



Planning Committee

Date: Tuesday, November 22, 2011
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
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 Tuesday, November 8, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, December 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY KEVIN SANDHU FOR REZONING AT 10511 NO.1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**

(File Ref. No. 12-8060-20-8827, RZ 11-589493) (REDMS No. 3387030)

It was moved and seconded

That Bylaw No.8827, for the rezoning of 10511 No.1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

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2. **APPLICATION BY KNS ENTERPRISES LTD. FOR REZONING AT 9040 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8835, RZ 11-583027) (REDMS No. 3394959)

A brief discussion ensued between staff and Committee, and advice was provided that the proposed development includes no driveway access from Railway Avenue, as access to the site is provided from the lane at the rear of the site.

It was moved and seconded

That Bylaw No. 8835, for the rezoning of 9040 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

3. **GBL ARCHITECTS INC. HAS APPLIED TO THE CITY OF RICHMOND FOR A TEXT AMENDMENT TO THE LOW RISE APARTMENT (ZLR24) ZONE AND PERMISSION TO REZONE 9500 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR24) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE) IN ORDER TO PERMIT A FOUR (4) STOREY RESIDENTIAL DEVELOPMENT CONSISTING OF APPROXIMATELY 135 UNITS**

(File Ref. No. 12-8060-20-8826, RZ 10-557519) (REDMS No. 3177518)

In response to queries Planning Department staff advised that:

- the LEED checklist outlines the criteria to achieve a silver rating, and the applicant's decision to hook up to the district energy source ensures this rating;
- accessible design measures are outlined in the City's Zoning Bylaw, they do not relate to a LEED rating, but do relate to accessibility; and
- staff encourages developers to include an indoor amenity space, as opposed to contributing funds.

Brian J. Jackson, Director of Development, advised that staff could prepare information to give to Council regarding LEED project checklists.

The Chair announced that this application would be going to the December, 2011 Public Hearing, that is to be held on Tuesday, December 20.

It was moved and seconded

That Bylaw No. 8826 to amend the "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" Zone for the rezoning of 9500 Cambie Road from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" be introduced and given first reading.

CARRIED

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4. **REVISED ACE TERMS OF REFERENCE**

(File Ref. No.) (REDMS No. 3397500)

A brief discussion ensued between staff and Committee with regard to advisory committee attendance, quorums, expectations, level of activity, and procedures to remove advisory committee members with attendance issues.

A comment was made that some advisory committees might not have enough activity to sustain monthly meetings, and it was noted that as part of the 10 Year Social Planning Strategy, committees would be reviewed.

It was moved and seconded

That the revised Advisory Committee on the Environment (ACE) Terms of Reference to amend Section 8 (d), to reduce the meeting quorum requirement from eight (8) to seven (7) members, be approved, as per the General Manager, Planning and Development Department report dated November 9, 2011.

CARRIED

5. **MANAGER'S REPORT**

Before Manager's Reports were given, a comment from the Chair regarding single family, as well as coach house, lot size coverage led to a discussion regarding: (i) the height of residences; and (ii) the footprint of residences.

Joe Erceg, General Manager, Planning and Development Department, stated that having received direction from Council, with regard to the Official Community Plan, staff is looking at: (i) granny flat and coach house guidelines and approval processes for Burkeville and Edgemere neighbourhoods; (ii) the allowance of small lots on arterial roads; and (iii) that staff can also look at options for residential house size, lot coverage footprint and heights.

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

It was moved and seconded

That staff explore the feasibility and benefits of reducing the footprint of (i) single-family lot sizes, and (ii) coach house lot sizes, in exchange for a larger third storey.

CARRIED

(i) Granny Flats and Coach Houses

In response to a query, Mr. Jackson advised that Council direction was followed when notices were sent to each resident of Burkeville when two coach house applications were received from that unique neighbourhood.

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Terry Crowe, Manager, Policy Planning, added that as a result of analysis by staff following consultation, open houses and surveys, staff is drafting coach house and granny flat guidelines for consideration by Committee.

Mr. Erceg stated that an incentive to keep current houses, with an added coach house or granny flat, will be explored as part of the draft guidelines for granny flats and coach houses in the Burkeville and Edgemere neighbourhoods.

(ii) Upcoming Staff Reports

Mr. Erceg advised that some of the reports directed to Planning Committee meetings in the coming months include: the draft Terms of Reference for the No. 5 Road Backlands Policy Review, a cellular tower protocol, parking on River Road properties, and a draft Environmentally Sensitive Areas (ESAs) Strategy.

(iii) Lots Vacated by Gasoline Stations

A comment was made that when gasoline stations close at prominent corner lots throughout the City, the lots are left devoid of structures and landscaping elements.

A brief discussion ensued regarding how staff could call the former owners of the vacated sites, and request that an effort be made to enhance the appearance of the lots, until a new occupant takes over.

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 22, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk