



## Planning Committee

Date: Tuesday, December 4, 2018

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Alexa Loo

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 20, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

December 18, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND FOOD SYSTEM ACTION TEAM**

(File Ref. No. 11-7200-01) (REDMS No. 5769288 v. 13)

Discussion ensued with regard to (i) the inclusion of representatives from the farming community and Richmond residents on the Action Team, (ii) opportunities for collaboration between the Action Team and the Richmond Agricultural Advisory Committee (AAC), and (iii) expansion of the Community Garden Program and encouraging the use of the garden plots to produce food.

In reply to queries from Committee, staff noted that the AAC primarily focuses on specific aspects of agriculture in Richmond; however staff can examine collaboration opportunities between the two groups. Also, staff noted that the Community Garden Program will expand with more plots in the coming year and will eventually include plots in the Garden City Lands.

Norm Goldstien, Richmond Resident, commented on food security and encouraged the City to establish attainable goals on the matter.

It was moved and seconded

*That staff report titled "Richmond Food System Action Team," dated November 9, 2018, from the Director, Parks Services, be referred to staff to examine:*

- (1) options to include representatives from the Richmond farming community and Richmond residents on the Richmond Food System Action Team;*
  - (2) opportunities for synergy and cooperation with the Richmond Agricultural Advisory Committee; and*
  - (3) the Richmond Food System Action Team's Terms of Reference to include measures that would encourage community food production;*
- and report back.*

**CARRIED**

Discussion ensued with regard to promoting community food production, and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That staff:*

- (1) review how the Community Garden Program is managed and how garden plots are assigned in order to encourage food production in the plots;*

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- (2) *examine options to encourage development of bee hives; and*
  - (3) *options to develop additional community garden plots;*
- and report back.*

**CARRIED**

2. **HOUSING AGREEMENT BYLAW NO. 9916 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD (PARC THOMPSON PROJECT INC. (INC. NO. BC1058824))**

(File Ref. No. 08-4057-05) (REDMS No. 5934156 v. 3)

It was moved and seconded

*That Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-713048.*

**CARRIED**

## PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11111 AND 11113 SEAFIELD CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009954; RZ 18-829101) (REDMS No. 5971198 v. 4)

Jessica Lee, Planning Technician, reviewed the application, noting that the proposed development will include two secondary suites and access to the lots is proposed to be through the existing rear lane.

Discussion ensued with regard to options to (i) relocate vehicle access to one of the subdivided lots to the front of the site, (ii) develop the proposed secondary suites as family-sized units, (iii) establish policy to standardize the size of secondary suites based on the size of the new house, and (iv) require development of secondary suites on duplex lots instead of a cash-in-lieu affordable housing contribution if an existing duplex included a secondary suite.

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In reply to queries, staff noted that (i) the applicant has not developed designs for the proposed homes, however Council may amend the application's Rezoning Considerations to require a minimum secondary suite size, (ii) staff can provide information on the number of duplex lots that could be subdivided, (iii) in terms of the City's Affordable Housing Strategy, single-family rezoning applications have the option to provide affordable housing contributions in the form of secondary suites or a cash-in-lieu contribution.

Maryem Ahbib, Applicant, commented on the site's dimensions and noted that the proposed homes have not been designed. She added that options for vehicle site access and secondary suite size can be discussed with the property owner.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)" to facilitate the creation of two new single family lots, be introduced and given first reading.*

**CARRIED**

Discussion ensued with regard to secondary suite requirements, and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That staff examine the minimum sizes of various secondary suites in any dwelling in the community and the possibility of increasing density where required.*

**CARRIED**

**4. APPLICATION BY 1137183 BC LTD. FOR REZONING AT 22551 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" ZONE TO "TOWN HOUSING (ZT11) – HAMILTON" ZONE**

(File Ref. No. 12-8060-20-009970; RZ 18-800159) (REDMS No. 6010265)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the applicant is requesting a variance to develop all garages in a tandem configuration. He added that the Hamilton area is subject to a 3.5 metre flood construction level, and any habitable space must be elevated above 3.5 metres.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, for the rezoning of 22551 Westminster Highway from "Single Detached (RS1/F)" to "Town Housing (ZT11) - Hamilton" to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway, be introduced and given First Reading.*

**CARRIED**

5. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:39 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 4, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator