



Planning Committee

Date: Wednesday, September 5, 2012
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Linda Barnes
Absent: Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Harold Steves
Also Present: Councillor Linda McPhail
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 Tuesday, July 17, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 18, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY PRITPAL SINGH RANDHAWA FOR REZONING AT 10180 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-8930, RZ 12-610058) (REDMS No. 3602857)

It was moved and seconded

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

Planning Committee
Wednesday, September 5, 2012

2. **APPLICATION BY ANWER KAMAL FOR REZONING AT 10471 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**

(File Ref. No. 12-8060-20-8931, RZ 12-610097) (REDMS No. 3606033)

In response to a query Wayne Craig, Program Coordinator-Development, advised that staff has not received any inquiries from area residents with regard to the recently created compact lots zoned "Coach Houses (RCH)" adjacent to the large lot to the south of the subject site that is zoned "Single-Detached (RS1/E)".

The Chair remarked that he is hearing from residents about coach house development, and queried whether the guidelines staff are drafting for them in Edgemere can be applied to arterial roads.

In response Joe Erceg, General Manager, Planning and Development, advised that as part of the draft Official Community Plan (OCP) process staff could look at applying all or some of the proposed coach house guidelines along arterial roads. He added that there are not many sites left in the City that are consistent with the policies that apply to coach house development along arterial roads.

It was moved and seconded

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY JOSEPH YANG FOR REZONING AT 7451 AND 7491 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-8934, RZ 09-496160) (REDMS No. 3156215)

It was moved and seconded

That Bylaw No. 8934, for the rezoning of 7451 and 7491 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

4. **HOUSING AGREEMENT (ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP.) BYLAW 8936 – TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 7731 AND 7771 ALDERBRIDGE WAY**

(File Ref. No.) (REDMS No. 3617448)

In response to a query Mr. Craig advised that the developer retains ownership of the affordable housing units, but if the units are sold in the distant future, the units would have to be sold in lots as per the Housing Agreement, not individually.

2.

Planning Committee
Wednesday, September 5, 2012

It was moved and seconded

That Bylaw No. 8936 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8936 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 11-585209.

CARRIED

5. MANAGER'S REPORTS

(a) New Planner

Mr. Erceg introduced Barry Konkin, Planner 2, as a new member of the Planning and Development Department. Mr. Konkin will be involved in heritage planning issues in the City.

(b) Official Community Plan

Terry Crowe, Manager, Policy Planning, advised that staff are finalizing the Official Community Plan (OCP) and that it would be on the Planning Committee agenda of Tuesday, September 18, 2012.

A brief discussion ensued between Committee and Mr. Crowe, and it was mentioned that the OCP would cover improved Environmentally Sensitive Areas policies and guidelines.

(c) Ling Yen Mountain Temple

Mr. Erceg advised that he and Mr. Craig had recently met with representatives of the Ling Yen Mountain Temple, No. 5 Road, and learned that the Temple plans to submit a new application to the City.

Discussion ensued between staff and Committee, and especially on: (i) when Committee is likely to see the application; (ii) staff's advice to Temple representatives regarding comprehensive public consultation; (iii) the sensitive subject of the height restriction in the Temple's neighbourhood; (iv) any agriculture program the Temple may propose for its backlands; and (v) Council wants to see the application before the developer consults with the public.

Planning Committee
Wednesday, September 5, 2012

(d) Arterial Road Townhouse Development Applications in Single-Family Neighbourhoods

In response to the Chair's concern that single-family neighbourhoods in the City are being saturated with arterial road townhouse developments, Mr. Erceg advised that the draft OCP contains clarifying policies.

In response to a query from Committee, Mr. Erceg advised that staff can examine servicing in single-family neighbourhoods, as servicing applies to the development of new homes with larger footprints than the footprints of pre-existing smaller homes.

(e) Land Use Contracts

The Chair queried whether staff, with input from Council, could prepare a position paper to take to the Provincial Government requesting that changes be made to the Land Use Contracts that exist in various parts of the City.

Discussion ensued among Mr. Erceg, Holger Burke, Development Coordinator, and Committee, and advice was provided that Provincial staff is aware of Richmond's Land Use Contract situation. In addition Provincial staff are recommending, in a briefing paper presented to the Deputy Minister of the Ministry of Community, Sport and Cultural Development, that the Province review the Land Use Contract issue as it applies throughout the Province. Mr. Burke advised that the completion of any review would not occur before late 2013, and he added that if the review gets stalled, it is at that point that Committee could consider lobbying the Province.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 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, September 5, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk