



Planning Committee

Date: Tuesday, November 20, 2018

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Michael Wolfe

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 November 7, 2018, be adopted as circulated.

CARRIED

AGENDA ADDITION

It was moved and seconded

That Terms of Reference for the Agricultural Advisory Committee be added to the agenda as Item No. 3A and that Market Rental Policy be added as Item No. 3B.

CARRIED

NEXT COMMITTEE MEETING DATE

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

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 10671, 10691, AND 10751 BRIDGEPORT ROAD FROM THE “SINGLE DETACHED (RS1/D)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009935; RZ 17-771592) (REDMS No. 5972162)

Cynthia Lussier, Planner 1, reviewed the application, noting that the proposed 24 unit townhouse development will have right-in and right-out vehicle access to Bridgeport Road, and that a servicing agreement will provide frontage improvements along Bridgeport Road, including a turning movement restricted driveway.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the applicant is required to provide a road dedication of 2.3 metres along the south portion of the site to allow for future widening of Bridgeport Road.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9935, for the rezoning of 10671, 10691, and 10751 Bridgeport Road from the “Single Detached (RS1/D)” zone to the “Low Density Townhouses (RTL4)” zone to permit the development of 24 townhouse units with right-in/right-out vehicle access to Bridgeport Road, be introduced and given first reading.

CARRIED

2. **APPLICATION BY ORIS (DYKE ROAD) DEVELOPMENT CORP. FOR REZONING AT 6091 AND 6111 DYKE ROAD FROM LIGHT INDUSTRIAL (IL) TO COMMERCIAL MIXED USE – LONDON LANDING (STEVESTON)(ZMU40)**

(File Ref. No. 12-8060-20-00953; RZ 15-702486) (REDMS No. 6025747)

Kevin Eng, Planner 2, reviewed the application, noting that the proposed development is consistent with the Official Community Plan and that vehicle access to the site will be through Dyke Road.

Discussion ensued with regard to industrial zones within the London Landing area and options to reduce the proposed building’s height and massing.

In reply to queries from Committee, Mr. Eng noted that two existing businesses will be relocated on-site within the 1,400 ft² commercial mixed use space and that the applicant has submitted shadow diagrams and the proposed designs are intended to maximize sunlight to the adjacent property.

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Dana Westermarck, Oris (Dyke Road) Development Corp., spoke on the proposed development's design features, noting that the applicant has been in consultation with the neighbouring property and has reduced the proposed massing on those portions facing the adjacent property. Also, he noted that the proposed elevator core is placed far from the adjacent property to prevent potential obstruction of views and the applicant is working with the existing businesses on-site on relocation options. He added that arrangements will be made to accommodate construction crew parking.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9953 to create the "Commercial Mixed Use – London Landing (Steveston)(ZMU40)" zone, and to rezone 6091 and 6111 Dyke Road from "Light Industrial (IL)" to "Commercial Mixed Use – London Landing (Steveston) (ZMU 40)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

3. **APPLICATION BY SPRING COMMUNICATION DEVELOPMENT LTD. FOR A ZONING TEXT AMENDMENT TO THE "PUB & SALES (CP1; CP2)" ZONE TO PERMIT RESTAURANT USE AT 8320 ALEXANDRA ROAD**

(File Ref. No. 12-8060-20-9962; ZT 18-840326) (REDMS No. 6013481)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9962, for a Zoning Text Amendment to the "Pub & Sales (CP1; CP2)" zone to permit restaurant use at 8320 Alexandra Road, be introduced and given first reading.

CARRIED

3A. **TERMS OF REFERENCE FOR THE AGRICULTURAL ADVISORY COMMITTEE (AAC)**

(File Ref. No.)

It was moved and seconded

That staff review and update the Terms of Reference for the Agricultural Advisory Committee to:

- (1) revise the Committee's composition and membership to include a range of farmers including:*
 - (a) small-scale farmers;*
 - (b) leasehold farmers; and*
 - (c) community farmers;*

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- (2) *consider adding representatives of appropriate agricultural organizations active in Richmond (similar to the Metro Vancouver Agricultural Advisory Committee), such as representatives from Kwantlen Polytechnic University, University of British Columbia and the Richmond Food Security Society;*
- (3) *define and clarify the Committee's advisory role to Council; and*
- (4) *introduce conflict of interest guidelines to the Terms of Reference; and report back.*

The question on the **referral motion** was not called as staff noted that review of the City's advisory committees is ongoing.

Discussion ensued with regard to the AAC's membership and composition and including representation by a range of local farmers.

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

It was suggested that access to all the minutes of all the advisory committee meetings be provided to all members of Council. Staff noted that access options will be discussed with the City Clerk's Office.

3B. MARKET RENTAL POLICY

(File Ref. No.)

Mr. Craig advised that staff are currently reviewing the City's Market Rental Policy, including rental tenure zoning, and anticipates that a report on the matter will be presented to Council in the first quarter of 2019.

4. MANAGER'S REPORT

(i) Bill 52 – Agricultural Land Commission Amendment Act

Barry Konkin, Manager, Policy Planning, noted that Bill 52 – Agricultural Land Commission Amendment Act is currently being considered by the Legislature and may receive Royal Assent by the end of November 2018.

(ii) Strata Plan Wind-Up

In reply to queries, staff noted that the City has not received a response from the Province regarding Provincial regulations on the wind-up of strata corporations with less than unanimous support from strata owners. It was further noted that the City will not process development applications for sites previously occupied by a stratified multiple family residential building until a Supreme Court review and any potential appeals have concluded and confirmed.

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(iii) Provincial Vacancy Tax

Mr. Konkin advised no response on the matter has been received from the Province.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:40 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 20, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator