



## Planning Committee

Date: Tuesday, April 17, 2018

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Harold Steves

Absent: Councillor Alexa Loo

Also Present: Councillor Carol Day

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 April 4, 2018, be adopted as circulated.*

**CARRIED**

### AGENDA ADDITIONS

The Chair advised that Signs for Rezoning and Development projects will be considered as Item No. 4A and Airport Restrictions to Height be considered as Item No. 4B.

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**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY KANARIS DEMETRE LAZOS FOR A HERITAGE ALTERATION PERMIT AT 12111 3RD AVENUE (STEVESTON HOTEL)**

(File Ref. No. HA 18 - 804880) (REDMS No. 5794211)

Minhee Park, Planner 2, reviewed the application, noting that replacement of the second storey windows to vinyl framed double pane windows is proposed. Also, it was noted that there is no restoration plan for the building.

It was moved and seconded

*That a Heritage Alteration Permit be issued which would permit the removal of decorative shutters and the replacement of all the upper-storey windows of the protected heritage property at 12111 3rd Avenue, be issued.*

**CARRIED**

**2. APPLICATION BY RAV BAINS FOR REZONING AT 3991/3993 LOCKHART ROAD FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/B)"**

(File Ref. No. 12-8060-20-009852, RZ 17-774722) (REDMS No. 5750684)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9852, for the rezoning of 3991/3993 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**3. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8280/8282 AND 8300/8320 NO. 3 ROAD FROM "TWO-UNIT DWELLINGS (RD1)" TO "LOW DENSITY TOWNHOUSES (RTL4)"**

(File Ref. No. 12-8060-20-009856, RZ 16-733565) (REDMS No. 5788183)

Wayne Craig, Director, Development and Edwin Lee, Planner 1, spoke on the proposed development, noting that (i) the proposed development will include one secondary suite, (ii) a new driveway is proposed along the south property line on No. 3 Road, (iii) a Statutory Right-of-Way (SRW) on the driveway and internal drive aisle will be secured to allow for access to future potential redevelopment in adjacent sites to the north and south, and (iv) each unit will have two parking spaces and the application complies with the City's parking requirements.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9856, for the rezoning of 8280/8282 and 8300/8320 No. 3 Road from "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**CARRIED**

**4. PROPOSED CITY RESPONSE TO STRATA REDEVELOPMENT**

(File Ref. No. 08-4057-00) (REDMS No. 5772450 v. 10)

In reply to queries from Committee, staff noted that (i) the 80% threshold vote by registered owners to wind-up a strata plan is regulation put in place by the Province, (ii) British Columbia Supreme Court review is required to wind-up a strata plan for strata corporations with five or more units, and (iii) staff are recommending that the City commence the processing of development applications for sites previously occupied by a stratified multiple family residential building only when the Supreme Court review and any potential appeals have concluded and confirmed, or for strata corporations with less than five units, unanimous support from owners are expressed.

Discussion ensued with regard to the potential loss of affordable housing and options to reduce the displacement of residents.

It was moved and seconded

- (1) *That the staff report titled "Proposed City Response to Residential Strata Redevelopment" dated April 5, 2018, from the Manager, Policy Planning be received for information;*
- (2) *That staff be directed to only commence processing development applications for sites occupied by a pre-existing multiple-family residential strata building where there is a written record of the Supreme Court ruling confirming wind-up of the strata corporation, or where there is a written record of 100% support from all owners of a strata with fewer than 5 units, and, in either case, where information is provided related to the building's condition and confirmation has been provided on the developer's relocation assistance to any owner not in support of the strata wind-up; and*
- (3) *That a letter be sent to the Premier of British Columbia, and the Minister of Municipal Affairs and Housing, with copies to all Richmond Members of the Legislative Assembly, and the Leader of the Third Party, and the Leader of the Official Opposition, requesting that the Province review the provisions of Bill 40 which enables wind-up of a strata corporation with less than unanimous support from strata owners.*

**CARRIED**

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**4A. SIGNS FOR REZONING AND DEVELOPMENT PROJECTS**  
(File Ref. No.)

Information on signage for rezoning and development projects was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued with regard to improving the signs for rezoning and development projects, and as a result, the following **referral** was introduced:

It was moved and seconded

*That staff look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.*

**CARRIED**

**4B. AIRPORT RESTRICTIONS TO HEIGHT**  
(File Ref. No.)

Discussion ensued with regard to building height regulations for the city centre area.

**5. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:26 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, April 17, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

Apr. 17, 2018

Refer to staff - to look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.

From the City of Vancouver

<http://vancouver.ca/news-calendar/new-improved-development-signage.aspx>

*The Engaged City Task Force told us that signs for rezoning and development projects need an overhaul. Our current signs use small fonts and overly technical language. This makes it hard to inform you about potential changes in your neighbourhood and to encourage your feedback.*

The new development project signs communicate projects better. They feature:

- Easy-to-understand language and details
- Improved visuals (a sketch and site map)
- Information on how residents you can give input online or in person

Examples of the old – similar to our current signs

## REZONING AND DEVELOPMENT PERMIT APPLICATION

### 720-730 East Hastings Street (DE416884)

CitySpaces Consulting Ltd., on behalf of Vancouver Public Library and YWCA Metro Vancouver, has applied to the City of Vancouver to rezone 720-730 East Hastings Street from M-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 6 storey mixed use building including:

- a 1,096 m<sup>2</sup> (11,800 sq. ft.) space for a new Vancouver Public Library (VPL) Downtown Eastside / Strathcona Branch, on level 1 and part of level 2;
- a 316 m<sup>2</sup> (3,400 sq. ft.) YWCA community programming space on level 2;
- 21 YWCA supported housing units on levels 3-6;
- a proposed total floor space of 3,939 m<sup>2</sup> (42,400 sq. ft.);
- a proposed floor space ratio (FSR) of 3.3; and
- underground parking, including 36 bicycle parking stalls and 12 parking stalls.

**FURTHER INFORMATION MAY BE OBTAINED AT:**  
City of Vancouver Planning Department  
Rezoning Centre - City Hall East Wing (3rd Floor)  
Phone: 604.873.7038 | E-mail: [rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)  
Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)  
Or by contacting the applicant: CitySpaces Consulting, 604.687.2281

**PUBLIC HEARING  
NOT YET SCHEDULED**

This sign has been posted by the applicant in accordance with the advice of the Director of Planning.

Site Surrounding Zoning  
720 E Hastings Street



Example of new signage

## DEVELOPMENT PROPOSAL

720-730 E Hastings Street

**PROPOSAL:** To rezone and develop a 6-storey building with:

- Downtown Eastside/Strathcona Library Branch on the main floor
- YWCA programming space on second floor
- 21 YWCA housing units on levels 3 to 6

**APPLICANT:** CitySpaces Consulting Ltd. on behalf of Vancouver Public Library and YWCA Metro Vancouver



Proposed sketch of building

**For more info visit us at:**  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)  
 or Call 3-1-1

?

City of Vancouver  
 Rezoning Centre  
 City Hall, East Wing (3rd Floor)  
 ph: 604-873-7018



Site location

LEARN MORE

**Open House:**  
 Strathcona Community Centre  
 601 Keefer Street, Activity Room  
 Thursday, June 20  
 4:30pm - 7:30pm

## REZONING APPLICATION

**1837-1857 East 11th Avenue and 2631-2685 Victoria Drive**

**REVISED APPLICATION JUNE 2017**


To rezone this site to permit the development of a 10-storey residential building with a 6-storey residential podium.

The proposal includes:


- 144 units (76 secured market rental residential units and 68 strata units);
- Relocation and designation of a Vancouver Heritage Register category "B" heritage house;
- A proposed floor space ratio (FSR) of 3.59;
- A building height of 31.5 m (103.4 ft.); and
- 117 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan

**APPLICANT:** Perkins+Will Canada  
 1220 Homer St  
 Vancouver, BC



PROPOSED DEVELOPMENT



LOCATION

What's happening:

Revised rezoning application submitted on June 20, 2017

Application review by City staff


**Open House:**  
 Wednesday, July 5, 2017, 5-7:30 pm  
 Croatian Cultural Centre  
 3250 Commercial Dr, Vancouver

Further application review

**Public Hearing:**  
 Information to come

Decision by Council

For more information:  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)  
 or phone 3-1-1

  
 CITY OF VANCOUVER