



## Planning Committee

Date: Tuesday, November 21, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Alexa Loo (entered at 4:01 p.m.)  
Councillor Harold Steves

Also Present: Councillor Carol Day

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, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

December 5, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE -  
TERMS OF REFERENCE UPDATE**  
(File Ref. No. 07-3300-01) (REDMS No. 5585111 v. 6)

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It was moved and seconded

*That the proposed updated Richmond Intercultural Advisory Committee (RIAC) Terms of Reference be endorsed as presented in the staff report titled "Richmond Intercultural Advisory Committee – Terms of Reference Update," dated October 25, 2017 from the General Manager, Community Services*

**CARRIED**

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

**PLANNING AND DEVELOPMENT DIVISION**

2. **APPLICATION BY KEN PHUAH FOR REZONING AT 10011 SEACOTE ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "COMPACT SINGLE DETACHED (RC2)" ZONE**

(File Ref. No. 12-8060-20-009788; RZ 17-778570) (REDMS No. 5616980)

Steven De Sousa, Planning Technician – Design, reviewed the application noting that the proposed development will include frontage improvements and secondary suites are proposed for each new lot.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9788, for the rezoning of 10011 Seacote Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY RAJ DHALIWAL FOR REZONING AT 10460 WILLIAMS ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "COMPACT SINGLE DETACHED (RC2)" ZONE**

(File Ref. No. 12-8060-20-009789; RZ 17-784468) (REDMS No. 5625865)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that secondary suites are proposed for each new lot.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9789, for the rezoning of 10460 Williams Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.*

**CARRIED**

Committee noted that Terry Crowe, Manager, Policy Planning, will be retiring from his position in the City and commended his longstanding service.

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4. **PROPOSED TERMS OF REFERENCE TO UPDATE RICHMOND'S 2003 AGRICULTURAL VIABILITY STRATEGY (AVS) AND AGRICULTURAL PROFILE**

(File Ref. No. 08-4050-10) (REDMS No. 5596242 v. 2)

Mr. Crowe reviewed the proposed terms of reference to update Richmond's 2003 Agricultural Viability Strategy (AVS) and Agricultural Profile, noting that utilizing consulting services may be an option to accelerate the AVS update process.

Discussion ensued with regard to (i) the timeline to update the AVS using staff, (ii) options to collaborate with the farming community and university students, (iii) costs of utilizing a consultant, (iv) utilizing the existing AVS to address upcoming agricultural issues, (v) funding assistance available from senior levels of government, and (vi) hiring additional staff to conduct research.

Steven Easterbrook, Co-Chair, Agricultural Advisory Committee (AAC), spoke on the proposed AVS update, expressing that (i) the City can collaborate with Kwantlen Polytechnic University farming students and the AAC on updating the AVS, (ii) utilizing consulting services may not be necessary and a volunteer committee can be formed that can analyze the existing report, and (iii) the optimal time for the AAC to review the issue would be between November and March.

It was moved and seconded

- (1) *That the report titled "Proposed Terms of Reference to Update Richmond's 2003 Agricultural Viability Strategy (AVS) and Agricultural Profile", dated November 6, 2017 from the Manager, Policy Planning, be received for information; and*
- (2) *That staff examine options to update Richmond's Agricultural Viability Strategy, and report back.*

**CARRIED**

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5. **PROPOSED CHANGES: STEVESTON AREA PLAN, VILLAGE HERITAGE CONSERVATION POLICIES, DESIGN GUIDELINES AND LONG-TERM BAYVIEW, MONCTON AND CHATHAM STREET VISIONS**

(File Ref. No. 08-4045-20-04) (REDMS No. 5561802 v. 6)

Mr. Crowe reviewed the proposed changes to the Steveston Area Plan (SAP) and referred to a memorandum to Council, dated November 2, 2017 (copy on-file City Clerk's Office), noting that staff are suggesting that (i) recommendations related to Bayview, Moncton and Chatham Streetscape visions be referred back to staff for further investigation, (ii) the Sakamoto Guidelines be incorporated into the SAP, (iii) new buildings along Moncton Street would have a maximum of two storeys and any requests for three stories may be considered through an Area Plan and rezoning bylaw amendment process, (iv) rooftop barrier railings will be non-transparent, and (v) brick materials will be permitted only for the replacement of existing brick in buildings throughout the entire Village.

Discussion ensued with regard to (i) future development along the Riverfront Area on the south side of Bayview Street, (ii) providing clarity regarding the building regulations, (iii) ensuring public access to the waterfront, (iv) restricting building height and density in areas south of Bayview Street, (v) the size of the historical buildings along the waterfront, and (vi) the size of recent developments in Steveston.

In reply to queries from Committee, staff noted that the proposed recommendations do not include changes to existing height and density requirements in the Riverfront Area on the south side of Bayview Street; however staff can be directed to examine options to amend said requirements. It was further noted that input received from public consultation indicated a preference to retain the current density of 1.6 FAR and a three storey building maximum for areas south of Bayview Street.

Discussion then took place with regard to the potential location of a bus exchange in the Village and an aerial map of Steveston was distributed (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that staff are discussing bus exchange options with TransLink.

It was moved and seconded

**(1) That staff be directed to:**

- (a) incorporate both the "Sakamoto Guidelines for Area Revitalization (1987)" and "Sakamoto Guidelines for Façade Improvements (1989)" in their entirety, into the Steveston Area Plan;**

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- (b) incorporate design guidelines that would require solid non-transparent barrier railings for rooftop structures;*
- (c) incorporate design guidelines that would restrict the use of brick only for the replacement of existing brick façades throughout the Village; and*
- (d) remove the proposed policy to establish a bridge connection to the Gulf of Georgia site;*

*and to make the necessary changes to Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9775;*

- (2) That new developments in the Riverfront Area south of Bayview Street be restricted to a maximum of two storeys and a maximum density of 1.2 FAR; and*
- (3) That the recommended long-term Bayview, Moncton and Chatham Street Streetscape visions be referred back to staff for further investigation and future reporting on issues related to details of the streetscape elements, the Steveston interurban tram and an upgraded Steveston bus exchange.*

The question on the **motion** was not called, as there was agreement to deal with Parts (1), (2) and (3) separately.

The question on Part (1) of the motion was then called and it was **CARRIED**.

The question on Part (2) of the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

The question on Part (3) of the motion was then called and it was **CARRIED**.

6. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:16 p.m.).*

**CARRIED**

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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 21, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 21, 2017.

