



Planning Committee

Date: Tuesday, April 19, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Chak Au
Councillor Harold Steves
Absent: Councillor Carol Day
Councillor Bill McNulty
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 April 5, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 3, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

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COMMUNITY SERVICES

1. **KINGSLEY ESTATES CHILD CARE FACILITY DESIGN - 10380 NO. 2 ROAD**

(File Ref. No. 07-3070-01) (REDMS No. 4965591 v. 6)

Coralys Cuthbert, Child Care Coordinator, reviewed the Kingsley Estates Child Care Facility Design, noting that the facility is expected to be completed by June 2017.

Craig Simms, Public: Architecture + Communications, and Jeff Cutler, space2place Landscape Architects, briefed Committee on the project's architectural form and character and landscape and open space design, highlighting that (i) the design will maximize sunlight on the site, (ii) the design will maximize visibility of the play areas, (iii) the frontage along No. 2 Road will include pathways to accommodate pedestrians and cyclists, (iv) the plaza to the south will include a public art piece, (v) there will be play space assigned for toddlers and older children, (vi) outdoor space will include hose bibs, play areas and raised planters, and (vii) the facility will be built to meet LEED Silver equivalent standards.

In reply to queries from Committee, Ms. Cuthbert advised that (i) staff will initiate the process to name and select an operator of the facility and report back to Council, (ii) there will be 37 child care spaces in the facility, and (iii) there will be three parking spaces available for facility staff.

The Chair noted that the applicant's requested modifications are included in the staff recommendation.

It was moved and seconded

- (1) *That the Kingsley Estates child care facility design as outlined in the staff report dated April 4, 2016, from the General Manager of Community Services, be endorsed; and*
- (2) *That the Operating Budget Impact of \$35,000 for maintenance of the Kingsley Estates Child Care Facility be considered in the 5 Year Financial Plan for commencement in 2017.*

CARRIED

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2. **AMENDMENT TO PARK RELATED LAND USE DESIGNATIONS UNDER RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000**

(File Ref. No. 06-2345-01) (REDMS No. 4499282 v. 24)

Terry Crowe, Manager, Policy Planning, and Jamie Esko, Manager, Park Planning and Design reviewed the proposed amendments to the park related land use designations in the Richmond Official Community Plan (OCP), noting that the proposed amendments will update the OCP map to reflect the addition or removal of properties designated for park use.

Mr. Crowe spoke on the property along the corner of No. 5 Road and Cambie Road, noting that (i) the proposed amendment will remove park designation from the site, which would facilitate future Commercial and Townhouse Residential use consistent with the East Cambie Area Plan, (ii) the City is encouraging that the site consolidate into one lot, (iii) should the site develop, access to the arterial roads will be minimized, (iv) 15% built affordable housing will be required, and (v) historical plans to develop the site into a park did not materialize.

Discussion ensued with regard to (i) removing proposed park designations for Railway Avenue corridor and the Woodward's Landing property, (ii) retaining the existing designation for the Railway Avenue corridor for a potential future light rail, (iii) the historical acquisition of the Woodward's Landing property by the City, and (iv) retaining the Woodward's Landing property for industrial use.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the proposed bylaw amendment can be modified to remove the proposed designations for the Railway Avenue corridor and the Woodward's Landing property.

In reply to queries from Committee regarding the consultation process related to privately-owned future park properties to be designated park, Ms. Esko, noted that property owners will be notified via letters and telephone calls from staff.

It was moved and seconded

- (1) *That Schedules "A" to "E" and Schedule "H" be removed from Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489;*
- (2) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, as amended by Committee, be introduced and given first reading;*

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- (3) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, 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 be found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (5) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and*
- (6) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.*

CARRIED

Discussion ensued with regard to the land use designation for the Railway Avenue corridor and the Woodward's Landing property.

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

It was moved and seconded

That staff review the land use designation for the Railway Avenue corridor and 11551 Dyke Road/Woodwards Landing and report back.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY PARGAT S. TATLA FOR REZONING AT 8480/8500 NO. 3 ROAD FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/B)"**

(File Ref. No. 12-8060-20-009542; RZ 15-697843) (REDMS No. 4963560)

Cynthia Lussier, Planner 1, reviewed the application noting that (i) the application is consistent with the lot size policy in the area, (ii) frontage improvements and one secondary suite are proposed, and (iii) all trees on-site will be removed and replacement trees will be planted.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, for the rezoning of 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY AJIT THALIWAL AND RAMAN KOONER FOR REZONING AT 5000 MAPLE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009545; RZ 15-703641) (REDMS No. 4971864)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, for the rezoning of 5000 Maple Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

5. **MANAGER'S REPORT**

Arterial Road Policy Consultation Process

Wayne Craig, Director, Development, updated Committee on the Arterial Road Policy consultation, noting that the City is hosting five open houses scheduled to take place in Thompson Community Centre, Steveston Community Centre, South Arm Community Centre, West Richmond Community Centre, and in City Hall. He added that the open houses will provide display boards and information will be included on the City's website.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 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 19, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator