



Planning Committee

Date: Wednesday, May 23, 2018

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 1:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 8, 2018, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY 1076694 B.C. LTD. FOR REZONING AT 10451, 10471 & 10491 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. RZ 17-778834) (REDMS No. 5775047)

Steven De Sousa, Planner 1, reviewed the application, noting that (i) the purpose of the application is to develop 12 two and three storey townhouse units with vehicle access from No. 2 Road, (ii) the proposal is consistent with the Official Community Plan (OCP) and the arterial land use policy, and (iii) the proposal would provide a cash-in-lieu contribution towards the City's affordable housing reserve fund and frontage improvements along No. 2 Road.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

2. APPLICATION BY BRIAN ROSS MOTORSPORTS CORP. (DBA ALFA MASERATI OF RICHMOND) FOR REZONING AT 5480 PARKWOOD WAY FROM "INDUSTRIAL BUSINESS PARK (IB1)" TO "VEHICLE SALES (CV)"

(File Ref. No. RZ 16-754625) (REDMS No. 5835840 v. 3)

Mark McMullen, Senior Coordinator, Major Projects, reviewed the application and highlighted that the property encompasses a one acre lot and existing 20,000 square foot building located on the edge of the Richmond Auto Mall. He further noted that the proposed rezoning would involve an amendment to the OCP and area plan to designate the property as commercial. Mr. McMullen also noted that similar rezoning applications had recently been approved by Council.

In response to a question from Committee, Wayne Craig, Director, Development advised that similar OCP amendments have previously been made to incorporate properties within the Richmond Auto Mall.

The applicant was available for questions from Committee.

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:*

(a) *from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and*

(b) *from "Industrial" to "Commercial" in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;*

be introduced and given first reading;

(2) *That Bylaw 9874, 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;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

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- (3) *That Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

CARRIED

3. MANAGER'S REPORT

(i) Richmond Centre South Development Plan Public Consultation

Mr. Craig noted that public consultation for the ongoing redevelopment of the Richmond Centre Mall commenced this week, with information board displayed in the galleria in the mall over the next two weeks. He further commented that there are two open houses scheduled, the first on Sunday May 27 from 1 p.m. to 4 p.m. and the second on Thursday, May 31 from 5 p.m. to 8 p.m.

In response to questions from Committee, Mr. Craig commented that while there is no specific information board that highlights community amenities, there are a number of different information boards that outline various amenities that would be incorporated into the project.

(ii) Introduction of New Staff

Mr. Craig introduced new staff member Suzanne Smith, Program Coordinator, Development, to Committee.

(iii) National Youth Strategy

Kim Somerville, Manager, Community Social Development, advised that a youth forum would be held this afternoon from 4 p.m. to 6 p.m. at the Community Centre City Centre to collect input and contributions from youth ages 13-24 on how to shape the National Youth Strategy.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (1:07 p.m.).

CARRIED

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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 23, 2018.

Councillor Linda McPhail
Chair

Amanda Welby
Legislative Services Coordinator