



## Planning Committee

Date: Tuesday, March 19, 2019

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Carol Day  
Councillor Alexa Loo  
Councillor Harold Steves  
Mayor Malcolm Brodie

Also Present: Councillor Michael Wolfe

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 March 5, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 2, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY WING KUEN BECKY CHAN FOR REZONING AT 11120 GRANVILLE AVENUE FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-850784) (REDMS No. 6141869)

Discussion ensued with regard to (i) access options to the rear of the property, (ii) the timeline of the application submission, (iii) the potential for the application to set a precedent if approved, (iv) design options to reduce the proposed house size, and (v) the number of small agricultural lots in the city.

A map of agricultural parcels under two acres was distributed (attached to and forming part of these minutes as Schedule 1).

Becky Chan, Joey Ang and Andy Deol, representing the applicants spoke on the application noting that (i) preliminary design plans were initiated on July 2017, however there were delays in the design process and the associated building permit application was submitted during the withholding period for building permit applications for sites in agricultural land in 2018, (ii) access to the backlands can be made along the side of the property, (iii) approximately \$20,000 to \$30,000 has been spent of preliminary design work, and (iv) the proposed house will accommodate immediate and extended family members.

It was moved and seconded

*That the application for the rezoning of 11120 Granville Avenue from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.*

The question on the motion was not called as discussion ensued with regard to the timing of the building permit application submission and other building permit applications on agricultural lots submitted to the City.

The question on the motion was then called and it was **DEFEATED** on a tie vote with Mayor Brodie and Cllrs. McPhail and Loo opposed.

**Planning Committee**  
**Tuesday, March 19, 2019**

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2. **APPLICATION BY CLIVE ALLADIN FOR REZONING AT 22260 RIVER ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-851176) (REDMS No. 6120465 v. 2)

Staff commented on the application noting that the applicant has secured required permits to conduct site preparation and that the net buildable area for the subject site is reduced since it is generally not permitted to build on Environmentally Sensitive Areas (ESA) or Riparian Management Areas (RMA).

Discussion ensued with regard to (i) design options to reduce the proposed size of house, (ii) the timeline of the application submission, (iii) historical subdivisions of agricultural lots, (iv) the potential for the application to set a precedent if approved, and (v) wheelchair access requirements.

Clive Alladin and Naizer Kabani, representing the applicants, spoke on the application, noting that (i) the subject site was purchased in the spring of 2018 and that preliminary design work and site preparation has commenced at a cost of approximately \$200,000, (ii) asbestos remediation in an existing structure on-site and removal of a septic tank in the RMA has been completed, (iii) the proposed size of the house is required in order to accommodate wheelchair access and an elevator, (iv) the applicant consulted with the City with regard to house size regulations on agricultural land at the time the lot was purchased, and (v) the associated building permit application was submitted during the withholding period for building permit applications for sites in agricultural land in 2018.

Information related to the application and agricultural properties in the city was distributed (attached to and forming part of these minutes as Schedule 2).

In reply to queries from Committee, staff noted that information regarding the following can be provided to Council: (i) agricultural lots that have been previously subdivided, (ii) space required to accommodate wheelchair access and elevators, and (iii) the number of potential applicants that have expressed interest in submitting an application to build a home on agricultural land larger than the permitted size.

It was moved and seconded

***That the application for the rezoning of 22260 River Road from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.***

The question on the motion was not called as discussion ensued with regard to the timing of the application submission and the subject site’s buildable area.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. McPhail, Day and Loo opposed.

**Planning Committee**  
**Tuesday, March 19, 2019**

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It was moved and seconded

*That the application for the rezoning of 22260 River Road from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be forwarded to Council for consideration of first reading.*

The question on the motion was not called as discussion ensued with regard to the space required to accommodate accessibility features.

The question on the motion was then called and it was **CARRIED** with Cllrs. McNulty and Steves opposed.

Staff were directed to prepare a bylaw related to the rezoning application of the site at 22260 River Road for the next regular Council meeting.

3. **RICHMOND HERITAGE COMMISSION 2018 ANNUAL REPORT AND 2019 WORK PROGRAM**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6133813 v. 2)

In reply to queries from Committee, Jane Fernyhough, Director, Arts, Culture and Heritage Services, noted that the public engagement process for the Heritage Inventory Update will close on March 24, 2019 and that staff will provide a report to Council on the matter.

Committee thanked the Richmond Heritage Commission for their work in the community.

It was moved and seconded

(1) *That the Richmond Heritage Commission 2018 Annual Report, as presented in this staff report, be received for information; and*

(2) *That the Richmond Heritage Commission 2019 Work Program, as presented in this staff report, be approved.*

**CARRIED**

4. **ADVISORY COMMITTEE ON THE ENVIRONMENT 2018 ANNUAL REPORT AND 2019 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 6124817 v. 1)

Committee thanked the Advisory Committee on the Environment for their work in the community.

It was moved and seconded

(1) *That the Advisory Committee on the Environment 2018 Annual Report, as presented in this staff report, be received for information; and*

**Planning Committee**  
**Tuesday, March 19, 2019**

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- (2) *That the Advisory Committee on the Environment 2019 Work Program, as presented in this staff report, be approved.*

**CARRIED**

5. **MANAGER'S REPORT**

(i) *Lot Size Policy Public Consultation*

Wayne Craig, Director, Development, briefed Committee on an upcoming public consultation to amend a Lot Size Policy for lots in the quarter section of Williams Road, Steveston Highway, No. 2 Road and Railway Avenue. He added that staff will be recommending excluding those lots along Railway Avenue from the current Lot Size Policy in order to be in line with the Official Community Plan Arterial Road Strategy.

(ii) *Hamilton Area Road Works*

Mr. Craig noted that as a result of development in the area, significant road works are scheduled along Westminster Highway and Gilley Road and that the developer has been requested to host a public information session on the traffic management plan. Mr. Craig added that the public information session is anticipated to take place in April 2019 and notification will be sent out to affected residents, including the Richmond School District No. 38, Hamilton Elementary School and the Hamilton Community Centre.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:04 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 19, 2019.

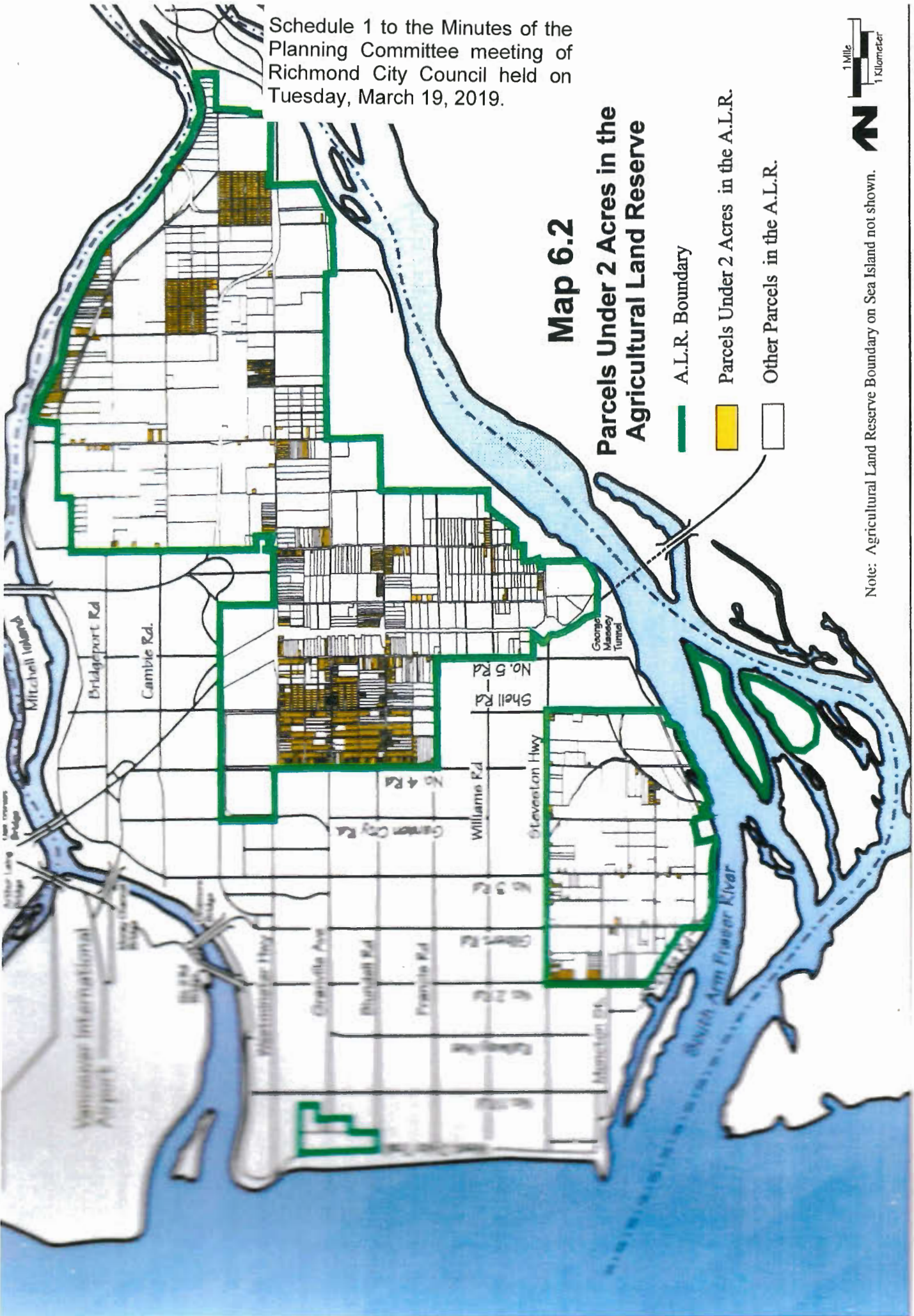
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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 19, 2019.



**Map 6.2**  
**Parcels Under 2 Acres in the**  
**Agricultural Land Reserve**

- A.L.R. Boundary
- Parcels Under 2 Acres in the A.L.R.
- Other Parcels in the A.L.R.



Note: Agricultural Land Reserve Boundary on Sea Island not shown.

There are over 1,000 properties in the ALR that do not have large houses. Most of them are small lots. See Map 6.2

1)The application came in after we adopted a 400 sq m or 4,300 sq ft house.

2)The application is for the provincial maximum, which we did not adopt. The total area of house at 4,600 sq ft and garage at 700 sq ft is 5,300 sq ft. The house could be redesigned to 4,300 sq ft and eliminate the garage, or reduce house size further and have a small garage.

3)The lot size is .04 ha smaller than the lots on Granville Ave. which is hardly significant. It is similar in size to lots that were previously subdivided out of larger parcels in the ALR

4)Whether the remainder of the property is ESA or farm-able is irrelevant. Both are supposed to be protected by the 4,300 sq ft house size.

5)The property may be "orphaned" compared to the larger property it was subdivided from but that is a major problem. Before the ALR was founded and a decade after it was founded farmers were permitted to build a second house on larger farms for retiring parents or young family members. They were sometimes subdivided from the main property, especially to qualify for the homeowners grant. When it became evident that the properties were being sold to non farmers the practice was discontinued by the City and the Agricultural land Commission..

Approving this application would set a precedent for the other small properties in the ALR..

Schedule 2 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, March 19, 2019.