



## Planning Committee

Date: Tuesday, March 22, 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 Alexa Loo

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 8, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 5, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **AGRICULTURAL ADVISORY COMMITTEE 2015 ANNUAL REPORT AND 2016 WORK PROGRAM**

(File Ref. No. 01-0100-30-AADV1-02) (REDMS No. 4920699)

Discussion ensued with regard to the Agricultural Advisory Committee's (AAC) communication process and connectivity with Planning Committee and staff.

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In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that (i) the AAC meets once a month and advises Council on proposed development applications, (ii) the AAC can consult the Planning Committee prior to requesting additional information from applicants, and (iii) full copies of AAC meeting minutes will be included in future Planning Committee agenda packages.

Todd May, Co-Chair, Agricultural Advisory Committee, noted the AAC may require additional information to consider development applications prior to advising the Planning Committee and that the AAC can suggest a process to further enhance communication with Council.

Committee commended the AAC on their work and their input on issues affecting local agriculture such as the proposed George Massey Tunnel replacement, the No. 5 Road Backlands Policy, and food security.

In reply to queries from Committee, Minhee Park, Planner 1, noted that Parks staff are organizing a farm tour for Council in Spring 2016 and that young people have been helped to farm in the city.

In reply to queries from Committee, Mr. Crowe noted that the AAC and other stakeholders were consulted during the creation of the Garden City Lands Legacy Landscape Plan, which will be used as a guideline. He added that Parks staff can provide a memorandum to update Council on the implementation of the 2014 approved Garden City Lands Legacy Landscape Plan.

It was moved and seconded

*That the 2016 Agricultural Advisory Committee Work Program be approved.*

**CARRIED**

Discussion ensued with respect to the AAC's communication process to Council.

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

It was moved and seconded

*That staff examine an improved communication process for the Agricultural Advisory Committee and report back to Planning Committee.*

**CARRIED**

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2. **APPLICATION BY ALEX JANE (AWJ INVESTMENTS INC.) FOR A ZONING TEXT AMENDMENT TO THE AUTO-ORIENTED COMMERCIAL (CA) ZONE TO PERMIT A RETAIL PAWNSHOP AT 3779 SEXSMITH ROAD, UNIT 2187**

(File Ref. No. 12-8060-20-009528; ZT 15-709967) (REDMS No. 4737405 v. 3)

Wayne Craig, Director, Development, reviewed the proposed application. He added that there is a secondary, more conservative option requiring that each pawnshop be approved on an individual basis.

Mr. Craig responded to queries from Committee regarding the number and locations of pawnshops in the city and the strict business licensing regulations applying to pawnshops.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528, for a Zoning Text Amendment to the "Auto-Oriented Commercial (CA)" zone to amend the regulations regarding the locational criteria for Retail Pawnshop uses be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Au

3. **APPLICATION BY HUEN AU YEUNG AND KIM KWOK CHING AU YEUNG TO DISCHARGE LAND USE CONTRACT 063 AT 9711 GILBERT CRESCENT**

(File Ref. No. 12-8060-20-009534; LU 16-721350) (REDMS No. 4930012)

It was moved and seconded

*That Richmond Land Use Contract 063 Discharge Bylaw No. 9534, to discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY LIONS COMMUNICATION INC. FOR A REVISED TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY FOR 2016 AND 2017**

(File Ref. No. TU 15-717388) (REDMS No. 4944393)

It was moved and seconded

*(1) That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

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- (a) *“That a revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 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**

5. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY MAHAL FARMS LTD. FOR SUBDIVISION AT 5800 NO. 7 ROAD**

(File Ref. No. AG14-676391) (REDMS No. 4936050)

Mr. Craig reviewed the application, noting that the applicant has ensured the preservation of Rathburn House through the registration of a covenant on title and limiting development to a single-family dwelling.

In reply to queries from Committee, Mr. Craig provided an overview of how the heritage value of Rathburn House will be protected. He confirmed that a Heritage designation is not being sought at this time as the property owner did not agree to designate the house as a heritage building.

Discussion ensued with respect to the referral process to the Heritage Commission.

It was moved and seconded

*That the ALR appeal application by Mahal Farms Ltd. to subdivide the property at 5800 No. 7 Road be endorsed and forwarded to the Agricultural Land Commission.*

**CARRIED**

Discussion ensued with respect to the role of the Richmond Heritage Commission.

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

It was moved and seconded

*That staff review the role of the Richmond Heritage Commission and report back.*

The question on the referral was not called as discussion ensued regarding the criteria to refer potential heritage sites to the Heritage Commission.

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Mr. Crowe advised that the City is updating Richmond Heritage Inventory. He added that a memorandum on the matter was provided to Council on March 11, 2016 and undertook to resend the material to Council.

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

6. **AGRICULTURAL LAND RESERVE APPLICATION BY MAYBERRY FARMS LTD. FOR SUBDIVISION AT 2400 AND 2600 NO. 7 ROAD AND UN-ADDRESSED ADJACENT PARCELS**

(File Ref. No. AG 15-713643) (REDMS No. 4930112)

Mr. Craig reviewed the proposed application, noting that the AAC did not recommend the proposed subdivision into nine lots however, the applicant requires the proposed subdivision for estate planning purposes and to support farm labour.

Discussion ensued regarding the acceptability of the application to the Agricultural Land Commission.

In reply to queries from Committee, Randy May, owner of Mayberry Farms and Bob Holtby, Agrologist, summarized the proposed subdivision configuration, noting that there would be lots created with road access from No. 7 Road that would have potential for single-family homes to be built. He added that a covenant would be provided that building on the lots not fronting No. 7 Road would not occur unless road access is provided by the City.

In reply to queries from Committee, Mr. Craig advised that there are currently no plans to extend Cambie Road and that any potential extensions of the roads in the Agricultural Land Reserve would require Council approval.

It was moved and seconded

*That the Agricultural Land Reserve Application by Mayberry Farms Ltd. to subdivide 2400 and 2600 No. 7 Road and five (5) adjacent un-addressed parcels, be endorsed and forwarded to the Agricultural Land Commission.*

**CARRIED**

Opposed: Cllrs. Day  
Steves

7. **MANAGER'S REPORT**

*(i) Arterial Road Policy*

Mr. Crowe provided an update on the upcoming public consultation on the Arterial Road Policy.

In response to queries from Committee, Mr. Crowe confirmed that consultations with additional stakeholders will be scheduled if requested.

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***(ii) Mylora Golf Course***

Mr. Craig provided an update on the anticipated non-farm use application by the Mylora Golf Course, where agricultural land may be transferred to the City. He added that an agricultural remediation plan would be included to ensure that the land to be transferred would not require significant capital investment by the City to become agriculturally viable.

It was suggested that the application be discussed at the next Parks, Recreation and Cultural Services Committee meeting on March 30, 2016.

***(iii) Ling Yen Mountain Temple***

Mr. Craig briefed Committee on the Ling Yen Mountain Temple development, noting that the traffic impact has been considered and that staff anticipates that the application would be presented in the second quarter, including information on potential traffic connections and proposed landscaping.

***(iv) Single Family Zoning District Referral – Additional Revisions to Single Family Zones***

Mr. Craig advised that the referral on the Single Family Zones will be brought back to Committee in May 2016, with suggested topics for public consultation.

***(v) Early Termination of Land Use Contract Applications***

In reply to queries from Committee regarding applications for early termination of land use contracts, Gavin Woo, Senior Manager, Building Approvals, advised that there have been no substantial increase in building permit applications compared to 2015.

***(vi) Rental Housing***

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff will provide an update to the Affordable Housing Strategy in the next quarter, including the potential to increase rental housing requirements in new developments.

**ADJOURNMENT**

It was moved and seconded  
***That the meeting adjourn (5:11 p.m.).***

**CARRIED**

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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 22, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator