



## Planning Committee

Date: Tuesday, October 16, 2018

Place: Anderson Room  
Richmond City Hall

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

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 October 2, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

November 7, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9927 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 3551, 3571, 3591, 3611 AND 3631 SEXSMITH ROAD (POLYGON DEVELOPMENT 218 LTD.)**

(File Ref. No. 12-8060-20-009927; 08-4057-05) (REDMS No. 5950585 v. 5)

It was moved and seconded

*That Housing Agreement (3551, 3571, 3591, 3611 and 3631 Sexsmith Road) Bylaw No. 9927 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with Polygon Development 218 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 17-778835.*

**CARRIED**

2. **HOUSING AGREEMENT BYLAW NO. 9934 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8071 AND 8091 PARK ROAD (PARK VILLAGE INVESTMENTS LTD. AND GRAND LONG HOLDINGS CANADA LTD.)**

(File Ref. No. 12-8060-20-009934; 08-4057-05) (REDMS No. 5971366 v. 3)

It was moved and seconded

*That Housing Agreement (8071 and 8091 Park Road) Bylaw No. 9934 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with Park Village Investments Ltd. and Grand Long Holdings Canada 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 17-779229.*

**CARRIED**

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY JAGSON INVESTMENTS LTD. FOR REZONING AT 11951 WOODHEAD ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009857; RZ 17-775098) (REDMS No. 5859422)

Jordan Rockerbie, Planning Technician, spoke to the proposed application, noting that (i) although the subject site is not governed by the Arterial Road Land Use Policy, it is being considered under the same criteria, (ii) the proposed Servicing Agreement includes frontage improvements along No. 5 Road and Woodhead Road, and (iii) a secondary suite is proposed for each new dwelling.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9857, for the rezoning of 11951 Woodhead Road from "Single Detached (RS 1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.*

**CARRIED**

4. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY 1004732 B.C. LTD. FOR REZONING AT 6840 & 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM "DOWNTOWN COMMERCIAL (CDT1)" TO "CITY CENTRE HIGH DENSITY MIXED USE WITH OFFICE (ZMU31) - BRIGHOUSE VILLAGE**

(File Ref. No. 12-8060-20-009510; RZ 14-678448) (REDMS No. 5977623 v. 1D)

Janet Digby, Planner 3, provided background information and remarked that as a consideration of rezoning, the applicant was required to acquire off-site statutory rights of way to support vehicle movement; however, the applicant has not been able to do so. She then advised that staff have worked with the applicant to make minor modifications to the proposed development in order to address the access and egress requirements without the statutory rights of way.

Ms. Digby stated that the Transportation Department has accepted the proposed changes and should it be approved by Council, the revised considerations would be further considered by the Development Permit Panel.

In reply to a query from Committee, Wayne Craig, Director, Development, advised that the proposed development will be district energy utility ready.

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It was moved and seconded

*That the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9510, for the rezoning of 6840 & 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” to “City Centre High Density Mixed Use with Office (ZMU31) - Brighthouse Village”, be revised to remove the rezoning considerations requiring off-site statutory rights of way and modify additional considerations consequential to this change.*

**CARRIED**

**5. MANAGER’S REPORT**

Barry Konkin, Manager, Policy Planning, referred to correspondence received from the Minister of Agriculture with regard to the City’s agricultural zoning regulations for greenhouses, noting that ongoing discussions with the Ministry are taking place and staff will advise Council of any updates as they arise.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:06 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, October 16, 2018.

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Councillor Linda McPhail  
Chair

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Hanieh Berg  
Legislative Services Coordinator