



Planning Committee

Date: Wednesday, February 20, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm Brodie, Acting Chair
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Absent: Councillor Bill McNulty
Councillor Linda McPhail

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 February 5, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

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COMMUNITY SERVICES DIVISION

1. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 07-3300-01) (REDMS No. 6088363 v. 2)

Committee thanked the Richmond Intercultural Advisory Committee for their work in the community.

It was moved and seconded

That the staff report titled "Richmond Intercultural Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 31, 2019, from the Manager of Community Social Development, be approved.

CARRIED

2. NAMING OF CHILD CARE FACILITY, 10311 RIVER DRIVE

(File Ref. No. 07-3070-01) (REDMS No. 6087358 v. 6)

It was moved and seconded

That the City's child care facility being constructed at 10311 River Drive (Northview Estates/Parc Riviera) be named River Run Early Care and Learning Centre, as outlined in the report titled "Naming of Child Care Facility, 10311 River Drive," dated February 11, 2019, from the Manager of Community Social Development, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY ZGET HOLDINGS CORP. FOR REZONING AT 6031 BLUNDELL ROAD FROM "LAND USE CONTRACT 128" TO "COMMUNITY COMMERCIAL (CC)"

(File Ref. No. 12-8060-20-009891; RZ 16-745849) (REDMS No. 6080245)

Staff reviewed the application, highlighting that (i) the proposed building will be located on the site in a similar manner to the former pub building, (ii) all trees on-site will be retained, (iii) the proposed parking area will primarily be located in the rear portion of the site, and (iv) the proposed variances will include a 0.15m minimum interior side yard, a 0.6m increase to the maximum building height, and eight small car parking spaces.

Discussion ensued with regard to future rezoning of neighbouring sites and potential tenants of the proposed development.

2.

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It was moved and seconded

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9891 to:

- (a) rezone 6031 Blundell Road from “Land Use Contract 128” to the “Community Commercial (CC)” zone; and**
- (b) discharge “Land Use Contract 128”, entered into pursuant to “Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)” from the title of 6031 Blundell Road;**

(2) be introduced and given first reading.

CARRIED

4. APPLICATION BY PENTA BUILDERS GROUP FOR REZONING AT 7671 ACHESON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)

(File Ref. No. 12-8060-20-009946; RZ 18-827880) (REDMS No. 5995558)

In reply to queries from Committee, staff noted that access to the site will be through a rear lane and that construction of the lane will facilitate the connection of the existing adjacent east and west lanes.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, for the rezoning of 7671 Acheson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

CARRIED

5. APPLICATION BY KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO INCREASE THE FLOOR AREA RATIO TO 0.94 AT 13171 AND A PORTION OF 13251 SMALLWOOD PLACE

(File Ref. No. 12-8060-20-009969; ZT 18-835424) (REDMS No. 6025145)

Staff reviewed the application, noting that (i) the proposed building will be three storeys with rooftop parking, (ii) the ground floor will be used as the showroom, and (iii) staff will be working with the applicant to reduce potential bird strikes on the building through the Development Permit process

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In reply to queries from Committee, Scott Douglas and Moe Saboune, representing the applicant, noted that (i) the applicant is reviewing design options such as glazing and lighting features that can reduce potential bird strikes and that they are committed to addressing this through the Development Permit process. (ii) the proposed parking spaces within the building will reduce the need for inventory storage space off-site, and (iii) rooftop solar panels are not economically feasible due to the limited rooftop space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9969, for a Zoning Text amendment to the "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.94 at 13171 and a portion of 13251 Smallwood Place, be introduced and given first reading.

CARRIED

6. **MANAGER'S REPORT**

Rezoning and Development Permit Notification Signs

In reply to queries from Committee Wayne Craig, Director, Development, noted that staff are reviewing design options to update rezoning and Development Permit notification signs and that a report on the matter is expected to be presented to Committee in April 2019.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 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 Wednesday, February 20, 2019.

Mayor Malcolm Brodie
Acting Chair

Evangel Biason
Legislative Services Coordinator