



Planning Committee

Date: Tuesday, November 18, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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 Tuesday, November 4, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, December 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY BRITISH COLUMBIA MUSLIM ASSOCIATION AT 12300 BLUNDELL ROAD**
(File Ref. No. AG 13-636059) (REDMS No. 4367461)

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Wayne Craig, Director, Development commented on the proposed application and noted that the site is currently zoned for assembly and is currently within the Agricultural Land Reserve (ALR).

In reply to queries from Committee, Mr. Craig advised that over time the site has undergone some incremental adjustments. The current application will be the largest expansion to date and the Agricultural Land Commission (ALC) will record all historical adjustments. He added that the site will remain in the ALR.

It was moved and seconded

That the application by the British Columbia Muslim Association for a non-farm use at 12300 Blundell Road to allow for the expansion of the existing mosque be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

2. **APPLICATION BY LI QIN CHEN FOR REZONING AT 10726 HOLLYBANK DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-009196; RZ 14-663343) (REDMS No. 4408486)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, for the rezoning of 10726 Hollybank Drive from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY ORIS CONSULTING LTD./CITYMARK PROPERTIES FOR REZONING AT 5440 MONCTON STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-009194; RZ 14-666142) (REDMS No. 4398541)

Mr. Craig spoke of the proposed application and noted that an updated Development Application Data Sheet and a preliminary landscape plan were distributed to the Committee (attached to and forming part of these minutes as **Schedule 1**).

In reply to queries from Committee, Mr. Craig advised that staff encourage applicants to build secondary suites to satisfy the City’s Affordable Housing Strategy requirements and as such, two secondary suites would be required from the proposed application. Alternatively, Mr. Craig noted that the Affordable Housing Strategy provides the developer with the option of providing a cash-in-lieu contribution to the Affordable Housing Reserve Fund instead of the secondary suites for single-family rezoning.

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Discussion ensued with regard to the Affordable Housing Strategy requirements and the preference to include secondary suites in the proposed application. Mr. Craig noted that Council does have the option to place conditions on the proposed rezoning application to require the inclusion of secondary suites.

Discussion then ensued regarding parking on-site. Mr. Craig advised that parking on-site will be via a front driveway access which could accommodate vehicles from potential secondary suites.

In reply to queries from Committee, Mr. Craig advised that the conceptual site drawings in the staff report include the minimum setback requirements. He added that the applicant has the option to locate the building envelope towards the front or rear of the site, provided the minimum setback requirements are met.

Discussion ensued with respect to the City's policy on affordable housing requirements and remaining consistent when applying said requirements to all development applications.

In reply to queries from Committee, Nelson Chan, Citimark Properties, noted that the applicant prefers to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund but can review the design to examine if building secondary suites is feasible.

Discussion ensued with regard to (i) remaining consistent when applying affordable housing requirements to development applications in all areas of the city, (ii) working with the applicant to include secondary suites in the proposed application, (iii) reviewing the City's policy on affordable housing contributions, and (iv) affordability of housing in the Steveston area.

Discussion continued regarding future rezoning applications and opportunities to include secondary suites in the Steveston area. Mr. Craig noted that additional rezoning applications are anticipated for sites adjacent to the proposed application.

Discussion further ensued with respect to advancing the proposed application to the Public Hearing stage in order to give the applicant the opportunity to review the proposed application to include secondary suites.

In reply to queries from Committee, Mr. Chan advised that the lot size and proposed buildings are small. However, he added that further review of the building's design is required before a secondary suite can be considered.

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

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It was moved and seconded

That the staff report titled Application by Oris Consulting Ltd./Citymark Properties for Rezoning at 5440 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/A), dated October 30, 2014, from the Director, Development, be referred back to staff to examine the option to include secondary suites.

The question on the referral was not called as discussion ensued with respect to (i) providing an opportunity for the applicant to include secondary suites in the proposed application, (ii) increasing affordable housing units in the Steveston area, and (iii) the timeline of the referral.

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

It was moved and seconded

That the staff report titled Application by Oris Consulting Ltd./Citymark Properties for Rezoning at 5440 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/A), dated October 30, 2014, from the Director, Development, be referred back to staff to examine the option to include secondary suites and report back to the Planning Committee meeting of Wednesday, December 3, 2014.

The question on the referral was not called as discussion ensued regarding the timeline of the referral.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, spoke of the referral timeline and advised that staff can provide Committee with a memorandum regarding the addition of secondary suites to the proposed application by the next scheduled Planning Committee meeting.

The question on the referral was then called and it was **DEFEATED** with Cllrs. Au, Barnes, and Halsey-Brandt opposed.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, for the rezoning of 5440 Moncton Street from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

CARRIED

Opposed: Cllrs. McNulty
Steves

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4. **MANAGER'S REPORT**

(i) Aspac Development Lands

Mr. Craig briefed Committee on the Aspac Development Lands with respect to the proposed modified development sequence, noting that the waterfront lot is proposed to be developed first. He added that there will be no anticipated impact on the proposed amenities and off-site servicing has been adjusted to ensure all required works are provided with the first phase.

Discussion ensued with regard to the anticipated traffic in the area as a result of the proposed modified development sequence. In reply to queries from Committee, Mr. Craig advised that less traffic is anticipated in the area since the waterfront lot will be a smaller development and the new River Road connector is expected to absorb vehicle traffic.

In reply to queries from Committee, Mr. Craig advised that the section of River Road adjacent to the site is open and the curb and sidewalk on the south side of road will be completed during the first phase of development.

(ii) Former Steveston Secondary School Site Public Consultation

Mr. Craig noted that staff are coordinating with Polygon Development for a third open house related to the proposed development of the former Steveston Secondary School site. The open house is tentatively scheduled for Tuesday, December 2, 2014 and notices will be sent to area residents.

(iii) Lions Manor Decommissioning

In reply to queries from Committee, Mr. Craig advised that there are currently no rezoning applications for the Lions Manor site. He added that there is a proposed development variance permit to relocate a cellular antenna during the site decommissioning. He noted that staff have not received information from Vancouver Coastal Health regarding the future use of the site.

Discussion ensued with regard to retaining the Lions Manor building.

Staff were directed to provide Council with an update of the Lions Manor decommissioning.

Discussion ensued with regard to single family subdivisions in relation to the Affordable Housing Strategy.

Mr. Erceg advised that an overall review of the City's Affordable Housing Strategy is being undertaken by Community Services staff. Also, he noted that staff can examine the status of affordable housing in the Steveston area.

Discussion then ensued regarding demand for affordable housing in the city.

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

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It was moved and seconded

That staff examine the affordable housing contributions from upcoming rezoning applications in the Steveston area and report back.

The question on the referral was not called as discussion ensued regarding industrial buildings in the Steveston area.

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

It was moved and seconded

That staff examine affordable housing contributions from upcoming rezoning applications and future use of industrial buildings in the Steveston area and report back.

CARRIED

Discussion then ensued with regard to affordable housing contributions from other areas in the city.

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

It was moved and seconded

That staff examine the Affordable Housing Strategy requirements for single family developments to identify other areas in the city where affordable housing units should be provided and report back.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 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, November 18, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk



City of
 Richmond

Development Application Data Sheet
 Development Applications Division

RZ 14-666142

Attachment 3

Address: 5440 Moncton Street

Applicant: Oris Consulting Ltd./Citymark Properties

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Joe Yosuke Nishi Itoko Akune Albert Fumitake Nishi	To be determined
Site Size (m ²):	1,018 m ² (10,957 ft ²)	Three (3) lots, each approximately 334 m ² (3,595 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Housing	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

← Correct
 ← incorrect

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	Min. 334 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

