



Planning Committee

Date: Tuesday, May 3, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves

Absent: Councillor Greg Halsey-Brandt, Vice-Chair

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 Tuesday, April 19, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 17, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

The Chair advised that "Parcels Less than 2 Acres along the ALR Boundary" as listed on the Agenda under *Manager's Report* would be deferred as no updated information was available.

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1. **APPLICATION BY AJIT THALI WAL AND GURMEET MALHI FOR REZONING AT 8211/8231 LUNDY ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**
(File Ref. No.: 12-8060-20-8740, RZ 10-555818) (REDMS No. 3194801)

It was moved and seconded

That Bylaw No. 8740, for the rezoning of 8211/8231 Lundy Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

2. **F ADAB ARCHITECTS INC. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO AMEND THE RICHMOND OFFICIAL COMMUNITY PLAN – WEST CAMBIE AREA PLAN, ALEXANDRA NEIGHBOURHOOD LAND USE MAP AND TO REZONE 9251 AND 9291 ALEXANDRA RD FROM "RESIDENTIAL SINGLE DETACHED (RS1/F)" TO "RESIDENTIAL/LIMITED COMMERCIAL (ZMU20) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)" IN ORDER TO PERMIT A MEDIUM-DENSITY, FOUR (4) STOREY RESIDENTIAL OVER SMALL PLATE COMMERCIAL DEVELOPMENT**
(File Ref. No.: 12-8060-20-8757/8748, RZ 10-534751) (REDMS No. 3181559)

In reply to queries from Committee, Brian Jackson, Director, Development, provided the following information:

- a density bonus of 0.25 FAR is allowed to the applicant in exchange for a minimum of 1/3 of the density bonus to be designated for affordable housing units;
- eight affordable housing units are proposed to be secured through a housing agreement;
- the proposed parkade falls short of meeting the parking requirements of the Zoning Bylaw No. 8500, however, the City's Transportation Division has reviewed the Transportation Demand Management plan and has accepted the parking reduction based upon several conditions;
- the proposed location of the Alexandra Way walkway in the West Cambie Plan is conceptual, and the actual location of the walkway can be adjusted based on the amount and arrangement of land assembled for each project;
- it is anticipated that 20 out of the 132 residential units be universally accessible, therefore as per the Zoning Bylaw No. 8500, an additional 20 ft² per unit would be excluded from the FAR calculations; and
- the roof treatment has not yet been determined, but it would be discussed at the Development Permit stage.

It was noted that the Richmond Centre for Disability be advised of Richmond's actions in relation to basic universal housing features.

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8757 proposing to repeal the existing Alexandra Neighbourhood Land Use Map of Schedule 2.11A (West Cambie Area Plan) and replacing it with "Schedule A attached to and forming part of Bylaw 8757" and amending the relevant maps within the Area Plan; to modify the proposed Area Plan road alignment, be introduced and given first reading;*
- (2) *That Bylaw No. 8757, having been considered in conjunction with:*
 - (a) *the City's Financial and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- (3) *That Bylaw No. 8757 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8748, to create "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)", and the rezoning of 9251/9291 Alexandra Road from "Single Detached, (RS1/F)" to "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.*

CARRIED

3. **APPLICATION BY KULWINDER S. KANDOLA AND KULVIR S. UPPAL FOR REZONING AT 11951/11971 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8756, RZ 10-549144) (REDMS No. 3194872)

In reply to a query from Committee, Mr. Jackson advised that an existing driveway crossing is currently located along the west property line of the subject site, which is shared with the adjacent property to the west. Also, he noted that the final design of the driveway crossings would be determined at the subdivision stage.

It was moved and seconded

That Bylaw No. 8756, for the rezoning of 11951/11971 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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4. **HOUSEKEEPING AMENDMENTS TO RICHMOND ZONING BYLAW 8500**

(File Ref. No.: 12-8060-20-8743) (REDMS No. 3182376)

Holger Burke, Development Coordinator, provided background information and spoke of the five proposed housekeeping amendments to the Richmond Zoning Bylaw No. 8500.

Mr. Burke advised that staff had consulted with Richmond's small builders and the proposed amendments were well received. Also, he noted that the proposed amendments do not affect any permitted uses or agricultural zones.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8743 be introduced and given first reading.

CARRIED

5. **AGRICULTURAL ADVISORY COMMITTEE 2010 ANNUAL REPORT, 2011 WORK PROGRAM AND REVISED TERMS OF REFERENCE**

(File Ref. No.: 01-0100-20-AADV1-01) (REDMS No. 3196276)

Bill Zylmans, member of the Richmond Agricultural Advisory Committee (AAC), and local farmer, commented on the numerous obstacles the farming community has encountered in relation to Agriculture Recovery Program, funded by the Provincial and Federal Governments.

Discussion ensued regarding the AAC achieving quorum and Committee questioned whether a representative from the Advisory Committee on the Environment (ACE) was needed.

For quorum purposes, it was noted that it may be advantageous to amend the AAC's membership to eliminate the criteria for a representative from ACE.

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

It was moved and seconded

That the revised Terms of Reference for the Agricultural Advisory Committee (as shown in Attachment 4 to the staff report dated April 19, 2011 from the General Manager, Planning and Development) be referred back to staff to remove the need for a representative from the Advisory Committee on the Environment.

CARRIED

In reply to queries from Committee, Mr. Zylmans advised that (i) drainage and irrigation concerns continue to exist for farmers in Richmond; and (ii) snow geese and widgeon management projects have been successful in relocating the birds.

It was moved and seconded

That the 2011 Agricultural Advisory Committee work program be approved.

CARRIED

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6. **BASIC UNIVERSAL HOUSING FEATURES – ZONING BYLAW AMENDMENT**

(File Ref. No.: 12-8060-20-8736) (REDMS No. 3179190)

Gavin Woo, Acting Director, Building Approvals, noted that the proposed amendments aim to harmonize the Richmond Zoning Bylaw No. 8500 with the new Provincial Adaptable Housing Standards in the BC Building Code. He advised that staff have consulted with representatives of the Urban Development Institute Group and the Richmond Centre for Disability, and both groups support the proposed changes.

Discussion ensued and Committee commented that some the proposed amendments appear to diminish current requirements as opposed to improve them. In particular, it was noted that task lighting at a sink, stove, and other key working areas should not be eliminated from the current zoning bylaw.

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

It was moved and seconded

That the staff report entitled “Basic Universal Housing Features – Zoning Bylaw Amendment” dated April 19, 2011, from the Acting Director, Building Approvals, be referred back to staff to ensure that the standards embodied in the current requirements are not unnecessarily diminished as part of the harmonization of the Richmond Zoning Bylaw No. 8500 with the new Provincial Adaptable Housing Standards in the BC Building Code.

CARRIED

COMMUNITY SERVICES DEPARTMENT

7. **HOUSING AGREEMENT (8600 PARK ROAD) BYLAW NO. 8692 – TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 8600 PARK ROAD**

(File Ref. No.: 12-8060-20-8692) (REDMS No. 3197243)

It was moved and seconded

(1) *That Housing Agreement (8600 Park Road) Bylaw No. 8692 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with Saffron Homes Ltd., in connection with the property identified in Housing Agreement (8600 Park Road) Bylaw No. 8692, all in accordance with section 905 of the Local Government Act; and*

(2) *That after adoption of Housing Agreement (8600 Park Road) Bylaw No. 8692, the Chief Administrative Officer and the Deputy Chief Administrative Officer be authorized to execute the amended Housing Agreement on behalf of the City and to take all required steps to file a notice of the Housing Agreement in the Land Title Office.*

CARRIED

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8. **MANAGER'S REPORT**

(a) *Parcels Less than 2 Acres Along ALR Boundary*

Please see Page 1 for this matter.

(b) *Walmart*

Joe Erceg, General Manager, Planning and Development, provided background information and updated Committee on the status of the application.

(c) *Religious Assembly Uses*

Mr. Erceg provided Committee an update on religious assembly uses.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:16 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 3, 2011.

Councillor Bill McNulty
Chair

Hanieh Floujeh
Committee Clerk