



Planning Committee

Date: Tuesday, May 7, 2019

Place: Anderson Room
Richmond City Hall

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

Absent: 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 16, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAUL DOROSHENKO FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO PERMIT A DISTILLERY AT 5800 CEDARBRIDGE WAY**

(File Ref. No. 12-8060-20-010022; ZT 18-815709) (REDMS No. 5981442; 6157113)

Staff reviewed the application, noting that (i) the proposed zoning text amendment will allow for the addition of distillery as a site specific use including the retail lounge component, (ii) staff are working with the applicant to reduce the potential parking impact to the existing tenants in the building, and (iii) any odour issues would be dealt with through Metro Vancouver air quality permits and the lounge component will go through the Liquor Control and Licensing Branch’s Liquor Licensing process prior to occupation.

Paul Doroshenko, applicant, expressed that the distillery will be processing spirits which generally have minimal odour and that the applicant will be working with existing tenants, such as the Richmond Food Bank, to minimize impact to parking.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit “microbrewery, winery and distillery”, as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.

CARRIED

2. **AMENDMENT TO HERITAGE ALTERATION PERMIT (HA 18-818536) FOR 3711 AND 3731 CHATHAM STREET AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY**

(File Ref. No. HA 18-818536) (REDMS No. 6162947 v. 2)

Discussion ensued with proposed foundation repairs on-site and James Burton, project architect, noted that the proposed foundation works will utilize a screw pile system that will stabilize the foundation without the need to perform significant lifting of the existing building.

It was moved and seconded

(1) That an amendment to the Heritage Alteration Permit (HA 18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and

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- (2) *That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.*

The question on the motion was not called as discussion ensued with regard to the Steveston Village Heritage Conservation Grant Program (SVHCG) and Barry Konkin, Manager, Policy Planning, noted that staff will continue to promote the SVHCG for potential future conservation projects in the Steveston Village.

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

3. **APPLICATION BY IBI GROUP ARCHITECTS (CANADA) INC. TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY BYLAW 7100 (CITY CENTRE AREA PLAN), CREATE THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 9520 BECKWITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009931/010019/010034; RZ 18-821103) (REDMS No. 6156129 v. 6; 6166391; 6157112; 6157109; 6157114; 6157177; 5870814)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application, and briefed Committee on the proposed amendments to the City Centre Area Plan (CCAP) to limit stratification or airspace subdivision of office space in situations where additional density for office use is being considered. Also, he noted that proposed development will retain 10 trees on-site. He added that the proposed development will include 72 parking spaces and is in compliance with the City’s parking regulations.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading;*

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- (2) *That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term "Industrial Reserve" in Appendix 1 – Definitions to require that all office use within the "Industrial Reserve: Limited Commercial" area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the total development density exceeds that in the underlying Transect; and amend the term "Village Centre Bonus" in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the VCB exceeds 1.0 FAR, be introduced and given First Reading;*
- (3) *That Bylaw 10019 and Bylaw 1034, 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;*
- are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading.*

CARRIED

Discussion ensued with regard to proposed regulations to limit stratification and airspace subdivision of office space, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff be directed to conduct public consultation with property owners, the development community and general public regarding whether potential restrictions on stratification and airspace subdivision of office space should be considered, and report back.

CARRIED

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4. **APPLICATION BY EVERNU DEVELOPMENTS FOR REZONING AT 11540 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THE TWO-UNIT DWELLINGS (RDA)” ZONE**

(File Ref. No. 12-8060-010030; RZ 18-819258) (REDMS No. 6162976; 6163247)

Edwin Lee, Planner 1, reviewed the application noting that the proposed duplex will be in a front-to-back configuration and one unit will be convertible.

Discussion ensued with regard to the proposed special lane marking and driveway paving for the site’s cycling lane crossing along Railway Avenue. It was suggested that staff provide a memorandum to Council on the efficacy of special pavement and markings for cycling lanes.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given First Reading.

CARRIED

5. **SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS**

(File Ref. No. 08-4100-01; 12-8060-20-010004/010005) (REDMS No. 6118110 v. 2; 6165828; 6122871; 6137680; 6137679)

Staff noted that the proposed signage improvements will include (i) more information on project milestones and public input opportunities, (ii) project renderings on Development Permit signs, and (iii) simplified language. Staff added that the installation and maintenance of the signs will be at the developer’s cost and the signs will be updateable by using stickers.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given First Reading; and*

(2) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be in introduced and given First Reading.*

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

6. DEVELOPMENT NOTIFICATION REQUIREMENTS AND SERVICE LEVELS

(File Ref. No. 01-0105-06-01; 12-8060-20-010031) (REDMS No. 6088524; 6164384)

David Weber, Director, City Clerk's Office, spoke on the proposed development notification requirements, noting that staff reviewed best practices from other municipalities and are recommending (i) updating the format of the newspaper and mailed meeting notices, (ii) expanding the notification radius to 100 metres, (iii) implementing early notices for development applications, and (iv) providing members of the public the opportunity to subscribe to email notification for development notices. Also, Mr. Weber noted that staff can explore options to provide development notifications through the City's mobile app.

It was moved and seconded

- (1) *That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;*
- (2) *That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;*
- (3) *That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and*
- (4) *That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third reading.*

CARRIED

7. MANAGER'S REPORT

Community Information Session on Development, Affordable Housing, Transportation and Sustainability in the City

Wayne Craig, Director, Development noted that a Community Information Session took place on May 2, 2019 and was well attended. He added that the next session will take place on May 16, 2019 at the East Cambie Community Centre.

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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, May 7, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator