



Planning Committee

Date: Tuesday, September 16, 2014
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Harold Steves
Absent: Councillor Linda Barnes
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
Wednesday, September 3, 2014, be adopted as circulated.*

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, October 7, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY URBAN DESIGN GROUP ARCHITECTS LTD.
FOR REZONING AT 3011 NO. 5 ROAD FROM “GAS STATION
COMMERCIAL (ZC12) – BRIDGEPORT ROAD AND IRONWOOD
AREA” TO “CAR WASH & SERVICE STATION (ZC35) –
BRIDGEPORT”**

(File Ref. No. 12-8060-20-009174, RZ 13-642848) (REDMS No. 4332972 v. 2)

Planning Committee
Tuesday, September 16, 2014

Wayne Craig, Director, Development, gave a brief overview of the proposed development noting that the site was formerly occupied by a gas station and that the proposed application will need to comply with the City's Noise Regulation Bylaw No. 8856.

In reply to queries from Committee, Mr. Craig advised that given its location away from residential areas, no consultation was required with respect to noise compliance. Also, as part of the development process, a development sign has been posted on-site. Mr. Craig added that staff have not received any questions from the public regarding the proposed application.

In reply to queries from Committee, Diana Nikolic, Planner 2-Urban Design, noted that the site is currently a vacant lot.

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9174, to create "Car Wash & Service Station (ZC35) – Bridgeport" and for the rezoning of 3011 No. 5 Road from "Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area" to "Car Wash & Service Station (ZC35) – Bridgeport", be introduced and given first reading.

CARRIED

2. **APPLICATION BY THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE OFFICE AND EDUCATION (ZIS5) – CITY HALL WEST (THOMPSON AREA) ZONING DISTRICT AT 6931 GRANVILLE AVENUE**

(File Ref. No. 12-8060-20-009165, ZT 14-667206) (REDMS No. 4303879 v. 2)

Mr. Craig commented on the proposed application for the proposed temporary fire hall. He noted that the building will be used for up to approximately three years while the new fire hall undergoes construction.

In reply to queries from Committee, Mr. Craig advised that there are proposed modifications to the landscaping, parking lot configuration and the interior of the building.

Jim Young, Senior Manager, Project Development, Engineering and Public Works, advised that staff currently in City Hall West will be relocated to the City Hall Annex building.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) – City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, September 16, 2014

3. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 8351 RIVER ROAD, DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) AND 8411/8431/8451 WEST ROAD FOR 2015, 2016 AND 2017

(File Ref. No. TU 14-666140) (REDMS No. 4342837)

Mr. Craig gave a brief overview of the proposed application to renew the Temporary Commercial Use Permit (TCUP) for the Richmond Night Market site at Duck Island. He noted that the proposed conditions for the TCUP renewal remain relatively consistent with the previous application and includes provisions to extend the event until late October.

In reply to queries from Committee, Kevin Eng, Planner 2, commented on traffic and parking conditions during the event and noted that:

- traffic concerns with the adjacent River Rock Casino have generally been addressed by the event organizer;
- the event organizer monitors traffic conditions and advises patrons to follow traffic and parking regulations and, if possible, utilize the Canada Line;
- as a result of Canada Line usage, the existing site can accommodate current parking demands;
- local residents and businesses are provided with parking passes to ensure full access to the area; and
- as a result of the 200 additional parking spaces secured for vendors, 200 additional parking spaces can be allocated to the general public.

Discussion ensued regarding the conditions of the proposed TCUP. Mr. Craig advised that the permit can be revised to accommodate for the possibility of new development in the area.

Discussion then ensued with respect to the security aspects of the event. Mr. Craig noted that there are a minimum of two RCMP officers in attendance during the event.

In reply to queries from Committee, Mr. Eng advised that Bylaw Enforcement Officers play an important role in enforcing parking regulations.

Edward Warzel, Manager, Community Bylaws, commented on the Bylaw Enforcement Officer's role in the event and noted that the six hours allocated for bylaw enforcement is consistent with previous years. He added that many issues concerning bylaw infractions have been addressed since the first year of the event. Also, he noted that the Bylaw Enforcement Officers play an important role in enforcing and preventing bylaw and parking infractions.

Planning Committee
Tuesday, September 16, 2014

In reply to queries from Committee, Mr. Eng noted that food and beverage vendors are required to obtain permits from Vancouver Coastal Health (VCH) in order to operate. He added that VCH has an application and inspection process to ensure compliance with their regulations.

In reply to queries from Committee, Mr. Craig advised that any remaining balance on the 20% contingency fund related to operational security bond requirements can be refunded.

Mr. Eng spoke of bylaw enforcement and noted that the six hours allocated for bylaw enforcement is consistent with hours allocated to the other night market site on Vulcan Way.

Raymond Cheung, Firework Productions Ltd., commented on the successful outcomes of the Richmond Night Market and noted that:

- event organizers promote the use of the Canada Line and the Canada Line is well utilized by patrons travelling to and from the event;
- event organizers continue to work with River Rock Casino staff to address concerns regarding the event;
- event organizers worked with staff on the traffic management plan and the lane modifications have addressed some concerns surrounding traffic congestion near the site;
- patrons are more aware of the traffic patterns around the River Rock Casino and can navigate to the event site;
- event attendance is robust, as measured from the nightly accumulated garbage on-site;
- operating times of the event coincide with the Canada Line schedule; and
- River Rock Casino and the Richmond Night Market each benefit from patrons visiting both sites.

Discussion then ensued with regard to the time allocated for patrolling by Bylaw Enforcement Officers in the event. Mr. Cheung was of the opinion that the patrol time by Bylaw Enforcement Officers could be reduced during non-peak times.

Staff were then directed to monitor the demand for bylaw enforcement during the Richmond Night Market's peak season and examine the potential to reduce the number of enforcement hours.

The Chair noted that the staff report indicates that the scheduling of enforcement hours is at the discretion of the Community Bylaws division.

Planning Committee
Tuesday, September 16, 2014

It was moved and seconded

- (1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit renewal for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road be considered at Public Hearing to be held on October 20, 2014 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for the purposes of permitting an evening night market event between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

- (2) *That the Public Hearing notification area include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the staff report dated September 9, 2014 from the Director of Development.*

The question on the motion was not called as discussion ensued regarding (i) the Bylaw Enforcement Officer’s role in the prevention of bylaw violations and the promotion of safety on-site, (ii) the positive impact and benefits of bylaw enforcement in the event, (iii) the trend of less vehicle traffic and more pedestrian traffic travelling to and from the event, and (iv) monitoring and analyzing the bylaw enforcement needs of the event over the course the year.

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

4. **REFERRAL: COMPARISON OF RICHMOND AND METRO VANCOUVER PROPOSED RESPONSES THE 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. 4341599)

Planning Committee
Tuesday, September 16, 2014

**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 v. 2)

Discussion ensued with respect to Metro Vancouver's position on the consultation done by the Ministry of Agriculture on potential changes to Agricultural Land Reserve use, subdivision and procedure regulation.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that staff have reviewed the proposed regulatory changes and advised that it is possible for the City to follow Metro Vancouver's position on the matter if the City is not given any regulatory authority on the proposed changes.

Discussion then ensued regarding the options to submit a response to the Ministry of Agriculture that would indicate that the City could support the proposed changes only if certain conditions are met or endorse a response that would be similar to Metro Vancouver's position on the matter.

Staff were directed to make changes to Attachment 2 of the staff report titled *Richmond Response to BC Ministry of Agriculture Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, dated August 15, 2014, to reflect the conditions necessary for the City to endorse the proposed changes.

It was moved and seconded

- (1) *That the memorandum titled Referral: Comparison of Richmond and Metro Vancouver Proposed Responses the BC Ministry of Agriculture Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation dated September 10, 2014 from the Manager, Policy Planning, be received for information;*
- (2) *That the attached Richmond response (Attachment 2), which was submitted to the Ministry of Agriculture prior to the deadline of August 22, 2014 regarding potential changes to the Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation be ratified;*
- (3) *That the Ministry of Agriculture be requested to extend the deadline for comments to September 30, 2014 to enable all stakeholders to have reasonable time to provide feedback;*

Planning Committee
Tuesday, September 16, 2014

- (4) *That the Ministry of Agriculture be requested to provide a detailed analysis of the potential impacts and implications (including taxation implications) of each proposed change, enable local governments to also regulate the proposed changes, and allow the local governments and stakeholders the opportunity to review the draft regulations prior to their adoption;*
- (5) *That the Ministry of Agriculture and Agricultural Land Commission (ALC) staff and funding be increased to properly enforce the existing and proposed ALR regulations; and*
- (6) *That this report and recommendations be forwarded to Richmond MPs, MLAs, the Metro Vancouver Board and all Metro Vancouver local governments.*

CARRIED

5. **MANAGER'S REPORT**

Affordable Housing Project at 8180 Ash Street

Mr. Craig briefed Committee on a BC Housing affordable housing project on 8180 Ash Street. Mr. Craig noted that Habitat for Humanity is a partner in the construction of the proposed development and that the housing units will be set aside for low-income families.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:37 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 16, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk