



## Planning Committee

Date: Tuesday, December 20, 2016

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Mayor Malcolm Brodie

Absent: Councillor Chak Au  
Councillor Alexa Loo  
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 December 6, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

The Chair advised that the January 4, 2017 Planning Committee meeting will be cancelled and that the next meeting will be scheduled for January 17, 2017, (tentative date) at 4:00 p.m. in the Anderson Room.

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**COMMUNITY SERVICES DIVISION**

1. **HOUSING AGREEMENT BYLAW NO. 9657 TO PERMIT THE CITY TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 3031, 3211, 3231, 3291, 3311, 3331, 3351 NO. 3 ROAD, 8151 CAPSTAN WAY, AND 8051 AND 8100 RIVER ROAD (YUANHENG SEASIDE DEVELOPMENTS LTD.)**

(File Ref. No. 08-4057-01) (REDMS No. 5243331 v. 9)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the proposed housing agreement, noting that the (i) second phase will commence in 2017, (ii) the 41 first phase affordable housing units will be clustered on two floors over five buildings, and (iii) staff will be re-examining rents and income thresholds in the Affordable Housing Strategy Update.

It was moved and seconded

*That Housing Agreement (Yuanheng Seaside Developments Ltd.) Bylaw No. 9657 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-603040.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

2. **APPLICATION BY XU YANG FOR REZONING AT 7431 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009613; RZ 15-718064) (REDMS No. 5108940)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that second floor balconies facing the lane are proposed for the coach houses.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that there no current plans to extend the adjacent lane to the west and that should the application proceed, direct mail notification will be sent to adjacent properties prior to Public Hearing.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9613, for the rezoning of 7431 Williams Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY SIMON WONG FOR REZONING AT 4560 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009645; RZ 16-736824) (REDMS No. 5228139)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9645, for the rezoning of 4560 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY 1015553 BC LTD. FOR REZONING AT 4271 FRANCIS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/C)"**

(File Ref. No. 12-8060-20-009660; RZ 14-659770) (REDMS No. 5235499)

Mr. Rockerbie reviewed the application, noting that the corner lot will be accessible from the side street and the interior lot will be accessible from Francis Road. He added that the driveway access from Francis Road was configured to retain two large trees on-site.

In reply to queries from Committee, Mr. Craig noted that the application meets the City's parking, lot coverage and landscaping requirements.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, for the rezoning of 4271 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.*

**CARRIED**

5. **AMENDMENTS TO RICHMOND ZONING BYLAW 8500 FOR 2016 AFFORDABLE HOUSING CONTRIBUTION RATES**

(File Ref. No. 08-4430-01) (REDMS No. 5209613 v. 2)

Barry Konkin, Program Coordinator, Development, reviewed the proposed amendments, noting that approximately 60 in-stream applications are under the old affordable housing contribution rates, and that all applications received after September 2016 have secured the new rates.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9641, to update affordable housing contribution rates for residential zones, be introduced and given first reading.*

**CARRIED**

6. **RICHMOND RESPONSE: METRO VANCOUVER PROPOSED REGIONAL GROWTH STRATEGY (RGS) AMENDMENT BYLAW 1236, 2016, TO MAKE MINOR CHANGES TO THE RGS SEWERAGE EXTENSION POLICIES AND PROCEDURES**

(File Ref. No.) (REDMS No. 5258159)

It was moved and seconded

*That Metro Vancouver Board be advised that the City of Richmond has no concerns with Metro Vancouver's proposed Regional Growth Strategy (RGS) Amendment Bylaw 1236, 2016, which proposes minor changes to the RGS sewerage extension policies and procedures, by clarifying the circumstances when regional sewerage service may be extended.*

**CARRIED**

7. **MANAGER'S REPORT**

*(i) Mylora Non-Farm Use Application*

Mr. Craig briefed Committee on the Mylora Non-Farm Use Application, noting that (i) staff have received approval notice from the Agricultural Land Commission's (ALC) South Coast Regional Panel, however a subsequent letter from the ALC Chair has advised that the application has been referred to the Executive Committee of the ALC for consideration, (ii) the City has been given until January 5, 2017 to provide supporting documents for the application, (iii) staff will be sending a letter to the ALC advising of the City's commitment to bring the site into agricultural production after remediation, and (iv) the applicant has been given until January 12, 2016 to provide supporting documents.

Discussion ensued with regard to the viability of the site for farming.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that (i) the City will take ownership of the agricultural portion of the site after the site's remediation, (ii) Parks staff can provide Council with a memorandum regarding management of the site, and (iii) it is anticipated that the developers will be spending approximately one million dollars to remediate the site.

In reply to queries from Committee, Mr. Craig noted that the Ministry of Transportation and Infrastructure has expressed interest in acquiring portions of the subject site for the George Massey Tunnel Replacement Project.

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***(ii) Single-Family Dwelling Building Massing Regulation – Second Phase Consultations***

Mr. Craig advised that public consultation meetings for the proposed amendment options to Single-Family Dwelling Building Massing Regulations will be scheduled in January and February 2017 at various community centres and in City Hall. Mr. Konkin added that consultation materials on the proposed amendments will be provided to Council in advance of the public consultation meetings.

***(iii) Onni Bayview Site***

Mr. Craig updated Committee on the on-going discussion with Onni regarding their application, noting that staff are evaluating their revised amenity package proposal.

***(iv) Canada Line Capstan Station Funding***

Mr. Craig noted that approximately \$14 million in developer contributions have been secured towards funding the construction of the Canada Line Capstan Station. Mr. Craig added that a further \$13 million is required and that developers from Yuanheng Seaside Developments Ltd. have expressed interest in contributing the balance of funds required to initiate construction of the proposed station. Mr. Craig further noted that staff will bring forward a report on the matter to Council early in 2017.

***(v) Demolition Materials Bylaw***

Mr. Erceg and Gavin Woo, Senior Manager, Building Approvals, updated Committee on the Demolition Materials Bylaw, noting that compliance rates are high and non-compliant builders lose their security deposit and are fined up to \$10,000.

**ADJOURNMENT**

It was moved and seconded  
***That the meeting adjourn (4:28 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, December 20, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator