



Planning Committee

Date: Wednesday, September 6, 2017

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 4:10 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 18, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

- 1. HOUSING AGREEMENT BYLAW NO. 9739 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 7100 ELMBRIDGE WAY (LANDA ELMBRIDGE HOLDINGS LTD.)**

(File Ref. No. 08-4057-01) (REDMS No. 5435765 v.5)

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It was moved and seconded

That Housing Agreement (7100 Elmbridge Way) Bylaw No. 9739 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 Development Permit DP 15-700007.

CARRIED

2. **HOUSING AGREEMENT BYLAW NO. 9544, AMENDMENT BYLAW NO. 9754 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 9251 & 9291 ALEXANDRA ROAD (1083465 B.C. LTD)**
(File Ref. No. 08-4057-01) (REDMS No. 5500188 v. 2)

It was moved and seconded

That Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 9754, be introduced and given first, second, and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-613923.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY WESTMARK DEVELOPMENT LTD. FOR REZONING AT 7580 ASH STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (RS2/E) AND SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**
(File Ref. No. 12-8060-20-009702; RZ 16-732500) (REDMS No. 5395289 v. 3)

Discussion ensued with regard to the length of the access road to the site and Wayne Craig, Director, Development, noted that Armstrong Road will not connect to Keefer Avenue until further development to the south occurs, and as a result, the application will be required to register a restrictive covenant on Title of the lot fronting Armstrong Street to ensure that the house will have a fire sprinkling system installed.

In reply to queries from Committee, Mr. Craig, noted that the proposed development will comply with the City's Affordable Housing Strategy.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9702, for the rezoning of 7580 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY SANDEEP KANG FOR REZONING AT 3751 SHUSWAP AVENUE FROM "SINGLE DETACHED (RS1/E)" TO "COACH HOUSES (RCH1)"**

(File Ref. No. 12-8060-20-009727; RZ 16-738465) (REDMS No. 5326180)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9727, for the rezoning of 3751 Shuswap Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY JHUJAR CONSTRUCTION LTD. FOR REZONING AT 9291 AND 9311/9331 NO. 2 ROAD FROM "SINGLE DETACHED (RS1/E)" AND "TWO-UNIT DWELLINGS (RD1)" TO "LOW DENSITY TOWNHOUSES (RTL4)"**

(File Ref. No. 12-8060-20-009749; RZ 15-716773) (REDMS No. 5444000)

Edwin Lee, Planner 1, reviewed the application noting that access to the site will be provided via the drive-aisle on the adjacent development to the north and that a statutory right of way is registered on Title of the adjacent site to the north to allow for this to occur. Mr. Craig added that the applicant has secured a written agreement with the adjacent property owner to the north of the subject site and that the adjacent property is under construction.

Cllr. Day entered the meeting (4:10 p.m.).

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9749, for the rezoning of 9291 and 9311/9331 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

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6. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 9211 AND 9231 WILLIAMS ROAD FROM “SINGLE DETACHED (RS1/E)” TO “LOW DENSITY TOWNHOUSES (RTL4)”**
(File Ref. No. 12-8060-20-009750; RZ 16-729962) (REDMS No. 5451116)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9750, for the rezoning of 9211 and 9231 Williams Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.

CARRIED

7. **APPLICATION BY KANARIS DEMETRE LAZOS FOR A HERITAGE ALTERATION PERMIT AT 12011 3RD AVENUE (STEVESTON COURTHOUSE) AND 12111 3RD AVENUE (STEVESTON HOTEL)**
(File Ref. No. HA 16-723477) (REDMS No. 5513480 v. 2)

Mr. Craig reviewed the application, noting that the application is proposing to adjust the lot lines, improve landscaping and provide a cash contribution towards a bus shelter.

It was suggested that staff examine the removal of the concrete wall in front of the Steveston Courthouse.

It was moved and seconded

That a Heritage Alteration Permit be issued which would:

- (1) Permit a reconfiguration of lot lines, and alterations to parking layouts and landscaping, of the properties at 12011 3rd Avenue and 12111 3rd Avenue on a site zoned “Steveston Commercial (CS2)”; and*
- (2) Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum amount of landscape area around surface parking areas abutting a road from 3.0 m, to 1.0 m along Moncton Street, and to 1.0 m along 3rd Avenue.*

CARRIED

8. **MANAGER’S REPORT**

- (i) Meeting with the Agricultural Land Commission on the Former Mylora Site.*

Terry Crowe, Manager, Policy Planning, briefed Committee on the scheduled meeting with Agricultural Land Commission (ALC) regarding a denial of a non-farm use application on former Mylora site, noting that the ALC has notified the City that the meeting will be deferred to a future date in December 2017.

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Discussion ensued regarding (i) the City's policy on the No. 5 Road Backlands, (ii) the uncompleted site remediation done by the previous applicant, and (iii) the potential use of the site for a private school.

In reply to queries from Committee, staff noted that (i) the previous applicant proceeded with site remediation work without the City's approval, (ii) Bylaws staff can inspect the site and examine options to remove debris stemming from the remediation work, (iii) the site is in the process of being sold, and (iv) the City has not received a new non-farm use or rezoning application for the site.

(ii) New Westminster Official Community Plan Amendment

Mr. Crowe advised Committee that the City of New Westminster is in the process of amending their Official Community Plan and that Richmond has no objections to the proposed changes.

(iii) Public Consultation for Imperial Landing Site

Mr. Craig noted that Onni will be hosting a public consultation meeting at the Imperial Landing site scheduled for September 23, 2017. He added that mail notices of the meeting will be sent to residents and property owners in the immediate area and advertised in the local newspaper.

(iv) Building Permits on Agricultural Land

Joe Erceg, General Manager, Planning and Development, noted that 45 building permit applications were received by the City prior to the adoption of new regulations limiting the size of residential developments on agricultural land. He added that staff are in the process of reviewing the applications and have cancelled applications that have not met requirements or deadlines.

It was suggested that staff provide report on the potential illegal uses of residential buildings on agricultural land.

Cllr. Day left the meeting (5:18 p.m.) and did not return.

Discussion ensued with regard to the student enrolment rates in high-density areas of the city.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:44 p.m.).

CARRIED

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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 6, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator