



## Planning Committee

Date: Tuesday, March 8, 2016  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Carol Day  
Councillor Harold Steves  
Also Present: Councillor Derek Dang  
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 16, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 22, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

### AGENDA ADDITION

It was moved and seconded

*That Richmond Seniors Retirement Living Community and the Richmond Chinese Community Society be added to the Agenda as Item No. 5A and that Amendments to Bylaw No. 9506 be added to Agenda as Item No. 5B.*

**CARRIED**

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**COMMUNITY SERVICES DIVISION**

**1. AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT COMMUNITY PROFILE STATISTICS**

(File Ref. No. 08-4057-01) (REDMS No. 4894834 v. 11)

Joyce Rautenberg, Affordable Housing Coordinator, provided an update of the Affordable Housing Strategy, highlighting that the staff report is the first part of the first phase of the overall Affordable Housing Strategy update and provides initial information on the housing needs in the city.

In reply to queries from Committee, Ms. Rautenberg commented on the timeline of the Affordable Housing Strategy and provided a memorandum on the overview of the Affordable Housing Strategy process (copy on file, City Clerk's Office). She added that schedules for potential public information sessions have not been finalized and that staff will update Council on the public engagement process.

Discussion ensued with respect to income housing affordability ratio statistics in the city and Ms. Rautenberg noted that staff used data from the 2011 Census and that information received from the public consultation process will supplement available data.

Discussion then ensued with respect to (i) affordable housing policies in surrounding municipalities, (ii) the city's vacancy rate, and (iii) consulting with developers on developing affordable housing and rental housing in the city.

In reply to queries from Committee, Barry Konkin, Program Coordinator, Development, advised that he anticipates that a staff report on affordable housing and rental housing in new developments will be presented to Council within the next quarter.

Discussion ensued with regard to increasing density in developments in the city to encourage affordable housing and the housing needs in the Lower Mainland.

As a result of the discussion, staff were directed to circulate the staff report, titled Affordable Housing Strategy Update – Draft Community Profile Statistics, dated February 11, 2016, from the General Manager, Community Services, to the members of Metro Vancouver.

Discussion then ensued regarding (i) the role of senior levels of government in encouraging affordable housing, (ii) City policies that encourage affordable housing, (iii) densification of some areas in the city, (iv) potential incentives that will promote development of affordable housing and rental housing, and (vii) opportunities for the City to avail of Federal initiatives on affordable housing.

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In reply to queries from Committee, Mr. Konkin advised that staff are examining potential strategies on market rental policies in the City and exploring funding opportunities from senior levels of government.

Discussion ensued with regard to policies to encourage secondary suites and City regulations to legitimize secondary suites.

In reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, noted that the City has regulations in place that maintains secondary suite standards, however, staff can consider BC Building Code equivalency options when approving secondary suite applications.

It was moved and seconded

*That the staff report titled "Affordable Housing Strategy Update – Draft Community Profile Statistics," dated February 11, 2016, from the General Manager, Community Services, be received for information.*

The question on the motion was not called as the following **amendment** was introduced as Part (2):

It was moved and seconded

*That a letter outlining affordable housing issues in city and the staff report titled, Affordable Housing Strategy Update – Draft Community Profile Statistics," dated February 11, 2016, from the General Manager, Community Services be sent to the Prime Minister, Federal Minister responsible for housing, Federal Leader of the Opposition, Premier of British Columbia, British Columbia Minister responsible for housing, British Columbia Leader of the Opposition, and Members of Metro Vancouver.*

**CARRIED**

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

The Chair advised that Secondary Suites Regulations would be added to the agenda as Item No. 5C.

## PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY YEUNG CHUI LIN FOR REZONING AT 6740 AND 6780 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/J)**

(File Ref. No. 12-8060-20-009518; RZ 14-670731) (REDMS No. 4881746 v. 3)

Mr. Konkin briefed Committee on the proposed application, noting that there are three secondary suites proposed for the proposed development.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, for the rezoning of 6740 and 6780 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/J)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY ROHIT AND ASHWANI CHAND TO DISCHARGE LAND USE CONTRACT 015 AT 11071 TRIMARAN GATE**

(File Ref. No. 12-8060-20-009526; LU 16-723450) (REDMS No. 4906705)

It was moved and seconded

*That Richmond Land Use Contract 015 Discharge Bylaw No. 9526, to discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY BONTEBOK HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL (I) ZONE TO PERMIT A DRIVE-THROUGH RESTAURANT AT 18399 BLUNDELL ROAD**

(File Ref. No. 12-8060-20-009532; ZT 13-639146) (REDMS No. 4925144)

Mr. Konkin briefed Committee on the proposed application, noting that the proposed application would facilitate the development of two drive-through restaurants and up to three additional restaurants in the subject property.

Discussion ensued with respect to the lack of services in the area and potential increase in traffic.

In reply to queries from Committee, Mr. Konkin noted that vehicle access to the site via Nelson Road and Blundell Road will be a right-in-right-out configuration and there will be a left turn lane from Blundell Road.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drive-through" at 18399 Blundell Road, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY MALKIT JOHAL FOR REZONING AT 8431 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009533; RZ 15-691873) (REDMS No. 4929995)

Mr. Konkin spoke of the proposed application, noting that one piece of public correspondence was received regarding the retention of a tree on-site and that the applicant has agreed to preserve the tree.

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In reply to queries from Committee, Cynthia Lussier, Planner 1, advised that the proposed zoning does not allow for development of coach houses on-site.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.*

**CARRIED**

**5A. RICHMOND SENIORS RETIREMENT LIVING COMMUNITY AND THE RICHMOND CHINESE COMMUNITY SOCIETY**

(File Ref. No.)

The Chair advised that the Richmond Chinese Community Society (RCCS) has the opportunity to gain some space in a development currently under review by the City and was provided a brochure on the matter (copy on file, City Clerk's Office).

As a result, the Chair introduced the following **referral**:

It was moved and seconded

*That Community Services staff work with Development Applications staff to review the information provided by the Richmond Chinese Community Society in the context of the RCG Group proposal and report back.*

The question on the motion was not called as discussion ensued with regard to programming space for RCCS.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that the City has been working closely with RCCS on options for programming space and have encouraged the RCCS to examine alternatives and seek opportunities to work with community centres. She added that the RCCS have examined opportunities to utilize space in new developments in the city.

Discussion then ensued with regard to community organizations partnering with developers on programming space.

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

**5B. AMENDMENTS TO BYLAW NO. 9506**

(File Ref. No.)

Councillor Steves provided proposed amendments to Bylaw No. 9506 with respect to the location and definition of the proposed farm access road along the No. 5 Road Backlands (attached to and forming part of these minutes as Schedule 1).

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Discussion ensued with regard to (i) the proposed farm access road along the No. 5 Road Backlands (i) amending the proposed location of the proposed farm access road, and (iii) introducing a definition of acceptable types of farm road.

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

It was moved and seconded

*That staff review the proposed amendments and definitions, as provided in Schedule 1 of the Planning Committee Minutes, dated March 8, 2016, related to the proposed farm access road as described in Bylaw No. 9506 and report back.*

**CARRIED**

**5C. SECONDARY SUITE REGULATIONS**

(File Ref. No.)

Discussion ensued with respect to (i) encouraging legitimized secondary suites in the city, (ii) simplifying and streamlining the application process for secondary suites, (iii) the current City regulations, and (iv) the safety standards for secondary suites.

Discussion then ensued regarding options to further simplify the approval process for the creation and legitimization of secondary suites in existing homes.

In reply to queries from Committee, Mr. Woo noted that Building Codes are under Provincial jurisdiction and that the City can examine options to further simplify requirements for secondary suites.

As a result of the discussion, staff were directed to provide Council with an update of the secondary suite application process and an inventory of legitimized secondary suites and illegal secondary suites.

In reply to queries from Committee, Mr. Konkin noted that the Bylaw staff are alerted to illegal suites when they are reported by the public.

**6. MANAGER'S REPORT**

*(i) Arterial Road Policy Open House*

Terry Crowe, Manager, Policy Planning, advised that the City will be hosting open houses on the proposed Arterial Road Policy starting in April 2016. He added that public notification will be done through a press release and regular advertisements in the local newspaper. Also, he noted that staff will provide Council with a memorandum on the matter.

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**(ii) George Massey Tunnel Replacement Project**

Mr. Crowe advised that the Ministry of Highways and Infrastructure staff have indicated that they will be submitting a Transportation and Utility Use Application for the George Massey Tunnel Replacement Project to the Agricultural Land Commission (ALC) by June 2016. He added that the ALC will consult with the City, the Corporation of Delta and stakeholders and examine options for east and west side widening of Highway 99. Also, Mr. Crowe further noted that City approval is not required.

**(iii) Rod's Lumber Site**

Mr. Konkin noted that the developer of the Rod's Lumber site in the Steveston area is hosting a second public consultation meeting on the proposed development scheduled on March 9, 2016.

In reply to queries from Committee, Kevin Eng, Planner 2, anticipates that the staff report on the proposed development will be presented to Council in the second quarter of this year.

**(iv) Realtor Advertising**

Mr. Konkin advised Committee of recent advertising distributed by realtors using the City's graphics and logo and commenting on the potential effects of the early termination of Land Use Contracts. Mr. Konkin further advised that staff have sent a cease and desist letter to the advertiser.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:54 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, March 8, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

#### Reporting requirements

- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

#### Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

#### Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.

Amendment to Bylaw 9506  
Development Application Procedures and Requirements (d) viii  
→ and/or an alternative access road from an existing  
east-west right of way and access along the western  
edge of the property along the Backlands.

#### Definition:

Farm Road: A farm road may be composed of  
(a) sod only (b) hog fuel (c) limestone (d) gravel  
(e) removable concrete. Blacktop, asphalt, and  
ground up asphalt, are prohibited.