



Planning Committee

Date: Tuesday, June 20, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders (by teleconference)
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 June 6, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 5, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

Planning Committee
Tuesday, June 20, 2023

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BENITO KHO AND VERNEY KHO FOR REZONING AT 7520 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE**

(File Ref. No. RZ 21-945951) (REDMS No. 7227004)

Staff reviewed the application and highlighted that (i) the the property will be subdivided into two single-family lots, (ii) the site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1, (iii) a new single detached house with a secondary suite will be constructed on the eastern portion of the site (proposed Lot 2), (iv) there are a total of 21 trees on the subject property 18 of which are bylaw-sized, and two street trees on City property, (v) two trees located on City property along the Ash Street frontage are in good condition and are identified to be retained and protected, (vi) two trees located on the development site in the rear yard of the proposed lot fronting Armstrong Street are in good condition and are identified to be retained and protected, (vii) nine on-site trees will be removed and the 2:1 replacement ratio would require a total of 18 replacement trees, (viii) the applicant has agreed to plant five trees on proposed Lot 1 and three trees on proposed Lot 2 for a total of eight replacement trees, and (ix) the applicant has agreed to the registration of a covenant on Title that stipulates that any future development on Lot 1 must include a minimum one-bedroom secondary suite and proposes to provide a minimum one-bedroom secondary suite on proposed Lot 2.

In reply to queries from Committee, staff advised that according to the Official Community Plan and the area plan for this neighbourhood the subject properties are able to rezone to the RS2/E zone on lots fronting Ash Street but for lots fronting on Armstrong Street they are eligible to rezone to ZS14 zone which allows for smaller minimum lot size and slightly different rules regarding FAR calculations.

Staff were directed contact the owners of 7500 Ash Street to ensure understanding of future development potential.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472, for the rezoning of 7520 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

CARRIED

2.

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2. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY SIAN GROUP INVESTMENTS INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED(RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)”ZONE**

(File Ref. No. RZ 18-843479) (REDMS No. 7215969)

Staff reviewed the application and noted that a revised rezoning considerations associated with the townhouse proposal is required due to changes in the condition of on-site trees since their original assessment in 2018 and an additional Public Hearing would not be required, as there is no resulting change to land use or density.

A staff memorandum will be provided with clarification on the number of trees being replaced and retention of trees.

It was moved and seconded

- (1) *That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street, be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, as per Attachment D to this report; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be granted third reading.*

CARRIED

3. **PROPOSED UPDATES TO THE RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE CHARTER**

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 7202810)

It was moved and seconded

- (1) *That the proposed updates to the Richmond Community Services Advisory Committee Charter as outlined in the staff report titled “Proposed Updates to the Richmond Community Services Advisory Committee Charter”, dated May 17, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the Richmond Community Services Advisory Committee Charter be renamed the Richmond Community Services Advisory Committee Terms of Reference.*

CARRIED

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4. **RESPONSE TO METRO VANCOUVER'S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7245335)

In reply to a query from Committee, staff advised that the Mylora Golf Course is subject to the No. 5 Road Backlands Policy which was updated in 2021 and has no implications on Regional Land Use policies.

It was moved and seconded

That staff be directed to communicate to the Metro Vancouver Regional District Board the City of Richmond's opposition and comments, as outlined in the staff report titled "Response to Metro Vancouver's Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the Township of Langley", dated May 30, 2023 from the Director, Policy Planning.

CARRIED

5. **MANAGER'S REPORT**

(i) *Non-Farm Use Application*

Staff advised that the non-farm use application for Thrangu Monastery has been approved by the Agricultural Land Commission and comes with a three year time limit. It was then noted that the next step would be for the property owner to apply for a rezoning application.

(ii) *E-Plans*

Staff advised that the trial for the E-Plans program for single family homes will begin in the next few weeks and provisions will be made with the Building Community to ensure they are in step with the methods process.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 p.m.).

CARRIED

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Tuesday, June 20, 2023

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, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate