



## Planning Committee

Date: Wednesday, May 21, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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, May 6, 2014, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, June 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

### COUNCILLOR LINDA MCPHAIL

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE COMMUNICATION TOOL FROM RICHMOND ADDICTION SERVICES & RICHMOND YOUTH MEDIA PROGRAM**  
(File Ref. No.)

Discussion ensued with regard to funding the Richmond Addiction Services Society and Richmond Youth Media Program.

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Discussion then ensued regarding potential sponsorship opportunities and long-term staffing strategies for the Richmond Addiction Services Society and Richmond Youth Media Program.

In reply to queries from Committee, Kim Somerville, Manager, Arts Services, advised that funding received from the Vancouver Coastal Health SMART Fund as well as funding received from sponsorships is anticipated to end in early 2015.

Discussion ensued regarding the timing of the report from staff regarding funding for the Richmond Addiction Services Society and Richmond Youth Media Program.

In reply to queries from Committee, Rick Dubras, Executive Director, Richmond Addiction Services Society, advised that funding from the Vancouver Coastal Health SMART fund will end in March 2015.

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

It was moved and seconded

*That the Richmond Community Services Advisory Committee Communication Tool From Richmond Addiction Services Society and Richmond Youth Media Program, dated April 7, 2014, be referred to staff to examine:*

- (1) future funding and partnership opportunities for the Richmond Addiction Services Society and Richmond Youth Media Program;*
  - (2) other programs that are operating out of the Richmond Media Lab;*
  - (3) how these programs support the City's strategies; and*
  - (4) the long-term strategy to staff these programs.*
- and report back.*

**CARRIED**

**RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE  
COMMUNICATION TOOL – SOCIAL POLICY FRAMEWORK**

(File Ref. No.)

Discussion ensued with regard to the public consultation on the Social Policy Framework, from the City of Duncan, which is anticipated to be introduced to the Union of BC Municipalities later this year.

Discussion then ensued with regard to timing the submission of future reports so that it can be received at the Lower Mainland Local Government Association.

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

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It was moved and seconded

*That Council support the resolution going forward to the Union of BC Municipalities, which has been created by City of Duncan and supported by City of Nelson.*

**CARRIED**

**COMMUNITY SERVICES DEPARTMENT**

2. **HOUSING AGREEMENT BYLAW NO. 9051 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8380 LANSDOWNE ROAD (CCM INVESTMENT GROUP LTD.)**

(File Ref. No.) (REDMS No. 3939414)

It was moved and seconded

*That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.*

**CARRIED**

**PLANNING & DEVELOPMENT DEPARTMENT**

3. **APPLICATION BY KUTNY'S LANDSCAPING LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 9811 AND 9771 NO. 6 ROAD**

(File Ref. No. AG 12-613731) (REDMS No. 4223361)

Wayne Craig, Director, Development, spoke of the proposed application noting that the adjustment in lot lines will not create any new parcels and will allow the business operations to be located on the same property as the primary business operator.

It was moved and seconded

*That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.*

**CARRIED**

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4. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD**

(File Ref. No. TU 14-653009) (REDMS No. 4210925)

Mr. Craig briefed Committee on the proposed application, noting that the temporary use permit would allow for overflow parking on the site for a period of three years. He added that perimeter landscaping will be installed to provide screening to the site.

In reply to queries from Committee, Mr. Craig advised that the parking lot would function as overflow parking for trades workers from the adjacent shopping mall. Mr. Craig noted that the applicant anticipates the parking spaces will no longer be required after three years when improvement projects in the mall are completed.

It was moved and seconded

- (1) *That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and*
- (2) *That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

**CARRIED**

5. **APPLICATION BY TRASCHEH HOLDINGS LTD. FOR A TEXT AMENDMENT TO THE "INDUSTRIAL BUSINESS PARK (IB2)" ZONE**

(File Ref. No. 12-8060-20-009145, ZT 14-660990) (REDMS No. 4222637 v. 5)

Mr. Craig briefed Committee on the proposed application that would remove the current zoning restrictions and allow for animal grooming and indoor recreation tenants on the first floor of the building.

In reply to queries from Committee, Mr. Craig noted that the applicant was unaware of the restrictions until the units were set to be leased.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the "Industrial Business Park (IB2)" zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.*

**CARRIED**

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6. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)”**

(File Ref. No. 12-8060-20-009108, RZ 13-641596) (REDMS No. 4227336)

Mr. Craig spoke of the proposed application, noting that changes to design and vehicle access were incorporated into the proposed application following additional public consultation.

In reply to queries from Committee, Mr. Craig noted that the currently proposed tree retention plan is the same plan included in the original application.

Discussion ensued with regard to the sustainability features of the proposed application and Mr. Craig advised that the proposed application’s EnerGuide rating of 82 is anticipated to reduce energy consumption by 15%. Also, Mr. Craig noted that staff are working with developers to raise sustainability standards in new developments.

In reply to queries, Mr. Craig advised that incremental cost increases as a result of adding sustainability features is anticipated to be approximately \$1000 per unit. Mr. Craig noted however that costs can be offset by energy rebates for the developer and a reduction in Canada Mortgage Housing Corporation costs for the end purchaser.

In reply to queries, Cynthia Lussier, Planning Technician, advised that there are not changes to the original traffic calming proposal.

It was moved and seconded

**(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section 1 (i) with the following:**

**“1. Richmond Zoning Bylaw 8500 is amended by:**

**i. Inserting the following new subsection directly after Section 17.35.6.3:**

**4. The minimum setback to Yoshida Court is 2.0 m.”**

**(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday, June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.**

**CARRIED**

**7. MANAGER'S REPORT**

**(i) *Trites Road***

Terry Crowe, Manager, Policy Planning, referred to an area map of Trites Road and noted that developers were proposing expanding townhome development in the existing single-family designated area. Also, he added that community residents have expressed their preference that the area remain designated for single-family homes.

In reply to queries from Committee, Mr. Crowe advised that it is premature to amend the Area Plan to allow multi-family uses in the single-family area. Also, he noted that developers have not acquired a sufficiently large enough area to effectively service and develop a suitable range of uses.

**(ii) *City of New Westminster Official Community Plan Amendments***

Mr. Crowe advised that the City of New Westminster is amending their Official Community Plan to add a Regional Context Statement. Also, he added that since the amendments do not affect the City, a response from the City is not required.

**(iii) *West Cambie Area Plan***

Mr. Craig spoke of the southeast portion of the West Cambie area and commented on the area's re-designation for townhouse development and the area's environmentally sensitive designation. Mr. Craig noted that staff requested applicants undertake an environmental assessment. As a result of these assessments, staff are recommending that existing landscaping be replaced with new environmental assets that can support new wildlife corridors.

In reply to queries from Committee, Mr. Craig advised that proposed environmental assets will include a wildlife corridor approximately four to six metres wide and a landscape buffer along Alderbridge Way.

Discussion then ensued with regard to a proposal by Richmond Holdings Ltd. for seniors residences in the city centre area.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development commented on the proposal to rezone sites in the city centre area for seniors residences and indicated that portions of the development will be allocated for affordable housing.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:36 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 Wednesday, May 21, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk