



Special Planning Committee

Date: Wednesday, May 19, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Michael Wolfe (by teleconference)

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 May 4, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 8, 2021, (tentative date) at 4:00 p.m. in Council Chambers

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY KADIUM NO. 4 DEVELOPMENT LTD. FOR REZONING AT 10340, 10360, 10380, 10400 AND 10420 NO. 4 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**
(File Ref. No. RZ 18-831725) (REDMS No. 6629251)

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Staff reviewed the application, highlighting that the proposed development includes four units with secondary suites and two convertible units with accessible parking.

Discussion ensued with regard to (i) the location of the Statutory Right-of-Way to accommodate the sewer line on-site, (ii) the allowance required for the bike path and sidewalk, and (iii) options for rooftop green space or installation of solar panels.

In reply to queries from Committee, Matthew Cheng, representing the applicant, noted that there are rough-in provisions for rooftop solar heating and the applicant can review the feasibility of including options for installing rooftop photovoltaic solar panels. It was further noted that Sustainability staff can update Council on a referral on rooftop solar panels on new developments.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10261, for the rezoning of the site at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the "Single Detached (RSI/E)" Zone to the "Medium Density Townhouses (RTM2)" Zone, be introduced and given first reading.

CARRIED

2. **HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 6667666)

It was moved and seconded

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws" dated April 19, 2021 from the Director, City Clerk's Office, be abandoned.

The question on the motion was not called as discussion ensued with regard to the timeline to abandon unadopted bylaws and close inactive development applications. Staff noted that after an extended period of inactivity (typically following one year), staff initiate the process to close the file and the applicants are notified.

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

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3. **UBCM GRANT APPLICATION - LOCAL GOVERNMENT DEVELOPMENT APPROVALS PROGRAM**
(File Ref. No. 08-4105-01) (REDMS No. 6664560)

It was moved and seconded

- (1) *That the application to the Union of British Columbia Municipalities (UBCM) Local Government Development Approvals Program for \$500,000 be endorsed;*
- (2) *Should the application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project; and,*
- (3) *That a capital submission of \$740,000 for the Digitization of Development Approvals system (AMANDA) be approved with \$740,000 funded from Rate Stabilization Account, and that the Consolidated 5-Year Financial Plan (2021-2025) be amended accordingly.*

CARRIED

4. **SUITABLE TREES FOR REPLANTING LIST, TREE PLANTING INFORMATION ON THE CITY'S WEBSITE, AND THE REVIEW OF PROCEDURES TO DETERMINE THE MAXIMUM NUMBER OF TREES IN A RESIDENTIAL LOT**
(File Ref. No. 12-8060-20-010246) (REDMS No. 6668594)

Discussion ensued with regard to (i) options for the City to host annual tree sales, (ii) removal of certain species from the tree list, (iii) limiting the required number of trees from being planted on the farming portion of agricultural land, and (iv) maintaining the hedges on private property adjacent to City boulevards.

In reply to queries from Committee, staff noted that (i) the number of trees for replacement on a single family site is dependent on the required ration and species chosen. (ii) staff can work with applicants on the species, and placement of the trees on-site, (iii) there are bylaws in place that require property owners to trim hedges and other plants that pose safety issues or obstruct City boulevards, and (iv) line of sight safety requirements to prevent planting from obscuring vehicles at corner lots are imposed at time of building construction.

As a result of the discussion, it was suggested that options for annual tree sales and hedge trimming and maintenance can be discussed at an upcoming Parks, Recreation and Cultural Services Committee meeting.

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It was moved and seconded

That the report, "Suitable Trees for Replanting List, Tree Planting Information on the City's website, and the Review of Procedures to Determine the Maximum Number of Trees in a Residential Lot," dated April 29, 2021 from the Director, Building Approvals, be received for information.

CARRIED

5. **MANAGER'S REPORT**

Special Planning Committee in July 2021

As a result of upcoming agenda items, staff is recommending a special Planning Committee meeting to be tentatively scheduled for July 21, 2021.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Special Planning Committee of the Council of the City of Richmond held on Wednesday, May 19, 2021.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Associate