



## Planning Committee

Date: Tuesday, March 17, 2015  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Carol Day  
Councillor Harold Steves  
Mayor Malcolm Brodie  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that the order of the agenda would be varied to consider Item No. 5 and No. 6 first and second.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, March 3, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, April 8, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

## **PLANNING AND DEVELOPMENT DIVISION**

5. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 5320, 5340 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3) AND SCHOOL AND INSTITUTIONAL USE (SI) PROPOSED OCP AMENDMENTS REGARDING 5300, 5320 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE**

(File Ref. No. 12-8060-20-009114/009115/009230; RZ 12-610630) (REDMS No. 4514826)

Wayne Craig, Director Development, provided an overview of the proposed development and noted the following:

- four properties at 5320, 5340, 5360 Granville Avenue and 7260 Lynnwood Drive are proposed for rezoning for townhouses and park purposes;
- the proposed application includes the acquisition of City-owned property at 7117 Lindsay Road by the developer for future townhouse development and excess funds from the transaction will fund future park land acquisition in the City at Council's discretion;
- the 2041 Official Community Plan (OCP) identifies a triangular-shaped expansion for McKay Park at the south end of the proposed development site however, Parks staff have reviewed McKay Park and are advising a smaller nine metre wide expansion along the north edge of the park;
- a proposed OCP amendment being brought forward concurrent with the proposed application will clarify that a nine meter wide park dedication will be required from 5300 Granville Avenue;
- the park dedication from 5300 Granville Avenue will be secured as part of a future rezoning of 5300 Granville Avenue for townhouses and park; and
- City-owned 5360 Granville Avenue is proposed for acquisition by the developer for the alignment of Lynas Lane with Lynnwood Drive;

In reply to queries from Committee, Mr. Craig noted that the applicants have examined the acquisition of 5300 Granville Avenue however, the property owners have expressed no interest in the selling the property.

Discussion ensued with regard to the lots east of Lynnwood Drive, and Sara Badyal, Planner 2, noted that she anticipates that these lots will be rezoned compact single-family and that preliminary site configuration indicate a yield of approximately eight to ten lots.

**Planning Committee**  
**Tuesday, March 17, 2015**

---

In reply to queries from Committee, Mr. Craig advised that the proposed expansion of McKay Park will have a smaller area compared to 7117 Lindsay Road.

Discussion ensued with regard to the area of the proposed park expansion and in reply to queries from Committee, Mike Redpath, Senior Manager, Parks, noted that (i) the previously proposed triangular-shaped expansion of McKay Park is approximately 10,000 square feet larger than the current proposal, (ii) the park satisfies City standards, (iii) ownership of the existing park is divided between the City and Richmond School District No. 38, and (iv) at this time, consultation regarding the proposed expansion of McKay Park have not taken place between the City and Richmond School District No. 38.

It was moved and seconded

**(1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,***

**(a) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***

**(b) *to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***

**(c) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);***

**(d) *to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and***

**(e) *together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);***

***be introduced and given first reading;***

**Planning Committee**  
**Tuesday, March 17, 2015**

---

- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,*
- (a) *to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*
  - (b) *to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);*
- be introduced and given first reading;*
- (3) *That Bylaws 9114 and 9230, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,*
- (a) *for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;*
  - (b) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and*
  - (c) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;*
- be introduced and given first reading.*

The question on the motion was not called as discussion ensued with respect to the application process.

**Planning Committee**  
**Tuesday, March 17, 2015**

---

In reply to queries from Committee, Mr. Craig advised that should the proposed application proceed, the proposed application would be considered for first reading, then for Public Hearing.

Discussion ensued regarding using land transactions as a tool to fund projects in the city.

In reply to queries from Committee, Ms. Badyal noted that the three proposed setback variances are related to the installation of the electrical closet and the alignment of Lynnwood Drive.

Discussion ensued with respect to (i) the alignment of Lynnwood Drive, (ii) traffic safety, and (iii) having only right-in-right-out access to Granville Avenue from the Lynnwood Drive extension.

In reply to queries from Committee, Mr. Craig advised that (i) the intersection of the proposed extension of Lynnwood Drive and Granville Avenue will be fully signalized, (ii) the applicant is required to submit a traffic management plan, and (iii) the applicant will consult with the Principal of Donald E. McKay Elementary School with respect to the traffic management plan.

Discussion ensued with regard to the proposed road network and McKay Park frontage improvements and Ms. Badyal noted that proposed park frontage improvements include new fencing, service vehicle access and a crosswalk to the park.

In reply to queries from Committee, Donna Chan, Manager, Transportation Planning, advised that traffic calming measures are planned in the area and the proposed signalized intersection with Lynnwood Drive and Granville Avenue will enhance pedestrian and traffic safety.

Discussion took place regarding possible traffic concerns related to the proposed extension of Lynnwood Drive and it was noted that there is awareness by area residents that historical discussions related to road improvements in the area include the eventual extension and alignment of Lynnwood Drive.

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

6. **PROPOSED REVISIONS TO SINGLE-FAMILY AND TWO-UNIT DWELLINGS BUILDING HEIGHT AND HALF-STORY BUILDING AREA REGULATIONS**

(File Ref. No. 12-8060-20-009223; 08-4430-01) (REDMS No. 4511924)

Barry Konkin, Program Coordinator-Development, briefed Committee on the proposed revisions to single-family and two-unit dwellings building height and two and a half-storey regulations and noted the following:

## Planning Committee Tuesday, March 17, 2015

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- current criteria for the half-storey include (i) containing the habitable space within the framing of the roof, (ii) restricting the habitable area to a maximum of 50 percent of the storey immediately below, and (iii) restricting the supporting half-storey exterior wall to a maximum of 0.6 metres above the storey below;
- current trends of new single-family house construction in the city fully utilize the zoning regulations resulting in house massing with a three storey character;
- the apparent three storey massing in new single-family house constructions could pose character compatibility issues in established neighbourhoods; and
- proposed revisions to half-storey regulations include (i) a minimum 5:12 and maximum 12:12 roof pitch, (ii) a 1.2 metre side yard setback and 1.5 metre front and rear yard setback for the half-storey wall compared to the exterior wall of the floor below, (iii) a restriction of habitable space under flat, gambrel or mansard roofs, and (iv) the prohibition of exterior decks on the half-storey.

In reply to queries from Committee with respect to the proposed revisions, Mr. Craig advised that staff will consult with stakeholders including the Greater Vancouver Home Builders Association, the Urban Development Institute, and the Richmond Small Builders Group and would present stakeholder feedback to Council prior to the Public Hearing.

Discussion took place regarding the massing of new single-family house construction and the character of existing neighbourhoods.

In reply to queries from Committee, Mr. Konkin noted that as a result of the proposed revisions, no exterior decks on the half-storey will be permitted and that two-storey houses with flat roofs will be limited to 25 feet in height.

Discussion ensued with regard to consulting with Richmond developers on the proposed revisions.

In reply to queries from Committee regarding the bylaw amendment process, Mr. Craig advised that the proposed revisions can proceed to Public Hearing and bylaw adoption in April at the earliest.

Discussion ensued with regard to notification for Public Hearing and issuing a press release to inform the public of the revisions.

In reply to queries from Committee, Mr. Craig noted that public notification of the proposed revisions would include posting information on the City website, posting bulletins on the Building Permit counter and placing notices in the local newspaper.

**Planning Committee**  
**Tuesday, March 17, 2015**

---

In reply to queries from Committee, Mr. Craig advised that the proposed revisions will not impact Land Use Contracts or agricultural buildings.

Discussion ensued regarding further restricting the maximum two-storey height to 20 feet.

In reply to queries from Committee, Mr. Craig noted that in current trends, new homes tend to be designed to accommodate ten-foot storeys and as such, the proposed two-storey height maximum of 25 feet would allow for the ten-foot storey designs. Mr. Konkin added that 25 feet is a common height limit among municipalities in the Lower Mainland however, height limits can be further reduced at Council's discretion.

Discussion then ensued with regard to the reviewing the proposed revisions in a years' time.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015; and*
- (3) *That the proposed changes to the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be reviewed in one year.*

**CARRIED**

*Mayor Brodie left the meeting (4:41 p.m.) and did not return.*

## **COMMUNITY SERVICES DIVISION**

### **1. AFFORDABLE HOUSING RESOURCE GUIDE**

(File Ref. No. 08-4057-01) (REDMS No. 4509629 v. 11)

Dena Kae Beno, Affordable Housing Coordinator, spoke of the Affordable Housing Resource Guide, and promoting building capacity with non-profit housing and service providers in the community. She noted that staff are seeking stakeholder feedback on the matter and will report back to Council in the second quarter of 2015.

**Planning Committee**  
**Tuesday, March 17, 2015**

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It was moved and seconded

- (1) *That the staff report titled Affordable Housing Resource Guide, dated February 24, 2015, from the General Manager, Community Services, be received for information; and*
- (2) *That staff be directed to seek comments from the development community and other key stakeholders regarding the Affordable Housing Resource Guide and report back to the Planning Committee.*

**CARRIED**

**2. RICHMOND AGE-FRIENDLY ASSESSMENT AND ACTION PLAN**

(File Ref. No. 08-4055-01) (REDMS No. 4508866 v. 2)

It was moved and seconded

- (1) *That the Richmond Age-Friendly Assessment and Action Plan be approved;*
- (2) *That the Plan be sent to the Seniors Advisory Committee, the Richmond Community Services Advisory Committee, Community Partners, TransLink, Vancouver Coastal Health, the Chamber of Commerce, and Richmond MLAs and MPs, with a request to participate in implementation; and*
- (3) *That BC Age-Friendly Recognition be sought.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**3. APPLICATION BY PAUL CHEUNG FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 12631 VULCAN WAY FOR 2015, 2016 AND 2017**

(File Ref. No. TU 14-670690) (REDMS No. 4526068)

Mr. Craig briefed Committee on the proposed application, noting that the proposed Temporary Commercial Use Permit (TCUP) is consistent with previous applications and that the night market event has been scaled back by approximately 60 percent compared to previous years.

In reply to queries from Committee, Mr. Craig noted that should the proposed application advance to the Public Hearing stage, the expanded public notification area will be consistent with the previous TCUP.

Discussion ensued regarding the size of the night market event and the concerns addressed by staff and the applicant. Committee wished to thank the applicant for a well managed event.

**Planning Committee**  
**Tuesday, March 17, 2015**

---

In reply to queries from Committee regarding security concerns, Kevin Eng, Planner 2, advised that two RCMP members are assigned to the event each operational day and that there have been no major incidents reported.

It was moved and seconded

- (1) *That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and*

- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*

**CARRIED**

4. **APPLICATION BY ANWER KAMAL AND NABEEL ABRAHANI FOR REZONING AT 8760 AND 8780 ROSEMARY AVENUE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009928; RZ 14-662478) (REDMS No. 4497275)

Mr. Craig briefed Committee on the proposed application and advised that (i) the proposed rezoning application is for the subdivision of the site into two lots, (ii) access to the site is via Rosemary Avenue, (iii) a four metre wide agricultural buffer is proposed for the southern property line and was reviewed by the Agricultural Advisory Committee, and (iv) a secondary suite is included in the proposed development to comply with the City’s Affordable Housing Strategy.

Discussion took place regarding notification and in reply to queries from Committee, Mr. Craig noted there is currently signage on-site and that should the proposed application proceed to the Public Hearing stage, direct notification will be sent to area residents.

**Planning Committee**  
**Tuesday, March 17, 2015**

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Discussion ensued with respect to the required notification area and it was noted that the standard 50 metre notification radius may be insufficient for the proposed application and should be extended to a five property radius around the subject site.

In reply to queries from Committee, Mr. Craig advised that the total number of residents captured in the standard 50 metre notification area may vary due to adjacent land use.

Discussion ensued regarding the historical duplex zoning in the area and the trend for subdivision.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding the public notification area.

As a result of the discussion the following **amendment** was introduced:

It was moved and seconded

*That the following be added as Part (2) to the main motion:*

*That the notification area for Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 be expanded to include five properties surrounding the subject properties.*

The question on the amendment was not called as discussion ensued regarding the size and point of reference of the notification area.

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

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

Discussion ensued with regard to examining and defining public notification areas.

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

It was moved and seconded

*That staff examine the variety of notification requirements for City applications with the objective of developing consistent notification area requirements and report back.*

**CARRIED**

7. **MANAGER'S REPORT**

*(i) Regional Sewage*

Terry Crowe, Manager, Policy Planning, briefed Committee on Metro Vancouver's initiative to modify the Greater Vancouver Sewage and Drainage District Area Boundary in Metro Vancouver municipalities and align it with the Urban Containment Boundary in the 2040 Regional Growth Strategy. He added that objectives of the initiative are to prevent agricultural land from being serviced with urban-scale sewer and drainage systems and discourage urban development in agricultural areas. Also, he noted that staff are cooperating with Metro Vancouver on the initiative and will keep Council updated on the matter.

*(ii) Affordable Housing Rates*

John Foster, Manager, Community Social Development, advised that staff have initiated the consultation process on Affordable Housing Rates and have been in discussion with key stakeholders including the Urban Development Institute and the Richmond Small Builders Group.

*(iii) A GP For Me Initiative*

Mr. Foster briefed Committee on the "A GP for Me" initiative from the Provincial Government and the Doctors of BC that help link patients to family doctors and promotes health literacy. He noted that the Richmond Division of Family Practice (RFPD) was awarded \$1 million in funding from the "A GP for Me" initiative in order to implement strategies to address the shortage of general practitioners in the city. He added that the City is working with the RFPD on health strategies for Richmond.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:05 p.m.).*

**CARRIED**

**Planning Committee**  
**Tuesday, March 17, 2015**

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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 17, 2015.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Auxiliary Committee Clerk