



## Planning Committee

Date: Tuesday, January 23, 2018

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Alexa Loo  
Councillor Harold Steves

Absent: Councillor Chak Au

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 January 9, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

February 6, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

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**COMMUNITY SERVICES DIVISION**

1. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**

(File Ref. No. 07-3070-01) (REDMS No. 5663554 v. 5)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that a map with information on current and in-stream child care facilities is available. It was requested that staff provide a chart of child care facilities and available child care spaces to Council.

Committee commended the Child Care Development Advisory Committee for their work in the community.

It was moved and seconded

*That the Child Care Development Advisory Committee's 2017 Annual Report and 2018 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 2, 2018, from the Manager of Community Social Development, be approved.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

2. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 5400 GRANVILLE AVENUE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-009818; RZ 13-644678) (REDMS No. 5695502 v. 2)

Wayne Craig, Director, Development, and Sara Badyal, Planner 2, reviewed the application, noting that one of the new lots will have a secondary suite and the applicant will provide a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund.

In reply to queries from Committee, staff noted that (i) the neighbouring townhouse complex to the east was notified of the proposed new road fronting the subject site, as part of the Public Hearing for the townhouse project on the west side of the new road (ii) the City is addressing resident concerns regarding truck traffic during the construction of the proposed new road, and (iii) the applicant has not expressed interest to install solar panels.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, for the rezoning of 5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**CARRIED**

**3. UPDATING AMENITY AND PLANNING CONTRIBUTION RATES WITHIN THE OFFICIAL COMMUNITY PLAN AND AREA PLANS**

(File Ref. No. 08-4000-01) (REDMS No. 5646409 v. 4)

Mr. Craig reviewed the staff report on Amenity and Planning Contribution Rates, noting that the amenity increases will be based on the Consumer Price Index or the Construction Cost Index at 2016 standards and that there will be a two year adjustment period as new rates are adopted.

It was moved and seconded

**(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9792, to amend:***

**(a) *Section 3.6.2 to adjust for past inflation and include a future inflation provision for the existing amenity and community planning contribution rates, and remove the local public art contribution rate within the Broadmoor Area Plan; and***

**(b) *Section 14.4.5D of the Development Permit Guidelines to adjust for past inflation and include a future inflation provision for the existing cash-in-lieu of indoor amenity contribution rates;***

***be introduced and given first reading;***

**(2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9793, to amend:***

**(a) *Section 4.0 of Schedule 2.4 - Steveston Area Plan to adjust for past inflation and include a future inflation provision for the existing Steveston Village Conservation Strategy and Implementation Program density bonus contribution rates;***

**(b) *Section 4.1 of Schedule 2.10 - City Centre Area Plan to adjust for past inflation and include a future inflation provision for the existing community planning contribution rates; and***

**(c) *Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to adjust for past inflation and include a future inflation provision for the existing affordable housing, childcare, city beautification and community planning contribution rates;***

***be introduced and given first reading;***

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- (3) *That Bylaw 9792 and Bylaw 9793, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program; and*
  - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 9792 and Bylaw 9793, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That, prior to consideration of Bylaw 9792 and Bylaw 9793 at a Public Hearing, the Urban Development Institute (UDI), Small Home Builders Group, and Greater Vancouver Home Builders' Association, be sent letters, with the proposed bylaws, inviting comments to be received up until the date of the Public Hearing; and*
- (6) *That at such time that Bylaw 9792 and Bylaw 9793 may be adopted by Council, in-stream rezoning applications be grandfathered as follows:*
- (a) *Rezoning bylaws that have received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 would be subject to the former contribution rates; and*
  - (b) *In-stream rezoning applications that have not received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 will be subject to the former contribution rates if the rezoning bylaw is granted first reading by Council within one year of Council adoption of Bylaws 9792 and 9793.*

**CARRIED**

**4. RECENT DECISION BY THE SOUTH COAST PANEL OF THE AGRICULTURAL LAND COMMISSION ON AGRICULTURAL LAND RESERVE APPLICATION BY SANSTOR FARMS LTD. FOR NON-FARM USE AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5723640)

Mr. Craig noted that the South Coast Panel of the Agricultural Land Commission (ALC) approved the Agricultural Land Reserve Application by Sandstor Farms Ltd. on January 16, 2018. He added that the ALC Chair has 60 days to reconsider the decision and staff will advise Council if reconsideration occurs.

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It was moved and seconded

*That the memorandum titled "Recent Decision by the South Coast Panel of the Agricultural Land Commission on Agricultural Land Reserve Application by Sanstor Farms Ltd. for Non-Farm Use at 14671 Williams Road," dated January 18, 2018, from the Director, Development, be received for information.*

**CARRIED**

**5. MANAGER'S REPORT**

**(i) Draft Affordable Housing Strategy Consultation**

Ms. Somerville noted that the consultation for the draft Affordable Housing Strategy has commenced and that a survey is available on Let's Talk Richmond until February 4, 2018. She added that there are two public information sessions scheduled on January 30, 2018 at the City Centre Community Centre and January 31, 2018 at the Cambie Community Centre.

**(ii) Consultation on Regulations on House Size on Agricultural Land**

Mr. Craig and John Hopkins, Planner 3, spoke on the upcoming consultation noting that (i) open house sessions will feature display boards and a video presentation and staff will be available to answer questions, (ii) a third open house session is proposed for the afternoon of February 14, 2018 in City Hall, (iii) the survey is available on Let's Talk Richmond, and (iv) newspaper notices will be published in the *Richmond News* and the *Richmond Sentinel*.

Discussion ensued with regard to including additional newspaper notices and securing alternative dates for the proposed third open house. Mr. Craig noted that is possible to reschedule the proposed afternoon open house to February 7, 2018.

**(iii) Manager of Policy Planning**

Joe Erceg, General Manager, Planning and Development, announced the appointment of Barry Konkin as the new Manager of Policy Planning.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:19 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, January 23, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator