



Planning Committee

Date: Tuesday, May 17, 2016

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Derek Dang
Councillor Alexa Loo

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 19, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 7, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR DEREK DANG

1. **COMMUNICATION TOOL FROM RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE ON CHANGES IN VANCOUVER COASTAL HEALTH MANAGEMENT IN RICHMOND**
(File Ref. No.)

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A revised Communication Tool from the Richmond Community Services Advisory Committee, dated April 5, 2016, was distributed (attached to and forming part of these minutes as Schedule 1).

Lesley Sherlock, Planner 2, spoke on the management changes in Vancouver Coastal Health (VCH) with respect to mental health programs, noting that the management restructuring reflects budget constraints and it is anticipated that service levels will be maintained. She added that other communities in the province, such as Vancouver and the coastal region have seen similar restructuring.

It was moved and seconded

That a letter be sent to the Province that outlines the City's concern regarding mental health and request that funding be increased for mental health programs in Richmond.

CARRIED

COMMUNITY SERVICES DIVISION

2. **HOUSING AGREEMENT BYLAW NO. 9556 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (TOWNLIN GARDENS)**

(File Ref. No. 08-4057-01) (REDMS No. 4995445 v. 9)

Joyce Rautenberg, Affordable Housing Coordinator, spoke on the affordable housing units in Townline Gardens, noting that the City has negotiated for more three-bedroom units and the resulting number of 16 affordable housing units is reflected in the total square area allocated for affordable housing.

It was moved and seconded

That Housing Agreement (10780 No. 5 Road and 12733 Steveston Highway) Bylaw No. 9556 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 Development Permit Application DP 15-708397.

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PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY MADAN L. & CHALINDER K. AHEER AND KHIAL CHAND & HARBAKHAS AHEER FOR REZONING AT 10726/10728 RIVER DRIVE FROM SINGLE DETACHED (RS1/D) TO TWO-UNIT DWELLINGS (RD1)

(File Ref. No. 12-8060-20-009538; RZ 16-723542; SC 15-713515) (REDMS No. 4963332)

Wayne Craig, Director, Development, reviewed the proposed development, noting that the proposed lot coverage of 18% reflects the modest size of the existing building on-site.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9538, for the rezoning of 10726/10728 River Drive from "Single Detached (RS1/D)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading;*
- (2) *That the application for a Strata Title Conversion by Madan L. & Chalinder K. Aheer and Khial Chand & Harbakhas Aheer for the property located at 10726/10728 River Drive be approved on fulfillment of the following conditions:*
 - (a) *adoption of Bylaw No. 9538, rezoning subject property from "Single Detached (RS1/D)" to "Two-Unit Dwellings (RD1)";*
 - (b) *payment of all City utility charges and property taxes up to and including the year 2016; and*
 - (c) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (3) *That the City, as the Approving Authority, delegate the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 2 have been satisfied.*

CARRIED

4. APPLICATION BY KENNETH JARMANA FOR REZONING AT 7671 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS26) – SOUTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-009548; RZ 16-728740) (REDMS No. 4977565)

Mr. Craig briefed Committee on the application, noting that a rezoning application is required to retain an existing shed on-site and that the proposed lot coverage is 42%.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9548, to create the "Single Detached (ZS26) – South McLennan (City Centre)" zone, and to rezone 7671 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS26) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY SANDHILL DEVELOPMENTS LTD. FOR REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLING (ZD5) – STEVESTON/WILLIAMS**

(File Ref. No. 12-8060-20-009551/9553/9562; RZ 15-693220) (REDMS No. 4971655 v. 3)

Mr. Craig reviewed the application, noting that (i) there are examples of similar developments in the city, (ii) the application was reviewed by Transportation staff to ensure adequate vehicle maneuvering space on-site, (iii) potential alternative developments for the site could include single-family homes or townhouses, although a previous rezoning proposed for townhouse development was withdrawn, and (iv) the application is consistent with the draft Arterial Road Strategy and was submitted prior to consideration of the draft Arterial Road Strategy.

Discussion ensued with regard to the proposed density of the subject site.

In reply to queries from Committee, Edwin Lee, Planner 1, advised that the applicant has consulted with neighbouring property owners, and as a result, will not pursue second floor balconies on the dwellings and has agreed to plant trees at the back of the site to provide screening to adjacent properties. Mr. Craig added that the proposed subdivision would facilitate the development of two units on each lot.

Dan Rusen, 10079 Lawson Drive, offered comments on the application and expressed concern with respect to (i) the density of the proposed development, (ii) the proposed parking and vehicle turning radius, and (iii) the site's drainage.

In reply to queries from Committee, Mr. Craig noted that the proposed development would be required to meet the City's Floodplain Bylaw and perimeter drainage would be required.

Sherryl Sutherland, 10077 Lawson Drive, spoke on the proposed development and expressed concern with regard to (i) the proposed setbacks, (ii) potential overlook and privacy, (iii) the proposed number of vehicle parking spaces, and impact to their property's fencing.

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In reply to queries from Committee, Mr. Craig noted that (i) the proposed setback is consistent with single-family lot requirements, (ii) the applicant is proposing two vehicle parking spaces per unit with an additional visitor parking space at the end of the common drive aisle, (iii) should the application proceed, details of architectural form and character, along with landscaping design and site fencing would be provided during the Development Permit process, (iv) the applicant will no longer pursue balconies on the proposed dwelling's second floor, and (v) the City typically has a servicing right-of-way along property lines and such rights-of-way do not typically permit permanent concrete retaining walls in those areas.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 9553, to redesignate 5660, 5680 and 5700 Williams Road from "Single-Family" to "Duplex" on the Steveston Area Land Use Map attached to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 9553, 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;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) *That Bylaw 9553, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9551 to create the "Two-Unit Dwelling (ZD5) – Steveston/Williams" zone, and to rezone 5660, 5680 and 5700 Williams Road from "Single Detached (RS1/E)" and "Land Use Contract 149" to "Two-Unit Dwelling (ZD5) – Steveston/Williams", be introduced and given first reading; and*
- (5) *That Richmond Land Use Contract 149 Discharge Bylaw No. 9562, to discharge "Land Use Contract 149" from the title of 5700 Williams Road, be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to (i) potential alternative developments for the subject site, (ii) the simultaneous development of all three lots, and (iii) options for affordable housing.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

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6. APPLICATION BY DA ARCHITECTS + PLANNERS ON BEHALF OF LINGYEN MOUNTAIN TEMPLE FOR REZONING AT 10060 NO. 5 ROAD FROM ROADSIDE STAND (CR), ASSEMBLY (ASY) AND AGRICULTURE (AG1) TO RELIGIOUS ASSEMBLY – NO. 5 ROAD (ZIS7)

(File Ref. No. 12-8060-20-009557; RZ 13-641554) (REDMS No. 4933595 v. 6)

Mr. Craig reviewed the application noting that (i) the proposed area of development and proposed building height has been reduced from the initial submission, (ii) a Traffic Impact Assessment has been provided and a minimum of 385 parking spaces are proposed for the site, (iii) during special events, Lingyen Mountain Temple (LMT) would be required to apply for the City's special event permitting process and the LMT has a good record of managing special events in the past, and (iv) staff are recommending that the Public Hearing notification area be expanded and that all public consultation materials are available online.

Discussion ensued with respect to the proposed building height in comparison to other buildings in the area.

In reply to queries from Committee, Mr. Craig added that monks and nuns reside on-site and any expansion of the facility to accommodate more resident monks and nuns than currently identified in the rezoning bylaw would require an application to the City.

In reply to queries from Committee Ms. Chan advised that there would be dedicated left turn lanes along No. 5 Road for the site and that a frontage road parallel to No. 5 Road requires a certain distance from the perimeter. Mr. Craig added that traffic queuing is accommodated on-site and that traffic personnel are on-duty during special events.

Discussion ensued with regard to (i) forgoing the requirement for a north-south farm road on-site, (ii) options to secure a statutory right-of-way for potential future farm road development, (iii) potential effect of the proposed George Massey Tunnel Replacement project on the subject site's riparian management area, and (iv) potential increase in traffic.

In reply to queries from Committee, Randy Knill, DA Architects + Planners, noted that (i) current projections of the number of resident monks and nuns and retreat participants are less compared to the projections in the original application and there are no plans for off-site accommodation for the monks and nuns, (ii) LMT has a good relationship with neighbouring institutions, and (iii) farm produce produced on-site are donated to the community.

Discussion ensued with regard to options for a potential grass farm access road in the future to connect adjacent farms.

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It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9557 to create the "Religious Assembly – No. 5 Road (ZIS7)" zone, and to rezone 10060 No. 5 Road from "Roadside Stand (CR)", "Assembly (ASY)" and "Agriculture (AG1)" to "Religious Assembly – No. 5 Road (ZIS7)", be introduced and given first reading;*
- (2) *That staff investigate the implications of a statutory right-of-way for the site at 10060 No. 5 Road, and report back to the Regular Council meeting on May 24, 2016; and*
- (3) *That the Public Hearing notification area be expanded to include all properties within the area bounded by Francis Road, Steveston Highway, No. 4 Road and Sidaway Road.*

CARRIED

7. APPLICATION BY PLATFORM PROPERTIES (STEVESTON) LTD. FOR REZONING AT 3471 MONCTON STREET, 12060 AND 12040 3RD AVENUE, 3560, 3580 AND 3600 CHATHAM STREET FROM STEVESTON COMMERCIAL (CS2) AND STEVESTON COMMERCIAL (CS3) TO COMMERCIAL MIXED USE (ZMU33) – STEVESTON VILLAGE AND A RELATED HERITAGE ALTERATION PERMIT

(File Ref. No. 12-8060-20-009558; RZ 15-710852; HA 16-727260) (REDMS No. 4992205)

Mr. Craig reviewed the application, advising that proposed development is consistent with the Steveston Area Plan and that the proposed development includes frontage improvements and off-site pedestrian path improvements.

Kyle Shury, Platform Properties Ltd., offered comments on the proposed development, noting that (i) extensive consultation was conducted, (ii) there is opportunity for a grocery store to be located on-site, and (iii) the proposed development provides opportunity for Steveston residents to stay in the community.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Patrick Cotter, ZGF Cotter Architects, briefed Committee on the project's (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design.

Cllr. Au left the meeting (5:45 p.m.) and returned (5:46 p.m.).

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In reply to queries from Committee, Mr. Cotter noted that (i) the proposed development will include a rooftop garden, (ii) access to the townhouses on the second floor are via elevator and stairs, (iii) there is opportunity to examine options for street-level retail space, (iv) there is no elevator access to the rooftop garden, however options for a stair lift may be incorporated, (v) the proposed development will have good walking and public parking access.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to create the "Commercial Mixed Use (ZMU33) – Steveston Village" zone, and to rezone 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street from "Steveston Commercial (CS2)" and "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU33) – Steveston Village", be introduced and given first reading;*
- (2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to authorize the following alterations and works at 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street for the proposed redevelopment:*
 - (a) *demolition and removal of any existing structures and buildings;*
 - (b) *land clearing, excavation and any necessary site preparation activities;*
 - (c) *site investigation and preparation activities, City servicing and infrastructure works and placement of temporary buildings on the site related to the proposed redevelopment; and*
 - (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the six lots into one development parcel.*

CARRIED

8. APPLICATION BY PAUL ATWAL FOR REZONING AT 7651 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-009561; RZ 16-721609) (REDMS No. 4973714 v. 3)

Cllr. Steves left the meeting (5:50 p.m.) and returned (5:51 p.m.).

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9561, for the rezoning of the west portion of 7651 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading.

CARRIED

9. AGRICULTURAL LAND RESERVE APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR NON-FARM USE AND SUBDIVISION AT 9500 NO. 5 ROAD

(File Ref. No. AG 13-646237) (REDMS No. 4994281)

Mr. Craig briefed Committee on the proposed application, noting that the backlands portion of the site will undergo agricultural remediation prior to being transferred to the City.

Discussion ensued with regard to the reclamation work schedule and the Williams Road right-of-way.

It was moved and seconded

(1) That the Agricultural Land Reserve Application by Dagneault Planning Consultants Ltd. at 9500 No. 5 Road to allow subdivision of the existing lot into five 0.8 ha (2 acre) lots fronting No. 5 Road and one 8.2 ha (20.3 acre) backland lot and non-farm uses for the development of community institutional facilities and supporting uses on the five 0.8 ha (2 acre) lots on the westerly 110 m (361 ft.) of the site, as outlined in the report dated May 5, 2016 from the Director of Development, be endorsed and forwarded to the Agricultural Land Commission; and

(2) That the Agricultural Land Reserve Transportation Application to dedicate a 20 m (66 ft.) wide portion of land from No. 5 Road to Highway 99 as road (Williams Road – Unopened Allowance), as outlined in the report dated May 5, 2016 from the Director of Development, be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

10. MANAGER'S REPORT

(i) Tree Bylaw Update

Discussion ensued with regard to (i) updates to *Richmond Tree Bylaw 8057*, (ii) the process for tree removal in the city, and (iii) public correspondence received regarding tree removal.

As a result of the discussion, staff were directed to increase public awareness of the City's policies on tree removal.

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In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that the Tree Bylaw referral includes a review on tree replanting and tree size requirements.

(ii) Getting to Groundbreaking Survey

Mr. Craig advised that the City will be declining to participate in the Getting to Groundbreaking Survey administered by Simon Fraser University and the Greater Vancouver Home Builders Association.

(iii) Arterial Road Strategy Public Consultation

Mr. Craig noted that the public consultation for the Arterial Road Strategy has concluded and that the City hosted five open houses, consultation meetings with stakeholders and discussion in Let's Talk Richmond online. He added that staff will bring a report to Council once the public input has been analyzed.

(iv) Landsdowne and Richmond Centre Development

Mr. Erceg briefed Committee on preliminary information on proposed developments in the Landsdowne and Richmond Centre sites, noting that it is anticipated that an information memorandum on the matter will be provided in the second quarter:

(v) RCG Group Proposal Related to the Richmond Chinese Community Society (RCCS)

Kim Somerville, Manager, Community Social Develop, advised that the amenity contribution provided by the RCG Group to the RCCS is a private contribution between the developer and the possible service provider and that staff will report to Council when more information on the matter is received.

(vi) Affordable Housing Strategy

Ms. Somerville advised that the City has started the public consultation for the Affordable Housing Strategy, noting that online surveys are available at Let's Talk Richmond and that public pop-up events are scheduled in various locations in the City. She added that stakeholder meetings are scheduled in June 2016.

(vii) New Westminster Official Community Plan (OCP) for Queensborough

Terry Crowe, Manager, Policy Planning, advised that the City of New Westminster has invited the City to comment on proposed changes to their OCP for the Queensborough area. Mr. Crowe added that it is anticipated that the proposed changes will not affect the City and will advise the City of New Westminster that no formal Council comment is necessary.

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(viii) Land Use Contracts

Discussion ensued with respect to the number of submitted applications related to Land Use Contracts and Mr. Craig noted that Land Use Contracts will expire later in the year and the deadline to appeal the Land Use Contract termination to the City's Board of Variance will occur this month.

ADJOURNMENT

It was moved and seconded

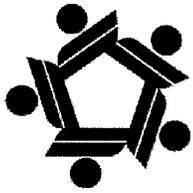
That the meeting adjourn (6:14 p.m.).

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, May 17, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



**RCSAC | Richmond Community Services
Advisory Committee**

To: Mayor Brodie and Councillors
 From: Daylene Marshall & Alex Nixon, RCSAC Co-Chairs
 CC: Cathy Carlile, Lesley Sherlock & Kim Somerville
 Date: April 5, 2016
 Re: **Changes in VCH Management in Richmond and the potential impact for the community.**

Purpose

The purpose of this Communication Tool (CT) is to inform City Council of Vancouver Coastal Health (VCH) Mental Health staff reductions that may impact services to Richmond residents. VCH-funded agencies will monitor the situation and provide further information as deemed appropriate. RCSAC suggests City Staff meet with VCH Management to learn more about these changes in Richmond and that City Council advocate to the Provincial Government to stop reductions in Mental Health funding for our community. The CT supports:

- Council Term Goals: #1. A Safe Community; 1.4 Effective interagency relationships and partnerships.
- RCSAC 2016 Work Plan Actions: “Advise Council if changes in social service programs and corresponding funding structures will impact the City of Richmond” and “Support initiatives that reduce barriers to accessing services in the community”.

Issue	Potential impact	Agency or individuals affected	Advice
<p>There have been several changes to mental health managerial positions; VCH has reduced the number of senior managers from 4 to 2. The Manager of the Child and Adolescent with Mental Health Issues Program and the Program Manager of the Adult Mental Health and Addictions Program have been reassigned. Two other managers that were already working in Richmond have taken over these portfolios.</p>	<p>RCSAC members are concerned that these reductions in managerial positions may cause strain to an already underfunded system due to the increased workload assumed by the managers that have picked up the open portfolios.</p>	<p>All VCH funded agencies and their clients may be potentially impacted by these changes.</p>	<p>For City Staff to meet with VCH Management team to inquire about changes in Richmond and its impact on our community.</p> <p>To send a letter to the Province respectfully requesting that consideration be given to stopping reductions in mental health funding for our community.</p>