



## Planning Committee

Date: Tuesday, July 3, 2019

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Carol Day  
Councillor Alexa Loo  
Councillor Harold Steves

Also Present: Councillor Chak Au  
Councillor Michael Wolfe

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 18, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

July 16, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

### DELEGATION

1. The Chair advised that the order of the agenda would be varied to consider Item No. 1 last, pending arrival of the delegation, otherwise would be rescheduled at a future meeting

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**PLANNING AND DEVELOPMENT DIVISION**

**2. HERITAGE ALTERATION PERMIT (HA 19-859014) AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION FOR 3891 MONCTON STREET BY BRETT MARTYNIUK**

(File Ref. No. HA 19-859014) (REDMS No. 6206798)

Minhee Park, Planner 2, reviewed the application, and spoke on the roofing material that will be used on the proposed roof replacement. A sample of the proposed roofing material was distributed.

It was moved and seconded

- (1) That a Heritage Alteration Permit (HA 19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and*
- (2) That a grant request of \$15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.*

**CARRIED**

**3. APPLICATION BY MONIREH AKHAVAN FOR A HERITAGE ALTERATION PERMIT AT 12051 3RD AVENUE (STEVESTON COURTHOUSE)**

(File Ref. No. HA 19-860363) (REDMS No. 6189864)

Ms. Park reviewed the application, noting that the applicant is seeking to install a kitchen exhaust system and replace the existing free standing sign. Also, she noted that the applicant has a three year lease on the building. It was further noted that the property owner is proposing to relocate the building and has submitted a rezoning application, which is currently under staff review.

Derek Hume, Richmond resident, spoke in support of the application, noting that the applicant wishes to expand the business by updating the kitchen and that the applicant is not involved with the property owner's rezoning application or proposed relocation of the building.

It was moved and seconded

*That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3rd Avenue be issued.*

**CARRIED**

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4. **APPLICATION BY KONIC DEVELOPMENT FOR REZONING AT 8291 AND 8311 WILLIAMS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**  
(File Ref. No. 12-8060-20-010053; RZ 17-788945) (REDMS No. 6202186)

Ms. Park briefed Committee on the application, noting that the application will be providing a cash-in-lieu contribution to City’s Affordable Housing Strategy Fund and that the applicant has proposed to include one secondary suite in the proposed development.

Discussion ensued with regard to (i) the proposed parking layout, (ii) the registration of a Statutory Right-of-Way (SRW) on the property’s title, and (iii) disclosure of property information to prospective buyers.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that any registrations on title would form part of the developer’s disclosure statements and the property’s title agreement. Also, he noted that staff have Council direction to write to real estate professional bodies to improve disclosure of property information to prospective buyers. He added that should the application proceed, staff can examine additional disclosure measures during the Development Permit process.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL MIXED USE COMMERCIAL (ZMU9) - ABERDEEN VILLAGE (CITY CENTRE)” ZONE TO ALLOW “RETAIL, SECOND HAND” AS A PERMITTED USE AT 4151 HAZELBRIDGE WAY**  
(File Ref. No. 12-8060-20-010055; ZT 19-861140) (REDMS No. 6206583)

In reply to queries from Committee regarding the addition of the “Retail, Second Hand” use to the bylaw, staff noted that the previous bylaw did not include definitions for such a use; however staff can examine expanding uses to include the “Retail, Second Hand” use when bylaw housing keeping amendments are introduced in the future.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way, be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY WEI DONG LUO FOR REZONING AT 11951 BLUNDELL ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-855349) (REDMS No. 6195932 v. 2)

Staff reviewed the application, noting that a building permit application was submitted on December 13, 2018, during the withholding period for building permits when the maximum house size on agricultural land was under consideration by Council. Staff added that the applicant is proposing a house that is approximately 500m<sup>2</sup> in floor area, larger than the permitted 400m<sup>2</sup>, and that the applicant has indicated that they have no intention of farming the site.

Discussion ensued regarding the maximum allowable house size on regular residential lots and the maximum allowable number of kitchens in a house on agricultural land.

Wei Dong Luo, applicant, spoke on the application, noting that the proposed house will accommodate extended family members and will not be used for speculative purposes. He added that related permit application fees have been submitted and that developing a house on a non-agricultural lot is not currently feasible for the applicant.

Roland Hoegler, 6560 No. 4 Rd, expressed support for the application, and referenced conditions for exceptions related to agricultural land use restrictions under the *Agricultural Land Commission Act*. Also, he spoke on the viability of small sized farms and encouraged the City to review regulations related to house size on agricultural land.

It was moved and seconded

*That the application for the rezoning of 11951 Blundell Road from “Agriculture (AG1)” to a Site Specific Agricultural Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.*

**CARRIED**

Opposed: Cllr. Loo

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7. **EARLY ADOPTION OF BC BUILDING CODE PROVISIONS FOR 12 STOREY MASS TIMBER CONSTRUCTION**

(File Ref. No. 12-8360-01) (REDMS No. 6185110 v. 12)

Discussion ensued with regard to (i) utilizing sustainable forestry practices, (ii) sourcing non-old growth forest timber for building materials, and (iii) manufacturing costs of laminated wood and construction costs of wood buildings.

In reply to queries from Committee, staff noted that laminated wood is manufactured to have fire resistant properties and that construction would be limited to a maximum of four floors at a time in order to allow for the installation of fire suppression features. Staff added that the Province restricts wood buildings to a maximum of 12 storeys and that the City can further review regulations in the event that the Province revises its policy.

It was moved and seconded

- (1) *That participation in the Province's program as identified in the report titled "Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction" dated June 7, 2019 from the Director, Building Approvals and the Fire Chief, Richmond Fire-Rescue be endorsed; and*
- (2) *That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.*

**CARRIED**

Opposed: Cllr. Steves

Discussion ensued with regard to the development of passive homes in the city and in reply to queries from Committee, staff noted that building passive homes is permitted in the city.

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

It was moved and seconded

*That staff examine options to encourage the development of passive single family homes and report back.*

**CARRIED**

8. **MANAGER'S REPORT**

None.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:52 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, July 3, 2019.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator