



## Planning Committee

Date: Tuesday, September 7, 2016

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Chak Au

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 19, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

September 20, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY VOLODYMYR ROSTOTSKYY AND MAUNG HLA WIN FOR REZONING AT 8300/8320 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009566; RZ 15-702268) (REDMS No. 5006224)

Wayne Craig, Director, Development, reviewed the application, noting that there will be no site access from the portion of the property bordering the adjacent school during the demolition and construction stages.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566, for the rezoning of 8300/8320 St. Albans Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY JAGTAR SIHOTA FOR REZONING AT 10760/10780 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009576; RZ 12-600638) (REDMS No. 4803966)

Mr. Craig briefed Committee on the proposed development, noting that (i) access to the site will be through a shared driveway from Bird Road, (ii) site access via Shell Road is not ideal because Shell Road is an arterial road and there is a jet fuel line in proximity to the site, (iii) a 6 metre wide front yard is proposed for each lot, and (iv) should the application proceed, notification will be sent prior to the Public Hearing.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576, for the rezoning of 10760/10780 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**3. APPLICATION BY MTM DEVELOPMENTS LTD. FOR REZONING AT 2280 MCLENNAN AVENUE FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-009578; RZ 15-706060) (REDMS No. 5121692)

Mr. Craig reviewed the application, noting that three trees will be replanted in each lot and a cash contribution will be provided to satisfy tree replacement requirements. He added that seven trees along the Bridgeport Trail will be removed due to their poor condition and that the Parks Department will be receiving compensation to facilitate replacement planting on City property.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, for the rezoning of 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**CARRIED**

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4. **APPLICATION BY DOD CONSTRUCTION LTD. FOR REZONING AT 3360/3380 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009579; RZ 15-710447) (REDMS No. 5009419)

Discussion ensued with regard to the number of duplex lots in the city that can be potentially subdivided.

In reply to queries from Committee, Mr. Craig remarked that the section of Blundell Road fronting the subject site is not considered to be an arterial road so a shared driveway will not be pursued for the proposed development.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, for the rezoning of 3360/3380 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY RAV BAINS FOR REZONING AT 9131 DOLPHIN AVE FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/K)**

(File Ref. No. 12-8060-20-009595; RZ 16-730029) (REDMS No. 5062414)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595, for the rezoning of 9131 Dolphin Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY 1075501 BC LTD. FOR REZONING AT 11600 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009596; RZ 16-734087) (REDMS No. 5101934)

Mr. Craig reviewed the application, noting that approximately 80% of development applications are providing secondary suites instead of a cash contribution. He added that all future rezoning applications considered by Planning Committee will now be subject to the recently updated housing requirements regarding the provision of secondary suites.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, for the rezoning of 11600 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.*

**CARRIED**

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**7. APPLICATION BY KANWAR SODHI FOR REZONING AT 7200 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009598; RZ 15-710175) (REDMS No. 5121136)

In reply to queries from Committee, Mr. Craig noted that the applicant opted to have a balcony instead of at-grade outdoor space for the coach house and that if a balcony is provided, the balcony must be oriented towards the lane.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598, for the rezoning of 7200 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Day

**8. APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 7341 AND 7351 NO. 5 ROAD**

(File Ref. No. AG 16-732022) (REDMS No. 5093413 v. 2)

John Hopkins, Planner 3, reviewed the application, noting that the proposed adjustment of lot geometry will allow for more efficient siting of future buildings.

In reply to queries from Committee, Mr. Craig advised that a zoning change may restrict the allowable building size on-site; however no rezoning application specific to the subject site has been submitted. He added that should the application proceed, Council Minutes including Council's resolution to endorse the application, the staff report, and accompanying documents will be sent to the Agricultural Land Commission (ALC) for their consideration.

It was moved and seconded

*That authorization for Dagneault Planning Consultants Ltd. to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 7341 and 7351 No. 5 Road be granted.*

**CARRIED**

**9. MANAGER'S REPORT**

***Gardens Development Site***

Mr. Craig advised that Townline Group will be hosting a public consultation session scheduled for September 13, 2016 at the South Arm Community Centre regarding a development permit application at the Gardens site.

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The Chair advised that Update of Large Homes on the Agricultural Land Reserve will be considered as Item No. 9A and Shared Driveways will be considered as Item No. 9B.

#### 9A. **UPDATE ON LARGE HOMES ON THE AGRICULTURAL LAND RESERVE**

(File Ref. No.)

Joe Erceg, General Manager, Planning and Development, updated Committee on concerns related to the development of large homes on the Agricultural Land Reserve (ALR), noting that the City has sent the Minister of Agriculture and the Agricultural Land Commission Chair letters on the matter and that staff will follow up in the upcoming weeks.

Discussion ensued with regard to a farm property that is listed for sale along Sidaway Road (attached to and forming part of these minutes as Schedule 1).

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

It was moved and seconded

***That staff investigate the listed property at 9331 Sidaway Road if there are two separate lots and the possibility to build two separate homes on-site and what can be expected if the sale proceeds, and report back.***

The question on the motion was not called as discussion ensued with regard to addressing the issue of large homes on the ALR at the Provincial level.

In reply to queries from Committee, Mr. Erceg and Terry Crowe, Manager, Policy Planning, noted that the issue of large homes on the ALR extend to other municipalities and that copies of the letters sent to the Minister of Agriculture and the ALC Chair were sent to Metro Vancouver municipalities.

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

Discussion then took place with regard to past action taken by Metro Vancouver municipalities to address large homes on the ALR and the potential effects of the 15% tax for foreign property buyers recently introduced by the Province.

#### 9B. **SHARED DRIVEWAYS**

(File Ref. No.)

Discussion ensued with regard to the positive effects of shared driveways and ways to encourage shared driveways in new developments.

In reply to queries from Committee, Mr. Craig remarked that shared driveways are pursued under certain traffic conditions and that staff will bring forward more information and recommendations on the matter.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:39 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, September 7,  
2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, September 7, 2016.



**25 ACRE BLUEBERRY FARM**  
**825 FOOT FRONTAGE**



**9331 SIDAWAY ROAD, RICHMOND**

Amazing opportunity to own almost 25 acres of farmland with amazing frontage of 825' x 1300' on prestigious Sidaway Road! This great INCOME PRODUCING property includes a huge fully irrigated blueberry farm that cover approximately 22.5 acres of the land, house with 5 bedrooms, den, 4.5 bathrooms, 4216 SF & a large detached 53' x 41' barn. Possibility to build 2 homes on the property in an area surrounded by multi-million dollar homes and Estates. Just 2 properties North of the Mylora Golf Course. Excellent investment on one of the best farmland & streets in Richmond!

**\$8,500,000**

*Real Estate Weekly Aug 24, 2016*