and closets on the upper levels of the home will visibly shake with audible sounds. Tremors can also be felt when sitting/lying down on the furniture several times a day. It feels as if the house is being subjected to repeated small earthquakes. New audible sounds and shaking are apparent on the ground level of our home near the centre wall. The rate at which these changes are occurring is concerning.

Several other property owners in the area have noted new sounds and movement during this demolition period.

We are writing to express concern about private property damage resulting from developments approved by the City and to see what options are available to assist residents in this situation. It would also be appreciated if contact information can be provided for the developer overseeing this project.

Kind regards,

Handwritten signatures of Kathryn and Derek Smith. The first signature is a cursive 'K' followed by a flourish. The second signature is 'D-R' in a stylized font.

Kathryn and Derek Smith

