



Planning Committee

Date: Tuesday, June 7, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves
Also Present: Councillor Alexa Loo
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 17, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 21, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

AGENDA ADDITION

It was moved and seconded
That Williams Road and Shell Road Traffic Light be added to the agenda as Item No. 6A.

CARRIED

Planning Committee
Tuesday, June 7, 2016

COUNCILLOR LINDA McPHAIL

1. REZONING IN THE STEVESTON AREA

(File Ref. No.)

The Chair advised that a rezoning application and a business license application in the Steveston area are in process and that there would be opportunities for public consultation during the rezoning process.

Shyrose Nurmohamed, representing the Richmond Child Care Development Advisory Committee, spoke on (i) potential areas to locate childcare spaces in the city, (ii) the regulations related to opening and operating a child care facility, (iii) the increasing demand for child care spaces in proximity to work, (iv) the potential to operate a child care facility in non-traditional spaces such as the second floor of a building, and (v) licensing requirements for after school care.

In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, noted that the Child Care Needs Assessment is underway and staff can review child care sites that could potentially be affected by development. She added that the Assessment will include community and stakeholder consultation.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that child care is permitted in most zones in the city.

It was moved and seconded

That the letter from the Richmond Child Care Development Advisory Committee, dated May 12, 2016, be referred to Planning staff and the Child Care Needs Assessment process for review.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. ENERGY POLICIES FOR NEW PRIVATE BUILDINGS UPDATE

(File Ref. No. 10-6125-07-02) (REDMS No. 4995257 v. 12)

Discussion ensued with regard to (i) reducing use of non-renewable energy sources, (ii) installing solar units in developments, (iii) provisions for solar installations in the building code, (iv) solar energy use in other countries, (v) Provincial incentives for solar energy use, (vi) the carbon footprint of energy sources in the province, and (vii) community and stakeholder consultation on the City's proposed solar energy policies.

It was moved and seconded

That the report "Energy Policies for New Private Buildings Update" dated May 12, 2016, from the Director, Engineering, be received for information.

CARRIED

Planning Committee
Tuesday, June 7, 2016

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11680 SEALORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. RZ 15-701821) (REDMS No. 4994767)

Mr. Craig reviewed the proposed application, advising that (i) the application does not comply with the lot size policy in the area and staff are recommending that the application be denied, (ii) the application may be referred back to staff should Committee prefer the application proceed and the area's lot size policy reviewed, (iii) amending the area's lot size policy will require public consultation and would take approximately six to eight months, and (iv) staff have a referral to review lot subdivision and will provide a report to Committee on the matter.

Discussion ensued with respect to (i) reviewing the City's 702 Single Family Lot Size Policy, (ii) consolidation of lots for subdivision and reducing allowable lot coverage in developments, and (iii) the large size of new homes in the city.

In reply to queries from Committee, Mr. Craig noted that the application currently cannot proceed to a Public Hearing as there is no rezoning bylaw accompanying the staff report and that there has not been a full assessment to review the implications of adjusting the lot size policy. Mr. Craig added that should the application be denied, the same application may only be submitted after a period of one year.

Joe Erceg, General Manager, Planning and Development, spoke on options, advising that Committee may (i) deny the application, (ii) refer the application back to staff to review the area's lot size policy, or (iii) table the application pending a staff review of the 702 Single Family Lot Size Policy.

Rajwant Khaira, representing Sansaar Investments Ltd., suggested that the subject site be considered as an orphaned lot. Also, she was of the opinion that subdividing the lot would allow for a more affordable housing development, and that given the lot's dimensions, would not set a precedent for surrounding lots to subdivide.

Planning Committee
Tuesday, June 7, 2016

In reply to queries from Committee, Cynthia Lussier, Planner 1, noted that the subject site would not meet the characteristics of an orphaned lot and that staff can examine the consolidation and subdivision of lots in the area. She added that based on the lot's current dimensions, the maximum floor area that could be constructed would be approximately 4,130 square feet and 538 square feet allocated for garage space. She further noted that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 2,640 square feet and 538 square feet allocated for garage space.

Harjit Sandhu, 10691 Dennis Crescent, spoke on the need for affordable housing in the city and suggested that the City examine options for a site-specific lot size amendment.

In reply to queries from Committee, Mr. Craig noted that a site-specific lot size amendment is possible for the subject site, however would still require public consultation. He added that it is possible for the site to accommodate a duplex, however the site would need to be rezoned.

Cllr. Loo left the meeting (5:05 p.m.) and did not return.

Calvin Leung, 6099 Alder Street, spoke on the need for more affordable housing in the city.

It was moved and seconded

That the application for the rezoning of 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone be tabled, pending staff review of the 702 Single Family Lot Size Policy.

The question on the motion was not called as discussion ensued with respect to (i) zoning the subject site to accommodate a duplex, (ii) the construction of large homes in the city, (iii) vacated homes in the city, (iv) construction of smaller homes on smaller lots, and (v) the different methods that could be used to increase affordable housing in the city.

In reply to queries from Committee, Mr. Erceg noted that staff will report back on options to review the 702 Single Family Lot Size Policy in the third quarter and more information related to affordable housing will be made available in the Affordable Housing Strategy update.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

Planning Committee
Tuesday, June 7, 2016

4. **APPLICATION BY TRENDSETTER HOMES LTD. FOR REZONING AT 4800 DUNCLIFFE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009559; RZ 15-711639) (REDMS No. 4982970)

Mr. Craig reviewed the proposed application, noting that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 2,200 square feet and 538 square feet allocated for garage space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY NEW HORIZON DEVELOPMENT LTD. FOR REZONING AT 5411/5431 CLEARWATER DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009560; RZ 15-700420) (REDMS No. 4992243)

Mr. Craig reviewed the proposed application, noting that each of the proposed subdivided lots will have different dimensions, and based on the proposed dimensions, the maximum floor area that could be constructed on the larger parcel would be approximately 3,300 square feet.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, for the rezoning of 5411/5431 Clearwater Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY GURSHER RANDHAWA FOR REZONING AT 3611/3631 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009565; RZ 16-723604) (REDMS No. 4977805 v. 2)

Mr. Craig reviewed the proposed application, noting that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 3,100 square feet. Mr. Craig added that the applicant has proposed to plant a total of eight trees on the proposed lots and provide a cash contribution to the City's Tree Compensation Fund in lieu of the four additional required trees.

Planning Committee
Tuesday, June 7, 2016

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

6A. **WILLIAMS ROAD AND SHELL ROAD TRAFFIC LIGHT**
(File Ref. No.)

Discussion ensued with regard to the timeline to fully signalize the intersection at Williams Road and Shell Road and options to fast track the process.

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that (i) assessment of the intersection is underway and Committee will be updated on the matter, (ii) staff are examining cost-effective options to signalize the intersection, (iii) the intersection includes a railway crossing, (iv) staff are examining new technologies that can improve the intersection, and (v) the proposed project can be included in the 2017 Capital Program, and once approved by Council, may proceed in 2017.

7. **MANAGER'S REPORT**

Steveston Village Heritage Improvements

Terry Crowe, Manager, Policy Planning, advised that staff are anticipating to report on the Steveston Village Heritage improvements and the Chatham Street and Bayview Street Streetscape improvements in July 2016.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:34 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, June 7, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator