



Planning Committee

Date: Tuesday, June 20, 2017
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Alexa Loo
Councillor Harold Steves
Call to Order: The Chair called the meeting to order at 4:00 p.m.

Cllr. Au entered the meeting (4:01 p.m.).

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on June 6, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 5, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA McPHAIL

- 1. RICHMOND AGRICULTURAL VIABILITY STRATEGY (RAVS)
UPDATE REFERRAL**
(File Ref. No.)

Discussion ensued with regard to the review process and timeline for updating the Richmond Agricultural Viability Strategy.

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It was moved and seconded

That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the existing Agricultural Viability Strategy and Profile, for Council's approval by December 2017, which is to include:

- (1) Terms of Reference, to complete the Strategy and Profile;*
- (2) the 2016 Census statistics and related information;*
- (3) policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage);*
- (4) any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill);*
- (5) a stakeholder and public consultation process; and*
- (6) a budget which may include consultants.*

CARRIED

COMMUNITY SERVICES DIVISION

2. **MODIFICATIONS TO THE CHILD CARE AGREEMENT WITH POLYGON KINGSLEY ESTATES LTD. – 10380 NO. 2 ROAD - REGISTERED UNDER NUMBERS CA4468793-CA4468794 AS MODIFIED BY CA5496252-CA5496253**

(File Ref. No. 07-3070-01) (REDMS No. 5397328 v. 7)

Coralys Cuthbert, Child Care Coordinator, reviewed the proposed modifications, noting that completion of the facility was delayed by last year's winter conditions and that it is anticipated that programming will commence in September 2018.

It was moved and seconded

That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8091 CAPSTAN WAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL5)**

(File Ref. No. 12-8060-20-009676/9677; RZ 15-699647) (REDMS No. 5280912 v. 2)

Wayne Craig, Director, Development, and Suzanne Carter-Huffman, Planner 3, reviewed the application highlighting that (i) eight residential units will be allocated towards affordable housing, (ii) the proposed development will include a hotel as well as commercial units at the ground level, (iii) the proposed development will provide community amenity contributions such as a contribution towards the future construction of the Capstan Canada Line Station, contributions towards the City's Leisure Facilities Reserve Fund, and contributions toward public art, (iv) the proposed development will provide sustainability features such as electric vehicle charging stations (v) the development will provide road and engineering frontage improvements, (vi) the development will provide universal housing standards for 20% of the market units and for all of the affordable housing units, except for the proposed townhouse unit, and (vii) the proposed development will provide contributions towards cycling facilities and a bus shelter.

Discussion ensued with regard to the potential loss of light industrial shops in the area.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 9676, to amend the definition of "Village Centre Bonus", Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading;*
- (2) *That Bylaw 9676, 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;*
- (3) *That Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.*

CARRIED

4. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM "SINGLE DETACHED (RS1/F)" TO "TOWN HOUSING (ZT49) – MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)"**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5378058)

Edwin Lee, Planner 1, reviewed the application, noting that staff are recommending that vehicle access to the site be located at the access easement over the internal drive-aisle at 7733 Turnhill Street.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

CARRIED

5. **APPLICATION BY ERIC LAW ARCHITECT INC. FOR REZONING AT 9620, 9640, 9660 AND 9680 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009731; RZ 15-715406) (REDMS No. 5415556)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the "Medium Density Town Housing (ZT82) – Williams Road" zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from "Single Detached (RS1/E)" to "Medium Density Town Housing (ZT82) – Williams Road", be introduced and given first reading.

CARRIED

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**6. SINGLE FAMILY DWELLING BUILDING MASSING REGULATION
– SECOND PHASE**

(File Ref. No. 08-4430-01) (REDMS No. 5343082 v. 12)

Mr. Craig, Barry Konkin, Program Coordinator, Development, and James Cooper, Manager, Plan Review, briefed Committee on the proposed Single Family Dwelling Building Massing Regulations and public consultation process, noting that the City engaged in public consultation meetings, received 796 comment forms from the public and held a meeting with the Small Builders Group. He added that the proposed regulations will only apply to RS zones and will not affect land use or density which will allow for potential variance of the proposed regulations through the development variance permit process.

Mr. Cooper reviewed the proposed regulations, highlighting that:

- the maximum length of a continuous wall will be set to 55% of the lot's total depth, with minimum inward articulation of 2.4 metres (8.0 feet) from the minimum side yard setback required after a wall exceeds 55% of the lot's depth;
- in response to a question regarding other potential rear yard setback options presented during the public consultation, Option 2 proposed that no more than 60% of the rear wall of the first storey can be set back 6.0 metres from the rear property line, and the remainder of the rear wall must be set back at least 7.5 metres from the rear property line;
- only one side projection would be permitted in order to accommodate a fireplace;
- forward projecting garages would be limited to maximum of 9.1 metres (30 feet) from the front wall of the house to the front wall of the garage;
- a minimum of 50% to 55% of the front yard setback must be landscaped with live plantings and irregular shaped lots would have minimum landscape requirements determined by the City; and
- overall building height would be measured from 0.3 metres (1.0 feet) above the highest crown of the road in front of the house.

Discussion ensued with regard to (i) limiting the length of continuous walls, (ii) usage of the front yard by occupants, and (iii) public support to regulate building massing for single family homes.

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Brad Dore, Richmond Home Builders Group, spoke on the proposed regulations and distributed renderings of homes under the proposed regulations (attached to and forming part of these minutes as Schedule 1). He was of the opinion that the option to have a minimum setback of 7.5 metres for 40% of the ground floor and the entire second storey is more suitable to create a useable private space in the rear yard.

Anne Piche, 11800 6th Avenue, expressed concern regarding the proposed regulations and suggested that the Steveston area be exempt given it has generally smaller lots and that lanes in the area provide space between the lots. She added that the proposed regulations may restrict the designs of new houses.

Kathryn McCreary, 7560 Glacier Crescent, spoke in favour of the proposed regulations and was of the opinion that the regulations should be applied to all areas in the city.

Sam Sandhu, 4691 Tilton Road, commented on the proposed regulations, and expressed concern with regard to the consultation process. Also, he expressed that regulations should vary in each neighbourhood of the city.

Raman Kooner, representing the Richmond Home Builders Group, spoke on the proposed regulations and distributed a proposal from the Richmond Home Builders Group to revise the proposed regulations (attached to and forming part of these minutes as Schedule 2).

Lyn ter Borg, 5860 Sandpiper Court, expressed concern with regard to regulations related to side yard setbacks and garage projections and distributed photographic examples of homes in the city with narrow side yards (attached to and forming part of these minutes as Schedule 3).

Discussion ensued with regard to how builders interpret current building regulations.

Holly Whitehead, 3800 Bayview Street, expressed concern with regard to the proposed regulations, noting that house design options may be limited and that the proposed regulations should not apply to all areas of the city.

Gursher Randhawa, 6300 Woodward Road, expressed concern with regard to the proposed regulations, noting that (i) house designs may be limited, (ii) traditional yard designs may not be suitable for contemporary families, and (iii) proposed regulations should not apply to all areas of the city.

In reply to queries from Committee, staff noted that (i) notices for public consultation were provided through advertisement in the local newspaper, the City's website and social media, (ii) the regulations can be varied through the development variance permit process, and (iii) the proposed regulations would limit building volume and massing and does not restrict specific types of building designs.

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It was suggested that the proposal from the Richmond Home Builders Group be incorporated in the City's proposed building massing regulations.

It was moved and seconded

- (1) *That the proposed building massing bylaw be revised to incorporate the following changes recommended by the Richmond Building Group (as shown in the submission to Planning Committee, dated June 20, 2017):*
 - (a) *Changing the rear yard setback requirement from the proposed 25% of the lot depth to:*
 - (i) *6.0 m for a maximum of 60% the rear wall of the ground floor and 7.5 m for the remainder (40%) the rear wall of the ground floor and 7.5 m for all storeys of the rear wall above the ground floor; and*
 - (ii) *maintaining the existing 6.0 m rear yard setback for all lots:*
 - (1) *with a lot area of 372 m² or less; or*
 - (2) *with a lot depth less than 28.0 m; or*
 - (3) *located on an arterial road where the zoning bylaw requires a minimum 9.0 m front yard setback;*
 - (b) *Removing the proposed maximum depth of house provision; and*
 - (c) *Increasing the proposed limitation for a forward projecting garage from the proposed 9.1 m to 9.8 m;*
- (2) *That Zoning Bylaw 8500, Amendment Bylaw 9524, to amend building massing regulations for single family dwellings be introduced and given first reading; and*
- (3) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.*

CARRIED

Opp: Cllrs. Au
Steves

It was noted that the proposed regulations will not be applied to all zones that permit single family residential uses and that Council would need to endorse a resolution to extend the proposed regulations to all zones that permit single family residential uses.

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

It was moved and seconded

That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.

DEFEATED

Opposed: Cllrs. Au

Loo

McNulty

Steves

7. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:45 p.m.).

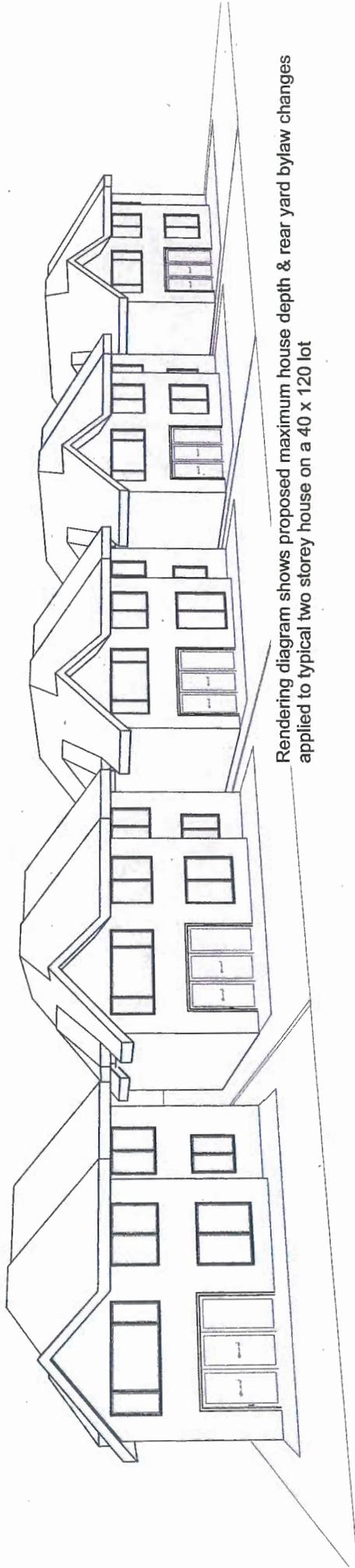
CARRIED

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 20, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Maximum House Depth & Rear Yard Case Study of 9524 Bylaw



Rendering diagram shows proposed maximum house depth & rear yard bylaw changes applied to typical two storey house on a 40 x 120 lot

Options Proposed Rear Yard Setbacks

OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

Comments & Conclusions:

- 1) 25% rear yard (maximum 35 ft) on typical average sized lots likely to create tall 2 storey rear facades with little visual relief due to more floor area likely being allocated to the upper floor, thus pushing upper floor massing on to rear yard requirement
- 2) Maximum house depth 8 foot inward articulation likely occurs within 2-3 feet of rear yard requirement and also permits 2 storeys of massing, again giving no relief to the appearance of a large two storey house.
- 3) Rear yard outdoor space is very exposed to sight lines of neighbouring properties, very little privacy.

Options Proposed Maximum Depth of House

OPTION 2:

Continuous length of wall limited to 55% of total lot depth

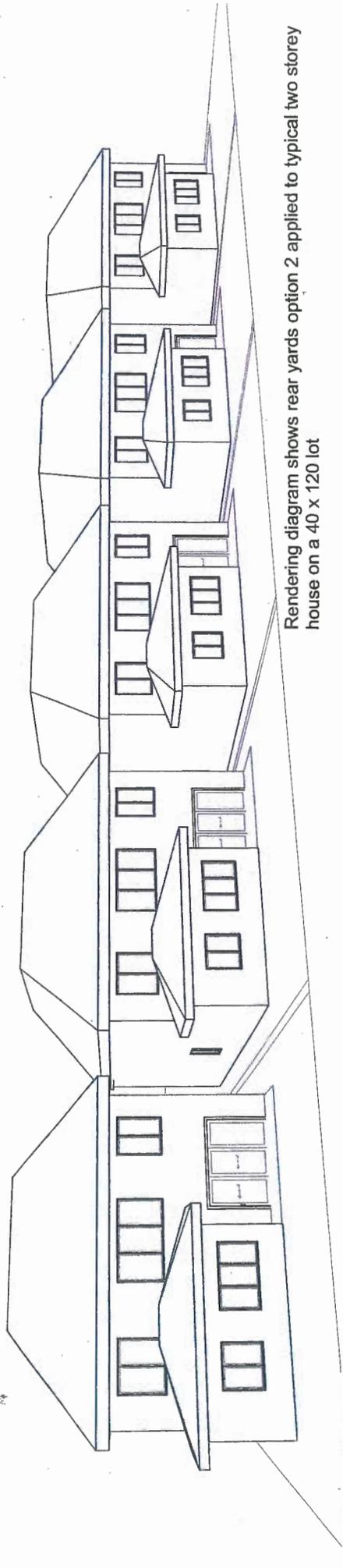
Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 20, 2017.



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Bylaw 9524 Review
Proposed Bylaw
A2

Rear Yard Case Study of Option 2



Rear Yard Setbacks

OPTION 2:

60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

9524 Bylaw Paragraphs (b) & (c)

8.1.6.6 The minimum rear yard is:

(b) For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.

(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Maximum Depth of House

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

Comments & Conclusions:

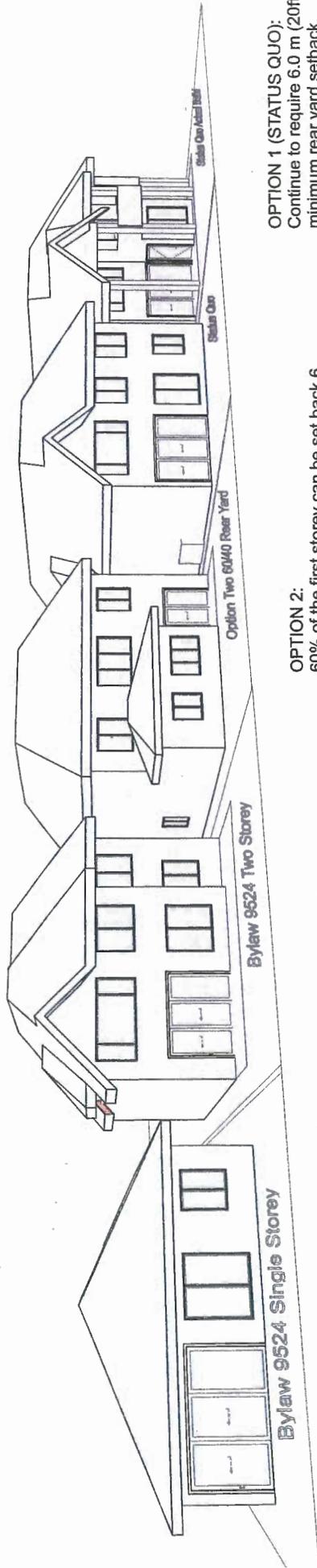
- 1) Rear yard option 2 brings together both paragraphs (b) & (c) from proposed Bylaw 9524
- 2) On typical sized lots option 2 better accomplishes the intent of the maximum depth of house
- 3) Creates usable private outdoor space without the 2 storey massing allowed in current version of bylaw 9524

Bylaw 9524 Review
Rear Yard Option 2
A3

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Rear Yards Overview of All Options



OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

OPTION 2:
Continuous length of wall limited to 55% of total lot depth

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

Proposed Bylaw Single Storey:
8.1.6.6 The minimum rear yard is:
(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

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Bylaw 9524 Review
Rear Yard All Options
A4

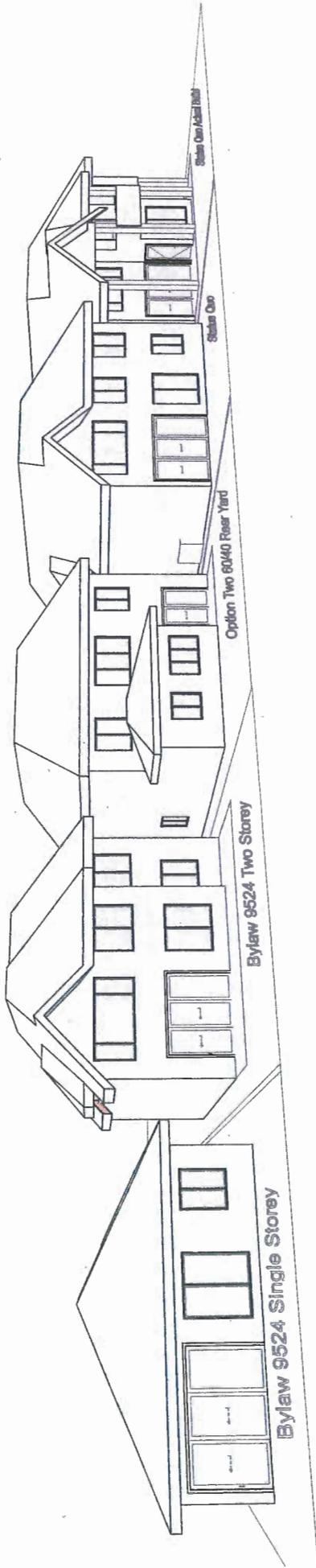


Richmond Home Builders Group

Builders Choice - Builders Voice

Review of: Bylaw 9524

Maximum Depth of House & Rear Yard Proposal



Options Proposed Rear Yard Setbacks

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

9524 Proposed Bylaw Changes

- 8.1.6.6 The minimum rear yard is:
- (a) For a lot with a lot area less than 372m² and with a lot depth less than 28m, the minimum rear yard is 6.0 m;
 - (b) For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.
 - (c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Options Proposed Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 2:
Continuous length of wall limited to 55% of total lot depth

OPTION 3:
Continuous length of wall limited to 50% of total lot depth

9524 Proposed Bylaw Changes

No single detached housing dwelling unit shall have an exterior wall oriented to an interior side yard with a maximum length of continuous wall greater than 55% of the total lot depth.



Bylaw 9524 Review
Cover Sheet
A1

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Proposal

Planning Committee – 20th June 2017

The Richmond Building Group propose the following changes to be amended to the proposed bylaw 9524 at planning committee.

- 1) **Rear Yard Setback** – Change recommended **Option 3** – (25%) of lot depth

Richmond Builders Group agree to compromise with **Option 2** - this is the best fit and consistent with the recently approved Townhouse setbacks. (Min 6m for the ground floor limited to 60% of the width of the house / remaining 40% of wall face at 7.5m with Second Storey at 7.5m setback)

***Provision for Outdoor Covered Patio Space** also needs to be addressed by Staff as this is an integral part of home design.

- 2) **Maximum Depth of House** – Change the Recommended **Option 2** – Limit the maximum depth of house to a max. continuous wall @ 55% of the total lot depth.

Richmond Builders Group advice this will not improve the house design or reduce the massing issue in the rear yards & Recommended No Change and propose **Option 1 – Status Quo**.

- 3) **Garage Projection** – Change the Maximum projection from **9.1 to 9.8m** to allow (2.2ft) Extra to allow for side door access and clearance of front entry posts of homes.
- 4) The provision to allow lots less than **372m** = 4,002 sq ft and **28m** = 91.84 ft in depth is exempt and these lots can remain at 6m.

The Combination of the two requirements above will affect most or all the **Steveston Village** lots as most of them are 120 ft in depth and they have very

narrow frontages i.e. 30ft to 33ft and this provision **should be amended** to either (Or) of the above two conditions set out in the staff report.

Staff need to provide clarification as most of the smaller lots will be affected if the Max Depth of house @ 55% and the 25% Rear Yard setback is implemented.

- 5) Certain RS1/C & D zones on the Local Arterial Roads have additional front yard setbacks up to 30ft in the front for vehicle turning access, with the new proposed bylaw changes to the rear yards and side yards it will make the house designs of these zones very unpractical, Staff need to take this issue into consideration.
-

4971 Foxglove Cres - Garage side yard "Projection" LESS THAN 0.6 metre to side fence. (lot is greater than 66' wide, Bylaw requires 2 metre side yard setback)

