



Planning Committee

Date: Tuesday, April 7, 2020

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Carol Day (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Harold Steves (attending via teleconference)

Also Present: Councillor Chak Au
Councillor Kelly Greene (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that Item No. 6 on the Agenda would be withdrawn.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on March 3, 2020, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair noted that future meetings of the Planning Committee have been postponed until the end of May.

PLANNING AND DEVELOPMENT DIVISION

1. HOUSING AGREEMENT BYLAW NO. 10118 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9680 WILLIAMS ROAD

(File Ref. No. 08-4057-05) (REDMS No. 6402916 v. 3)

It was moved and seconded

That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.

The question on the motion was not called as discussion took place regarding the drawings for the application and staff noted that the development permit was endorsed by the Development Permit Panel and once the conditions are addressed the application will be forwarded to Council for consideration.

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

2. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR THE REZONING OF 4051 CAVENDISH DRIVE AND THE WEST PORTIONS OF 10140, 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT88) - NO. 1 ROAD (STEVESTON)”; AND FOR THE REZONING OF 4068 CAVENDISH DRIVE AND THE EAST PORTIONS OF 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”.

(File Ref. No. 12-8060-20-010155/10156; RZ 18-820669) (REDMS No. 6282428 v. 3)

Staff provided an overview of the application and in response to queries from Committee, noted that (i) feedback from the public consultation requested that the Cavendish Drive connection be for pedestrian and emergency access only, (ii) townhouses along Cavendish Drive frontage will be two storey in height, (iii) the pedestrian walkway serves transportation objectives and supports pedestrian mobility, (iv) there is a development concept on file for future townhouse plans if additional property is acquired, (v) the single family homes were redesigned in response to the community consultation, (vi) the added section of Cavendish Drive could provide parking in the future, (vii) the road connector pavement width will be 6 metres wide, and (viii) the public notification is based on the City’s notification requirements.

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It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 10155, 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 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the "Town Housing (ZT88) - No. 1 Road (Steveston)" zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Day

3. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)" ZONE

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161)

Staff provided an overview of the application and in response to queries from Committee, noted that pedestrian access is along the south edge of the property and there is no anticipation for any parking restrictions in the area.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be introduced and given first reading.

The question on the motion was not called as a motion to amend the application to include resident parking only restrictions was introduced, but failed to receive a seconder.

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

4. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6426090)

In response to queries from Committee, staff noted that (i) applications will continue to be forwarded to the Food Security and Agricultural Advisory Committee (FSAAC) for review, (ii) a map promoting Richmond farms can be considered at a future meeting, and (iii) the FSAAC is working on activating local foods for local production.

It was moved and seconded

That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled “Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program”, dated March 26, 2020, from the Director of Policy Planning, be approved.

CARRIED

5. **FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS**
(File Ref. No. 08-4430-01) (REDMS No. 6404835 v. 1B)

In response to queries from Committee, staff noted that (i) studies of various communities were conducted regarding regulations surrounding tree planting, (ii) the City is not able to regulate the types of trees or species planted in agricultural zones, (iii) trees are an organic growing item and difficult to regulate, (iv) the City does not prohibit fencing materials with the exception of agricultural zones, (v) the fencing regulations for agricultural zones are consistent with the residential zones, and (vi) the City could liaise with the Provincial Government to regulate trees on farmland.

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

It was moved and seconded

- (a) *That the City of Richmond write to the Agricultural Land Commission and the Provincial government with regards to regulating trees planted in the Agricultural Land Reserve; and*
- (b) *That the City of Richmond regulate tree planting and maintenance in residential zones.*

The question on the motion was not called, as there was agreement to deal with Parts (a) and (b) separately.

The question on Part (a) was called and it was **CARRIED** with Cllrs. McPhail and Loo opposed.

The question on Part (b) was called and it was **DEFEATED** with Cllrs. Day, Loo and McPhail opposed.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and*
- (2) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.*

CARRIED

6. RESIDENTIAL RENTAL TENURE ZONING

(File Ref. No. 08-4057-08) (REDMS No. 6409560 v. 3)

Please see Page 1 for action on this item.

7. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 p.m.).

CARRIED

5.

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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, April 7, 2020.

Councillor Linda McPhail
Chair

Stephanie Walrond
Legislative Services Coordinator