



Planning Committee

Date: Tuesday, March 21, 2017

Place: Anderson Room
Richmond City Hall

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

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 7, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

Planning Committee
Tuesday, March 21, 2017

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY OPENROAD AUTO GROUP LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO INCREASE THE MAXIMUM PERMITTED FLOOR AREA RATIO TO 0.70 FOR THE PROPERTY LOCATED AT 13100 SMALLWOOD PLACE**

(File Ref. No. 12-8060-20-009672; ZT 16-754143) (REDMS No. 5326902 v. 2)

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development is consistent with other developments in the area and the Richmond Auto Mall Association is supportive of the application.

In reply to queries from Committee regarding waiving the requirement for on-site medium/large size loading spaces, Wayne Craig, Director, Development, noted that Richmond Auto Mall vehicle deliveries occur after hours and the proposed variance is consistent with variances granted to other new dealerships in the auto mall.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9672, for a Zoning Text Amendment to the “Vehicle Sales (CV)” zone, to increase the maximum permitted Floor Area Ratio (FAR) to 0.70 for the property located at 13100 Smallwood Place, be introduced and given first reading.

CARRIED

2. **APPLICATION BY MICKEY CHOW FOR REZONING AT 9680 AQUILA ROAD FROM SINGLE DETACHED (RS1/E) TO RESIDENTIAL CHILD CARE (RCC)**

(File Ref. No. 12-8060-20-009685; RZ 16-743867) (REDMS No. 5286384 v. 2)

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development would allow a maximum of 16 children in the proposed child care facility. He added that the proposal was referred to Vancouver Coastal Health and the application meets licensing requirements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9685, for the rezoning of 9680 Aquila Road from “Single Detached (RS1/E)” to “Residential Child Care (RCC)”, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, March 21, 2017

3. **APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM3)”**

(File Ref. No. 12-8060-20-009687; RZ-16-726337) (REDMS No. 5228881)

Edwin Lee, Planner 1, reviewed the application noting that the rear-yard setback and the rear lane will provide approximately 10.5 metres of separation between the proposed development and the rear property line of the single-family lots on the west side of the lane.

In reply to queries from Committee, Mr. Craig noted that (i) vehicle site access via the rear lane was not considered due to concerns expressed by neighbouring residents, (ii) affordable housing contributions options were discussed with the applicant and the applicant has opted to provide a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy, (iii) the applicant has opted to provide a cash-in-lieu contribution instead of providing indoor amenity space, (iv) the proposed development is required to provide a 2:1 replacement ratio for trees, and (v) that replacement trees will be the appropriate species and size for the site.

In reply to queries from Committee, Mr. Lee noted that if the applicant opted to provide indoor amenity space, the required amenity space would be approximately 750 square feet in size. Cathryn Volkering Carlile, General Manager, Community Services, noted further that the cash-in-lieu amenity contributions would be put in a reserve to be used for community amenities.

It was suggested that affordable housing options for the proposed development be discussed with the applicant at the upcoming Council meeting on March, 27, 2017.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY BROOK POONI ASSOCIATES INC. FOR A ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL) ZONE TO PERMIT OUTDOOR STORAGE AT 16160 AND 16268 RIVER ROAD**

(File Ref. No. 12-8060-20-009697; RZ 15-707253) (REDMS No. 5333725)

In reply to queries from Committee, Kevin Eng, Planner 2, noted that for the eastern portion of the site, proposed modifications will require right-in, left-out access for large vehicles.

Planning Committee
Tuesday, March 21, 2017

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9697, for a Zoning Text Amendment to the "Light Industrial (IL)" zone to permit "outdoor storage" at 16160 and 16268 River Road, be introduced and given first reading.

CARRIED

5. **APPLICATION BY SUNCOR ENERGY INC. (PETRO-CANADA INC.) FOR A ZONING TEXT AMENDMENT TO THE GAS STATION COMMERCIAL (ZC15) – BROADMOOR AND IRONWOOD AREA TO PERMIT A DRIVE-THROUGH RESTAURANT AT 11991 STEVESTON HIGHWAY**

(File Ref. No. 12-8060-20-009698; ZT 14-656010) (REDMS No. 5336093)

In reply to queries from Committee, Mr. Eng noted that (i) the acoustic levels associated with drive-through operations will comply with applicable provisions of the *Noise Regulation Bylaw 8856*, (ii) the restaurant drive-through will be part of the proposed redevelopment of the Petro Canada gas station, (iii) a traffic assessment was completed with turning radius analysis, (iv) the drive-through queuing lane will be able to accommodate a minimum of eight vehicles, (v) the pump station islands can potentially accommodate up to 16 vehicles, and (vi) the proposed drive-through will be located in the north-east quadrant of the site, away from the pump station islands.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9698, for a Zoning Text Amendment to the "Gas Station Commercial (ZC15) – Broadmoor and Ironwood" zone to permit "Restaurant, drive-through" at 11991 Steveston Highway, be introduced and given first reading.

CARRIED

6. **APPLICATION BY KRAHN ENGINEERING LTD. FOR A ZONING TEXT AMENDMENT TO THE "LIGHT INDUSTRIAL (IL)" ZONE FOR A SITE AT 9920 RIVER DRIVE**

(File Ref. No. 12-8060-20-009694; ZT 16-753545) (REDMS No. 5331834 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application, noting that (i) the proposed reconfiguration of the site would allow for 816 parking spaces, (ii) given the long-term nature of the vehicle parking, it is anticipated that vehicle movement in the area would be minimal, (iii) access to the site via No. 4 Road would be restricted, and (iv) there will be a layered landscape buffer to the adjacent townhouse development to the east.

Discussion ensued with regard to the shortage of industrial land in the city.

Planning Committee
Tuesday, March 21, 2017

In reply to queries from Committee, Mr. Craig noted that the site will retain its industrial and zoning industrial OCP designation.

Harry Edger, representing Park'N Fly, spoke on the application, noting that the current occupants (a trucking company) may remain on-site until the lease expires on 2020. He added that there are no plans to mix operations of the trucking company and the proposed long-term vehicle parking facility in the future. He further noted that there no available sites for long-term vehicle parking within Sea-Island.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, for a Text Amendment to the "Light Industrial (IL)" zone to allow "non-accessory parking" on a site-specific basis for the property at 9920 River Drive, be introduced and given first reading.

CARRIED

Opposed: Cllr. Steves

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 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 21, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator