



Planning Committee

Date: Wednesday, September 4, 2013
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie
Absent: Councillor Evelina Halsey-Brandt
Also Present: Councillor Linda McPhail
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

Committee discussed the referral motion for the Steveston Area Plan Amendment noting that the two reasons why the Sakamoto report was added to the referral were (i) to review the design guidelines and (ii) to adopt the building heights in place at that time.

The discussion continued regarding preference for more heritage development as outlined in the design guidelines in the Sakamoto report, adding that Committee is not in favour of three storey buildings in Steveston.

Mayor Malcolm Brodie entered the meeting at 4:03 p.m.

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, July 16, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 17, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

I. RICHMOND SOCIAL DEVELOPMENT STRATEGY

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 3864051 v.2)

John Foster, Manager, Community Social Development, with the aid of a Power Point presentation (attached to and forming part of these minutes as **Schedule 1**) highlighted the key components of the Richmond Social Development Strategy.

The Committee commented that the strategy is an excellent base document, incorporating the existing strategy with new initiatives. Discussion ensued with respect to (i) Council refining term goals with the implementation of the Strategy and (ii) the financial impact as the municipality attempts to fill the gap left by senior governments.

The Committee directed staff to forward the strategy to the Board of Directors of each of the partners, as well as to senior levels of government, for their endorsement, as Council cannot effectively implement the strategy without partners. Concern was raised that the strategy should not be impeded from moving forward with the request for endorsement. The strategy is an overall plan which can be amended at any time. Staff was advised that when forwarding the document, that the partners be encouraged to provide ongoing comments related to the strategy.

Committee discussed implementing the strategy and identifying measurements and key short term actions.

Discussion ensued related to recent racial incidents in Richmond and the recent issue of English/Chinese language on signs. The strategy provides an excellent opportunity under Action 23 to add something into the social strategy that approaches this situation without creating a bylaw or specific rules and regulations. At the conclusion of the discussion, staff were advised to include "and that any wording on business signage and/or City documentation prominently includes the English language." to Action 23.3.

It was moved and seconded

(1) That the Richmond Social Development Strategy, presented as Attachment 1 to the staff report dated August 1, 2013 from the General Manager, Community Services, be adopted; and

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- (2) *That the Affordable Housing Analyst and Social Development Coordinator positions, identified in the Resource Requirements section of the Social Development Strategy, be considered in the 2014 and 2015 Budget processes, respectively.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY SUKHVIR DOSANJH FOR REZONING AT 7311/7331 LINDSAY ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9048; RZ. 12-603352) (REDMS No. 3926376)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9048, for the rezoning of 7311/7331 Lindsay Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY KEN JARMANA FOR REZONING AT 7671 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**
(File Ref. No. 12-8060-20-9049; RZ. 13-631303) (REDMS No. 3934355)

Wayne Craig, Director of Development, advised that a small portion of road dedication is required off the Armstrong frontage to allow for the continuation of Armstrong Street and the connection to what will be a pedestrian walkway along the south side of the property. Once the road dedication has been provided the site will no longer meet the minimum depth requirements of the existing zoning.

In response to a query concerning road dedication in connection to a previous development application, Mr. Craig advised that there have not been any previous road dedications required for this site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9049, for the rezoning of the western portion of 7671 Bridge Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, be introduced and given first reading.

CARRIED

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**4. APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD.
FOR A STRATA TITLE CONVERSION AT 11400 TWIGG PLACE**
(File Ref. No. SC 12-617506) (REDMS No. 3922011)

Wayne Craig advised that this application is for a strata title conversion for an existing industrial building constructed a few years ago; the application allows the industrial building to be separated into four (4) strata lots.

Mr. Dagneault, Dagneault Planning consultants Ltd., raised a concern with staff recommendation 1.(c) with regard to the completion of remediation works advising that completion of the works requires the closure of a hole between the two separate units. Mr. Ankenman will be retaining ownership of the two units and uses the hole in the partition wall to transport goods and people back and forth. Mr. Dagneault asked to be relieved of the requirement to close the hole in the partition wall, and was advised to work with staff for a resolution to the matter.

It was moved and seconded

- (1) *That the application for a Strata Title Conversion by Dagneault Planning Consultants Ltd. for the property located at 11400 Twigg Place, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*
 - (a) *payment of all City utility charges and property taxes up to and including the year 2013;*
 - (b) *registration of a flood plain covenant on title identifying a minimum habitable elevation of 4.35 m GSC;*
 - (c) *completion of the remediation works recommended in the Ankenman Marchand report;*
 - (d) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

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5. APPLICATION BY MIKE YOUNG FOR REZONING AT 11351 NO. 1 ROAD FROM SINGLE DETACHED (RS1/A) TO SINGLE DETACHED (ZS22) – NO. 1 ROAD

(File Ref. No. 12-8060-20-9012; RZ 12-624849) (REDMS No. 3822069)

Wayne Craig noted that this rezoning will facilitate the creation of four (4) single family lots with rear lane access adjacent to No. 1 Road. The site specific zoning is due to an existing unopened road right-of-way along the southern edge of the property requiring an additional setback.

In response to a query whether similar applications could be expected, Mr. Craig advised that this is a unique situation and staff do not anticipate replication of this site specific zoning elsewhere. When asked whether parking will be accommodated on the narrow lots, Mr. Craig noted that each site will provide the required parking through detached or attached garages accessed by the rear lane. Transportation Department would be advised to provide comments on “No Parking” signage along No. 1 Road.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9012, to create the “Single Detached (ZS22) – No. 1 Road” zone, and to rezone 11351 No. 1 Road from “Single Detached (RS1/A)” to “Single Detached (ZS22) – No. 1 Road”, be introduced and given first reading.

CARRIED

6. APPLICATION BY RAJNI SHARMA FOR REZONING AT 11140 KING ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-9050; RZ 13-629950) (REDMS No. 3951325)

Wayne Craig advised that this is a rezoning to facilitate a two lot subdivision, requiring an amendment to a single family lot size policy. Staff conducted public consultation in May 2013 and there was limited opposition as a result of the mail out conducted in May. The lot size policy amendment would allow for the creation of approximately 15 additional lots in the area.

In response to queries related to current site conditions, sidewalks and proposed accesses, Mr. Craig indicated that (i) the survey submitted with the report reflects the current conditions of the property, (ii) there was not an existing sidewalk adjacent to the property, and (iii) an additional driveway to service the new lot would be required.

The Committee discussed at length the amendment to the single family lot size policy and consistency for subdivision. It was suggested that further study be undertaken to include RS1/A zoning and the subsequent impact to the existing infrastructure and the public consultation process. The RS1/A zone would provide substantially more smaller lots with affordable dwelling units.

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In response to a query related to a similar proposal where concerns were raised regarding the existing infrastructure, Mr. Craig advised that there were concerns over storm drainage and with the condition and quality of rear lane access. As a result, a moratorium was placed on rezoning and redevelopment along Williams Road. The issues were rectified through upgrades and cash-in-lieu for additional future upgrades.

The applicant, Rajni Sharma, stated that the two lots with smaller residential units would be more consistent with the surrounding existing residences and questioned the Committee promoting affordable housing and at the same time questioning subdivision to allow smaller lots.

The Chair noted that there did not appear to be opposition to the rezoning itself but that, in order to be consistent, there was a willingness with Committee members to open up the opportunity for subdivision to other property owners.

It was moved and seconded

- (1) *That the following recommendation be forwarded to Public Hearing:*
- (a) *That Single-Family Lot Size Policy 5409 for the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, in a portion of Section 25 Block 4 North Range 6 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5409 (Attachment 6); and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9050, for the rezoning of 11140 King Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Bill McNulty
Cllr. Harold Steves

The Chair requested that staff provide the number of potential RS1/A lots within the lot size policy area.

Joe Irceg, General Manager – Planning and Development, confirmed staff can provide what has been proposed and explore the subdivision potential with the RS1/A zone.

Committee noted that this would be a favourable time to undertake a review to allow smaller lots, if the area has not already been converted to the larger homes.

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6A. KIRKLAND ISLAND, DUNN ISLAND, AND WILLIAMSON ISLAND
(File Ref. No.) (REDMS No.)

It was moved and seconded

That the ownership of and any changes to the property on Kirkland Island, Dunn Island, and Williamson Island be referred to staff for investigation.

Discussion ensued as the lands are either being farmed or are under the jurisdiction of Ducks Unlimited. The lands are a habitat for snow geese, mallard ducks, and other wildlife. However, there are reports that these islands may have been sold to Port Metro and the Port's intent is to remove the dykes in order to flood the land to gain marsh land destroying the habitat for the geese and ducks.

CARRIED

6B. BLUNDELL EXCHANGE/STEPHENSTON HIGHWAY UPDATE
(File Ref. No.) (REDMS No.)

Joe Erceg, General Manager – Planning and Development, advised that the City has not received any indication of funding from the Province for the overpass.

6C. LING YEN MOUNTAIN TEMPLE
(File Ref. No.) (REDMS No.)

Mr. Craig informed the Committee that staff had received a revised rezoning proposal from Ling Yen Mountain Temple on July 19, 2013. The application is in the preliminary stages of review. There are a number of outstanding technical reports related to the application (i.e. traffic impact, agricultural plan, environmental management plan, etc.).

The submitted proposal is very similar to the previous proposals. The primary difference is that the overall building height of the taller building has been reduced to approximately 98 feet.

Staff was advised that should the application proceed to Committee that the applicant provide drawings showing what is existing in comparison to what is being proposed in order to gain a better sense of the size of the building.

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6D. **KARTNER ROAD**
(File Ref. No.) (REDMS No.)

Mr. Craig noted that the property on Kartner Road (Legal Description: Lot 17) is a non-access road site. Staff had communicated with the inquirer advising that it is non-access property which is why it has not been assigned a street address and the road is not regularly cleared. Staff was directed to follow-up with Community Bylaws with respect to an inspection of the property.

6E. **COMPOST**
(File Ref. No.) (REDMS No.)

Councillor Steves provided information to the Committee that he will speak at the next Agricultural Advisory Committee and Public Works & Transportation Committee meetings with regard to Jeff Hill, Harvest Power, being prepared to donate compost to any interested farmer(s).

7. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:22 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 4, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Committee Clerk

Building Our Social Future

RICHMOND SOCIAL DEVELOPMENT STRATEGY 2013-2022

Schedule 1 to the Minutes of the
Planning Committee Meeting of
Wednesday, September 4, 2013.

September 2013



WHAT'S THE CONTEXT?

- Strong, proud and effective legacy
- Considerable resources already devoted
- City faces challenges – and opportunities
- Increasing need for strategic, multi-partner approach



WHAT'S THE PURPOSE OF THE STRATEGY?

- Identify priorities
- Clarify roles
- Provide foundation for more integrated, coordinated, and sustainable approach



HOW DID WE CONSULT IN PREPARING THE DRAFT?

- Advisory committee and stakeholder meetings
- Let's Talk Richmond and City website
- Questionnaires
- Public forum
- Study Circles



Social Development Strategy

Share   



This consultation has concluded.

The City has prepared a draft Social Development Strategy and is inviting the public's comments on the draft.

The purpose of the draft is captured in its title: **Building Our Social Future**. The draft is intended to guide the City's decisions and resource allocations on social development matters over the next 10 years - in essence functioning like a social development equivalent of the Official Community Plan.

Please help us in shaping the future social development of Richmond by:

- reading the [draft Social Development Strategy](#) and give us your comments by **March 22, 2013**
- attending the drop-in style open house at Richmond City Hall on **March 7, 2013** (see Key Dates to the right for more details)

[read more](#)

REGISTER to get involved!



KEY DATES

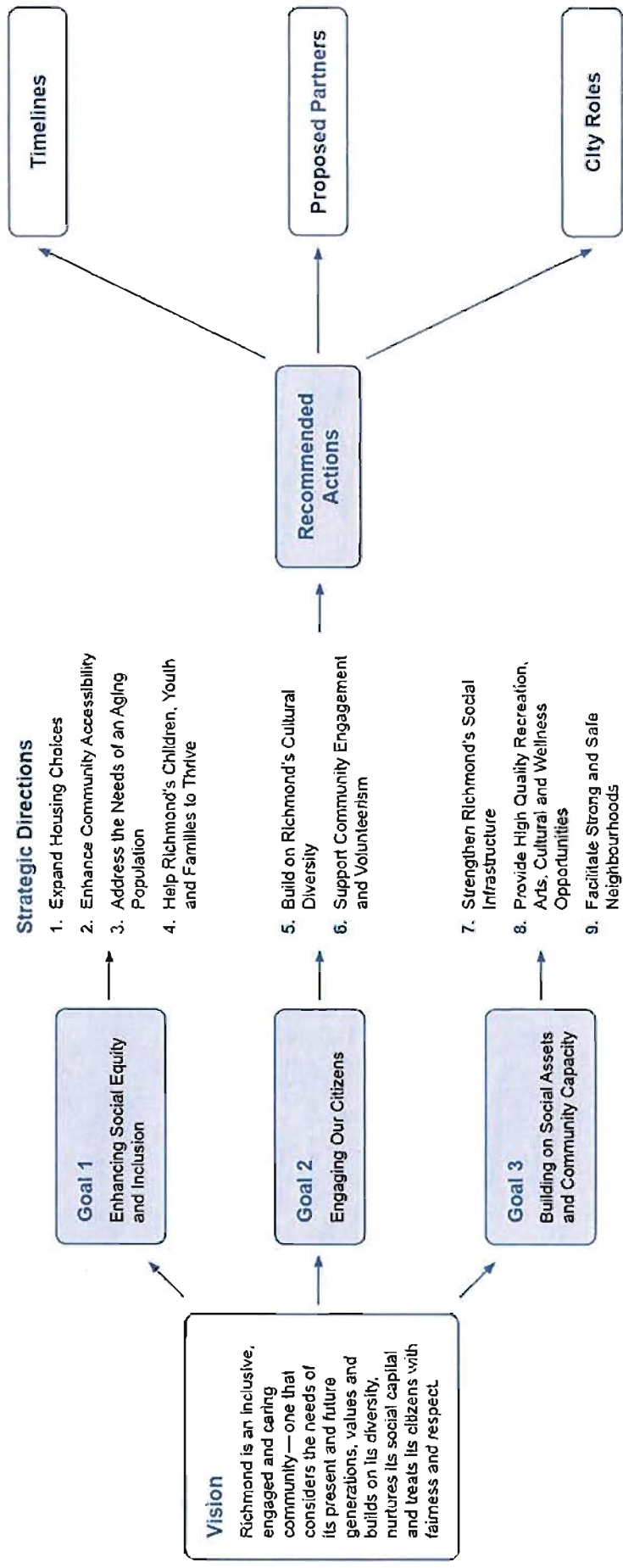
City of Richmond - Social Development Strategy

WHAT PRIORITIES WERE IDENTIFIED?

- Cultural diversity
- Aging of the population
- Social capital and infrastructure
- Children, families & youth
- Affordable housing and affordable living



WHAT'S THE PROPOSED FRAMEWORK?



HOW DID WE SEEK COMMENTS ON THE DRAFT STRATEGY?

- Distribution to Advisory Committees, community groups and networks
- Posting on City website
- Hosting Let's Talk Richmond forum
- Holding Open House



WHAT WAS THE LEVEL OF RESPONSE?

75 submissions:

- 11 from City Advisory Committees
- 2 emails
- 11 Open House sheets
- 15 Let's Talk Richmond comments
- 36 sheets from **SUCCESS**



WHAT WERE THE OVERALL CONCLUSIONS?

- People generally pleased with process
- Strong overall support for Draft Strategy
- Minor changes warranted – but not a major overhaul



WHAT WERE THE KEY REVISIONS?

- Editing for clarity and consistency
- Generic agency references
- Enhancement of Appendices, photos and context
- Tightening of Action statements
- Add Age-Friendly Community action and remove Child Care Coordinator action



WHAT ARE THE NEXT STEPS?

- Adoption of Strategy
- Preparation of work plan(s)
- Implementation, monitoring, and refinement

