



Planning Committee

Date: Tuesday, May 2, 2017

Place: Anderson Room
Richmond City Hall

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

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 19, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 16, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1082843 BC LTD. FOR REZONING PORTIONS OF 22720 AND 22740 WESTMINSTER HIGHWAY FROM “SINGLE DETACHED (RS1/F)” TO “HIGH DENSITY TOWNHOUSES (RTH1)”**
(File Ref. No. 12-8060-20-009714; RZ 16-754713) (REDMS No. 5364596 v. 2)

Wayne Craig, Director, Development, and Mark McMullen, Senior Coordinator - Major Projects, reviewed the application, noting that the proposed development will consist of 25 townhouses and two convertible units.

Discussion ensued with regard to (i) incorporating secondary suites in the proposed development, (ii) vehicle parking configurations on-site, (iii) floodplain restrictions in the Hamilton area, and (iv) full conversion of convertible units.

In reply to queries from Committee, Mr. McMullen noted that the two convertible units will be constructed to facilitate the installation of an elevator if needed by future residents. Mr. Craig added that the Official Community Plan (OCP) has accessibility requirements for new townhouse developments and convertible units are provided in most townhouse projects.

In reply to queries from Committee, Karen Smith and Rob Vrooman, representing the applicant, noted that the convertible units will include accessible features such as wider doors, wider corridors, and all units will include lever style door handles and rough-ins for future installation of grab handle bars. Mr. Vrooman added that costs estimates for elevator installation in the convertible units can be provided to potential buyers in the sales process.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 to:

- (1) Include the Hamilton Area Plan density bonus and community amenity provisions within the “High Density Townhouses (RTH1)” zone; and***
- (2) Rezone the western portion of 22720 and 22740 Westminster Highway from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)”;***

be introduced and given first reading.

CARRIED

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2. **PROPOSED ZONING BYLAW HOUSEKEEPING AMENDMENTS**

(File Ref. No. 08-4430-01) (REDMS No. 5278492 v. 8)

Tina Atva, Development Coordinator, briefed Committee on the Proposed Zoning Bylaw Housekeeping Amendments, noting that the proposed amendments will provide updates to (i) Child Care Program regulations, (ii) Agri-Tourism Operations and Farm-Based Winery regulations, (iii) Private Club regulations within Assembly (ASY) zones, and (iv) minor amendments to *Zoning Bylaw 8500*.

In reply to queries from Committee, Mr. Craig advised that the City's policies for the No. 5 Road Backlands allow uses involving religious, cultural and educational purposes.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 to make housekeeping amendments be introduced and given first reading.

CARRIED

3. **SALVAGE OF BUILDING MATERIALS AND STRUCTURAL RELOCATION OF HOUSES**

(File Ref. No. 08-4375-00) (REDMS No. 5164202 v. 12)

Gavin Woo, Senior Manager, Building Approvals, James Cooper, Manager, Plan Review, and Wesley Lim, Code Engineer, spoke on a proposed program that would encourage the relocation of existing houses and the salvage of building materials from demolition sites, noting that a secure online list of potential participating homeowners available for salvage and moving companies will be developed on the City's website. Mr. Cooper added that full-time staff will be added to help implement the proposed program.

In reply to queries from Committee, Mr. Woo and Mr. Cooper noted that (i) the proposed program is voluntary, (ii) information on participating homeowners will only be available to qualified salvage and moving companies, (iii) staff anticipate that the proposed program will have little impact on development timelines, and (iv) asbestos remediation is typically not required when entire homes are relocated.

Discussion ensued with regard to the supply of the salvage materials and the timeline for the programs' implementation.

It was moved and seconded

That Council endorses the following measures to encourage the relocation of existing houses and salvage of building materials from demolition sites:

- (1) *Develop an online list for houses scheduled for demolition to allow house moving companies to contact home owners arranging for potential house moves;*

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- (2) *Promote the options to relocate existing houses and to salvage building materials by informing the public of the benefits;*
- (3) *That the cost of a temporary full time staff to implement the proposed program estimated to be up to \$110,000.00 funded by the 2017 Building Permits Revenue be included as amendment to the 5 Year Financial Plan (2017-2021); and*
- (4) *That staff report back on the above measures in 12 months' time.*

CARRIED

4. **MANAGER'S REPORT**

- (i) *Mylora Non-Farm Use Application to the Agricultural Land Commission*

Mr. Craig briefed Committee on the non-farm use application for the former Mylora Golf Course site, noting that the Agricultural Land Commission has denied the application. He added that site will remain zoned for agriculture.

- (ii) *Market Rental Housing and Affordable Housing Strategy*

Staff advised that a report on market rental housing will be presented to Committee in July 2017 and that a report on Affordable Housing Strategy is being finalized.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:39 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, May 2, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator