



## Planning Committee

Date: Tuesday, December 1, 2020

Place: Council Chambers  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Alexa Loo (by teleconference)  
Councillor Carol Day  
Councillor Bill McNulty  
Councillor Harold Steves (by teleconference)

Also Present: Councillor Michael Wolfe (by teleconference)

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 April 7, 2020, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

January 6, 2021, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING AND DEVELOPMENT DIVISION**

**1. PROPOSED UPDATES TO ACCESS AND INCLUSION POLICY 4012 AND RESCINDMENT OF CITY BUILDINGS – ACCESSIBILITY POLICY 2012**

(File Ref. No. 07-3190-01) (REDMS No. 6520294 v. 13; 5364387; 6554399; 6506387)

Discussion ensued with regard to advocating senior levels of government for funding and it was suggested that the City send a letter on the matter. Staff advised that advocacy to senior levels of government is noted within the proposed policy update. Staff added that staff can explore sending a letter to other levels of government regarding funding support.

It was moved and seconded

- (1) That the proposed updates to Access and Inclusion Policy 4012, as outlined in the staff report titled, “Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of City Buildings – Accessibility Policy 2012”, dated November 2, 2020, from the Director, Community Social Development, be approved; and*
- (2) That City Buildings – Accessibility Policy 2012 be rescinded.*

**CARRIED**

**2. APPLICATION BY FLAT ARCHITECTURE INC. FOR REZONING AT 8951 AND 8971 SPIRES ROAD, 8991 SPIRES GATE, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “PARKING STRUCTURE TOWNHOUSES (RTP4)” ZONE**

(File Ref. No. 12-8060-20-010218; RZ 18-818420) (REDMS No. 6544384 v. 5)

Staff reviewed the application, highlighting that (i) the proposed development would be comprised of 22 townhouse units and include two secondary suites, (ii) a section of Spires Road fronting the subject site is proposed for purchase by the applicant for incorporation into the development, and (iii) a servicing agreement will be required for frontage improvements and sanitary sewer upgrades.

Discussion ensued with regard to options to expand the number of proposed parking spaces on-site and staff noted that proposed parking complies with the City’s zoning requirements and due to the site’s configuration, addition of parking spaces will be challenging. Also, it was added that subject site is in proximity to the Canada Line and as such, the number of required parking spaces in new developments in this area of the City is reduced.

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Discussion then ensued with regard to simultaneous construction projects and concerns for traffic in the area. Staff noted that the City is currently involved with capital project works in the area with expected completion in early 2021. Staff added that on-going development projects in the area have submitted a construction and traffic plan as required by the City.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, for the rezoning of 8951 and 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance from the “Single Detached (RS1/E)” zone to the “Parking Structure Townhouses (RTP4)” zone, be introduced and given First Reading.*

**CARRIED**

3. **APPLICATION BY WESTMARK DEVELOPMENTS (CAMOSUN) LTD. FOR REZONING AT 9300 AND 9320 CAMBIE ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LOW RISE APARTMENT (ZLR43)” ZONE**

(File Ref. No. 12-8060-20-010219; RZ 18-835042) (REDMS No. 6457608 v. 4)

Staff reviewed the application, noting that (i) the proposed five-storey development will be located in the northern portion and the proposed private outdoor space will be located in the southern portion of the subject site, (ii) vehicle and loading access will be through McKim Way, (iii) the development will connect to the Alexandra District Energy Utility (ADEU) and will be designed to meet energy step code requirements, and (iv) a servicing agreement will be required for frontage improvements and sanitary sewer upgrades.

In reply to queries from Committee, Rav Bains, representing the applicant, noted that the current house on-site was previously damaged by fire and was rebuilt by the previous property owner and occupant. He added that the structure on-site will be demolished to allow for the proposed development.

Discussion ensued with regard to resident access to the proposed private garden space and potential expansion of the ADEU service area.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9300 and 9320 Cambie Road from the “Single Detached (RS1/F)” zone to the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.*

**CARRIED**

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4. **APPLICATION BY CHOICE SCHOOL FOR GIFTED CHILDREN SOCIETY FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 20451 WESTMINSTER HIGHWAY**

(File Ref. No. AG 19-881146) (REDMS No. 6543001 v. 3)

Staff reviewed the application, noting that (i) the non-farm use application will allow for existing education uses to continue and construction of a new classroom building, (ii) the site is zoned Assembly and is located in the Agricultural Land Reserve, (iii) the applicant has worked with staff on a farm plan for the adjacent site, and (iv) the Food Security and Agricultural Advisory Committee has reviewed and supported the proposal.

Discussion ensued with regard to (i) the history of the subject site including original uses as a site for a church that transitioned to a school, (ii) the current legal conditions of the site, (iii) the Agricultural Land Commission process for non-farm use approval, and (iv) the site's dimensions and building footprint.

It was suggested that staff further review this application given that there are potential legal circumstances related to other non-farm applications, and as a result the following motion was introduced:

It was moved and seconded

***That the application by Choice School for Gifted Children Society for an Agricultural Land Reserve Non-Farm Use at 20451 Westminster Highway be tabled to the next Planning Committee meeting.***

**CARRIED**

5. **MANAGER'S REPORT**

***(i) Upcoming Planning Referrals and Projects***

Joe Erceg, General Manager, Planning and Development, noted the following:

- a study on industrial intensification including proposed changes to the Official Community Plan and Zoning Bylaw is forthcoming;
- staff is currently working on a comprehensive review of the Railway Avenue land use corridor, including the existing arterial road policy and rapid transit scenarios;
- staff will be bringing forward an adjustment review of the Steveston Heritage Grant Program;
- staff reports on passive home design criteria and farming first strategy will be brought forward in early 2021;
- staff will be bringing forward a Terms of Reference on a housing study which will complement an upcoming review of the Official Community Plan in 2022; and

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- a staff report reviewing the Tree Bylaw is forthcoming;

**(ii) City Snapshot**

Suzanne Smith, Program Manager, Development, provided an update on the online open house - City Snapshot, which is hosted on Let's Talk Richmond and provides information on planning projects and policy in the City. Staff added that an information summary will be provided to Council.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:45 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, December 1, 2020.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Associate