



Planning Committee

Date: Wednesday, September 3, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (entered at 4:01 p.m.)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

- (1) ***That the minutes of the meeting of the Planning Committee held on Tuesday, July 17, 2012, be amended to read as follows in the second paragraph under Item No. 8:***

“The Chair stated that residents in Burkeville have indicated, through the Sea Island Community Association Board, that they wish to take a hiatus from participating in the public consultation surveys regarding form and character guidelines for granny flats or coach houses.”

- (2) ***That the minutes of the meeting of the Planning Committee held on Tuesday, July 22, 2014, be adopted as circulated.***

CARRIED

Mayor Brodie entered the meeting (4:01 p.m.).

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NEXT COMMITTEE MEETING DATE

Tuesday, September 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room.

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND MEDIA LAB**
(File Ref. No. 11-7144-01) (REDMS No. 4258707)

In reply to queries from Committee, Kim Somerville, Manager, Arts Services, advised that future funding to operate the Richmond Media Lab is proposed to be included in the 2015 budget process. She also advised that the Richmond Media Lab is collaborating with the Richmond Public Library on joint programming.

It was moved and seconded

- (1) *That the staff report titled Richmond Media Lab, dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER (MV) REGIONAL GROWTH STRATEGY (RGS) TYPE 3 AMENDMENT – MINOR B FOR CITY OF PORT MOODY**
(File Ref. No. 01-0157-30) (REDMS No. 4306475)

Terry Crowe, Manager, Policy Planning, commented on the proposed amendments to Metro Vancouver Regional Growth Strategy for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area, noting that staff have no objections to the proposed amendments. He added that the request made by the City of Port Moody proposing amendments to Metro Vancouver 2041 Regional Growth Strategy (RGS) with respect to its waterfront was a separate matter and would be addressed at a later date.

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It was moved and seconded

That:

- (1) *Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and*
- (2) *staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.*

CARRIED

3. **RICHMOND RESPONSE TO BC MINISTRY OF AGRICULTURE CONSULTATION ON POTENTIAL CHANGES TO THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION**

(File Ref. No. 08-4040-01) (REDMS No. 4310143)

Discussion ensued with regard to the consultation process associated with potential changes to the Agricultural Land Reserve (ALR) regulations as proposed by the Ministry of Agriculture.

Discussion then ensued with regard to the response by Metro Vancouver to the proposed regulatory changes to the ALR.

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

That staff examine the response by Metro Vancouver to the potential changes to the Agricultural Land Reserve regulations as proposed by the Ministry of Agriculture and report back to the Tuesday, September 16, 2014 Planning Committee meeting.

The question on the referral was not called as discussion ensued regarding (i) concerns about the proposed amendments that would allow non-farm activities on ALR land, (ii) concerns about the consultation process and the consultation questions given by the Ministry of Agriculture, and (iii) the timing and short timeframe of the consultation process.

The question on the referral was then called and it was **CARRIED**.

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4. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 4800 PRINCETON AVENUE FROM LAND USE CONTRACT 009 TO SINGLE DETACHED (RS1/B)**

(File Ref. No. 12-8060-20-009167; RZ 14-662753) (REDMS No. 4308739)

The Chair commented on the proposed development and gave recognition to the developer's rezoning efforts from the land use contract.

In reply to queries from Committee, Wayne Craig, Director, Development, spoke of the land use contract provisions, including the (i) lot coverage, (ii) building height restrictions, and (iii) side yard setback allowances. He added that the developer may be seeking to build a secondary suite on-site.

Mr. Craig advised that Land Use Contract 009 covers other properties in the area and added that there are approximately 3500 single family lots under land use contracts in the city.

In reply to queries from Committee, Mr. Craig noted that he does not expect any changes to the City's zoning policies if the proposed application is approved. Also, he indicated that the City prefers to discharge land use contracts and have sites be subject to current zoning regulations.

Joe Erceg, General Manager, Planning and Development, noted that a staff report on the use of land use contracts in the city is forthcoming.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:

- (1) for the rezoning of 4800 Princeton Avenue from "Land Use Contract 009" to the "Single Detached (RS1/B)" zone; and***
- (2) to authorize the termination, release and discharge of "Land Use Contract 009" entered into pursuant to "Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973", as it affects 4800 Princeton Avenue;***

be introduced and given first reading.

CARRIED

5. **MANAGER'S REPORT**

Vancouver Airport Authority Zoning Review

Mr. Crowe spoke of the Vancouver Airport Authority's zoning review and noted that details of the review would be presented at an upcoming Planning Committee meeting.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:11 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 Wednesday, September 3, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk