



Planning Committee

Date: Wednesday, September 5, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day (entered at 4:07 p.m.)

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 July 17, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 18, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

- HOUSING AGREEMENT BYLAW NO. 9896 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 6340 NO. 3 ROAD (KELTIC (BRIGHOUSE) DEVELOPMENT)**
(File Ref. No. 08-4057-05) (REDMS No. 5875608 v. 3)

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Monica Bennington, Planner 1, noted that the proposed unit mix is consistent with the City's Affordable Housing Strategy and that staff can discuss increasing the number of family-friendly affordable housing rental units in the development with the applicant.

It was moved and seconded

That Housing Agreement (6340 No. 3 Road) Bylaw No. 9896 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 17-773703.

CARRIED

2. **HOUSING AGREEMENT BYLAW NO. 9913 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8620 RAILWAY AVENUE (1037533 BC LTD.)**

(File Ref. No. 08-4057-05) (REDMS No. 5932120 v. 5)

It was moved and seconded

That Housing Agreement (8620 Railway Avenue) Bylaw No. 9913 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with 1037533 BC Ltd. substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-709884.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY ENRICH CUSTOM HOMES LTD. FOR REZONING AT 10320 LASSAM ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009905; RZ 18-810261) (REDMS No. 5885457)

Jordan Rockerbie, Planning Technician, reviewed the application, highlighting that the proposed development will include one secondary suite and a cash contribution to the City's Affordable Housing Reserve Fund and that several large trees on-site will be retained.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9905, for the rezoning of 10320 Lassam Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

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4. **APPLICATION BY ALABASTER AEQUIN LIMITED PARTNERSHIP / PLLR 228 HOLDINGS LTD. FOR REZONING AT 8820, 8840, 8860, 8880, 8900, 8911 AND 8931 SPIRES ROAD AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM SINGLE DETACHED (RS1/E) TO PARKING STRUCTURE TOWNHOUSES (RTP4), AND PROPOSED ZONING TEXT AMENDMENT TO THE PARKING STRUCTURE TOWNHOUSES (RTP4) ZONE**

(File Ref. No. 12-8060-20-009915; RZ 17-766525) (REDMS No. 5886910 v. 5)

Edwin Lee, Planner 1, reviewed the application, highlighting that the proposed townhouse development will include basic universal housing units and convertible units. He added that a servicing agreement will be included for frontage improvements and sewer and sanitary upgrades.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9915, for a Zoning Text Amendment to the "Parking Structure Townhouses (RTP4)" zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9914, for the rezoning of 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road from "Single Detached (RS1/E)" to "Parking Structure Townhouses (RTP4)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY 1105061 B.C. LTD. FOR REZONING AT 11480 AND 11482 KING ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLINGS (RD1)**

(File Ref. No. 12-8060-20-009918; RZ 17-785443; SC 17-775125) (REDMS No. 5868634)

Cllr. Day entered the meeting (4:07 p.m.).

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9918, for the rezoning of 11480 and 11482 King Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading;*
- (2) *That the application for a Strata Title Conversion by 1105061 B.C. Ltd. for the property located at 11480 and 11482 King Road be approved on fulfillment of the following conditions:*
 - (a) *adoption of Bylaw No. 9918, rezoning the subject property from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)";*
 - (b) *payment of all City utility charges and property taxes up to and including the year 2018; and*

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- (c) submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (3) That the City, as the Approving Authority, delegate 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 2 have been satisfied.*

CARRIED

6. APPLICATION BY CLASSICO DEVELOPMENT LTD. FOR A STRATA-TITLE CONVERSION AT 10531 AND 10551 ANAHIM DRIVE

(File Ref. No. SC 17-792263) (REDMS No. 5872980)

It was moved and seconded

- (1) That the application for a strata-title conversion by Classico Development Ltd. be approved on fulfillment of the following conditions:*
 - (a) registration of a flood indemnity covenant on title;*
 - (b) payment of all City utility charges and property taxes up to and including the year 2018;*
 - (c) submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
 - (d) final inspection approval of Building Permits (B7 18-822793 and B7 18-828874) for previous construction without a permit at 10531 and 10551 Anahim Drive; and*
- (2) That the City, as the Approving Authority, delegate 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

7. APPLICATION BY IBI GROUP ARCHITECTS INC. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 2980 NO. 3 ROAD

(File Ref. No. TU 18-830948) (REDMS No. 5940049)

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the proposed Temporary Commercial Use Permit will be valid for three years and the applicants will have the option to renew the permit.

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It was moved and seconded

- (1) *That the application by IBI Group Architects Inc. for a Temporary Commercial Use Permit (TCUP) for the property at 2980 No. 3 Road be considered at the Public Hearing to be held October 15, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and*
- (2) *That the following recommendation be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to IBI Group Architects Inc. for the property at 2980 No. 3 Road to allow ‘Office’ as a permitted use for the marketing and sale of office and industrial strata units associated with the development at 9466 Beckwith Road for a period of three years.”

CARRIED

8. **RICHMOND RESPONSE: METRO VANCOUVER PROPOSED REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1266, 2018, AS REQUESTED BY THE TOWNSHIP OF LANGLEY FOR THE WILLIAMS NEIGHBOURHOOD PLAN**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 5932114)

It was moved and seconded

That the Metro Vancouver Board be advised that the City of Richmond has no concerns with Metro Vancouver’s proposed Regional Growth Strategy Amendment Bylaw 1266, 2018, which proposes to amend Metro Vancouver 2040: Shaping our Future, Metro Vancouver’s Regional Growth Strategy, as requested by the Township of Langley for the Williams Neighbourhood Plan area.

CARRIED

9. **MANAGER’S REPORT**

House Moving and Salvage Program Update

James Cooper, Director, Building Approvals, spoke on the City’s House Moving and Salvage Program, noting that staff are requesting that the update be provided one year following implementation of the program in February 2019. He added that aspects of the program will be discussed with community partners and more analysis can be conducted during the one year period.

Discussion ensued regarding (i) the moving or demolition process of a house, (ii) options to encourage recycling of demolition materials, (iii) options to adjust the fees related to demolition permits, and (iv) the economic feasibility of moving a house.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 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 5, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator