



Planning Committee

Date: Tuesday, October 18, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day (entered at 4:01 p.m.)
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 4, 2016, be adopted as circulated.

CARRIED

Cllr. Day entered the meeting (4:01 p.m.).

NEXT COMMITTEE MEETING DATE

November 8, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Tuesday, October 18, 2016

COMMUNITY SERVICES DIVISION

1. CHILD CARE OPERATOR SELECTION FOR THE “CRESSEY CADENCE” CHILD CARE FACILITY

(File Ref. No. 07-3070-01) (REDMS No. 5175900 v. 6)

In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, noted that several potential child care operators expressed interest, however, there was only one applicant. She added the affordable housing portion of the development is owned by the developer and the child care amenity portion is a City-owned asset.

Discussion ensued with regard to the number of child care spaces available in the community and Cathryn Volkering Carlile, General Manager, Community Services, noted that a memorandum on the number of child care spaces currently available as well as those proposed in in-stream applications can be provided to Council.

It was moved and seconded

That Atira Women’s Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. APPLICATION BY SANDRA LOPEZ AND ANDRE SAVARD FOR REZONING AT 4280 TYSON PLACE FROM LAND USE CONTRACT 042 AND SINGLE FAMILY ZERO LOT LINE (ZS24) TO SINGLE DETACHED (ZS27) – TYSON PLACE

(File Ref. No. 12-8060-20-009601; RZ 16-726011) (REDMS No. 5163815)

Cynthia Lussier, Planner 1, reviewed the application noting that the applicant will be required to address the exposure of the neighbouring dwelling at 4300 Tyson Place and obtain written authorization from the property owners prior to rezoning adoption. She added that the large trees in the rear yard will be retained.

In reply to queries from Committee regarding potential impact to the neighbourhood, Wayne Craig, Director, Development, noted that should the application proceed, similar applications could come forward.

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It was moved and seconded

- (1) *That "Land Use Contract 042" entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", be discharged from 4280 Tyson Place; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the "Single Detached (ZS27) – Tyson Place" zone and for the rezoning of 4280 Tyson Place from "Land Use Contract 042" and "Single Family Zero Lot Line (ZS24)" to the "Single Detached (ZS27) – Tyson Place" zone, be introduced and given first reading.*

CARRIED

3. **APPLICATION BY GURPREET BAINS FOR REZONING AT 9660 SEAMEADOW COURT FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009618; RZ 16-738201) (REDMS No. 5103815)

Mr. Craig reviewed the application, noting that it would be possible to orient vehicle access from the lane for one lot and from the cul-de-sac for the other lot, however, such configuration would not be required for the lots. He added that factors such as traffic safety or tree retention are considered in the configuration of vehicle access to sites.

In reply to queries from Committee, the applicant noted that configuring site access from the lane and cul-de-sac could be an option, however, designs are still in the preliminary stages.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY ANUVIR DEHAL FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009263; RZ 16-737446) (REDMS No. 5159809)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

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5. **APPLICATION BY MUKHTIAR SIAN FOR REZONING AT 3760/3780 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009627; RZ 15-712886) (REDMS No. 5178409)

Ms. Lussier reviewed the application, noting that access to the site will be maintained in order to protect the trees on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

6. **MANAGER'S REPORT**

(i) Tree Bylaw Information Sessions

Joe Erceg, General Manager, Planning and Development, noted that the City will host a series of six information sessions on the Tree Bylaw starting next month to provide clarity on the City's policies related to trees and emphasize tree retention. He added that the information sessions will be promoted through the City's website and through newspaper advertisements.

(ii) Arterial Road Policy

Mr. Erceg commented on the Arterial Road Policy, noting that staff will bring forward a report on proposed amendments at the next Planning Committee meeting.

(iii) Building Massing

Mr. Erceg remarked that staff are in the process of responding to the referral on Building Massing and are anticipating that a report to Committee will be brought forward on November 22, 2016. He added that the report would present potential amendments to the zoning bylaw related to building massing and that consultation on the matter would target builders and homeowners.

(iv) Illegal Residential Hotels

Discussion ensued with regard to enforcement of illegal short-term residential rentals in the city and assigning a bylaw officer to investigate suspected sites. Mr. Erceg remarked that Law and Community Safety staff are in the process of responding to a referral on the matter.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:31 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 18, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator