



## Planning Committee

Date: Tuesday, October 22, 2013  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Evelina Halsey-Brandt, Vice-Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Mayor Malcolm Brodie  
Absent: Councillor Bill McNulty  
Also Present: Councillor Linda McPhail  
Call to Order: The Vice-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, October 8, 2013, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

Tuesday, November 5, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

**Planning Committee**  
**Tuesday, October 22, 2013**

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1. **BRIDGEPORT AREA PLAN AMENDMENT BYLAW 9024 -  
MCKESSOCK NEIGHBOURHOOD**

(File Ref. No. 12-8060-20-9024; 08-4045-20-12) (REDMS No. 3819194)

Wayne Craig, Director of Development, advised that as a result of the public consultation conducted by staff on January 24, 2013, staff is proposing an amendment to the Bridgeport Area Plan McKessock Neighbourhood, which is a modified version of one of the three developments concepts presented to the subject area's residents and property owners.

Mr. Craig further advised that the proposed development concept recommends that the subject area be redesignated to two new land use designations, with "Residential Area 1" to be developed primarily for single-family lots and "Residential Area 2" to be developed for low density townhouses subject to new policies and guidelines.

Trevor Charles, 2380 McKessock Avenue, commented that the map showing the proposed amendment to the Bridgeport Area Plan McKessock Neighbourhood is not accurate, noting that there are already existing and proposed developments on the corners of Shell Road and McKessock Place. Also, Mr. Charles queried whether (i) the subject area would be designated for townhouse development, and (ii) a density of 180 houses for 4 ½ acres of land would be permitted in the subject area.

In reply to the query, Mr. Craig advised that staff is proposing that the land use designation of the area permits the construction of a ground-oriented townhouse development with a maximum density of 0.60 floor area ratio (FAR).

In reply to a query from Committee, Mr. Craig clarified that staff is presenting a long-term land use vision for the area and has taken into consideration the presence of new developments in the area.

In reply to a query from Committee, Mr. Charles stated that the highest possible density should be permitted for the subject area, which is 180 houses for 4 ½ acres of land area.

In reply to queries from Committee, Mr. Craig advised that (i) the density for the entire subject area could be increased to 0.60 FAR subject to compliance with the City's affordable housing strategy, (ii) future rezoning applications in the area would need to consider road and traffic improvements, and (iii) newer developments were included in the proposed long-term land use vision for the area.

It was moved and seconded

*(1) That Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9024, to amend the Bridgeport Area Plan (Schedule 2.12) with respect to the land use designations in the McKessock Neighbourhood, be introduced and given first reading;*

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- (2) *That Bylaw 9024, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program; and*
  - (b) *The Metro Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act;*
- (3) *That Bylaw 9024, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*
- (a) *Vancouver International Airport Authority for formal comment; and*
  - (b) *Board of Education School District No. 38 (Richmond) for information*
- on or before the Public Hearing on November 18, 2013; and*
- (4) *That the Public Hearing notification area be extended to that area shown on the first page of Attachment 2.*

**CARRIED**

**2. APPLICATION BY RAV BAINS FOR REZONING AT 6580 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-9061; RZ 13-639817) (REDMS No. 3995085)

Mr. Craig advised that the proposed rezoning will create two smaller lots and a shared driveway and noted that it is consistent with the lot size policy for the area.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9061, for the rezoning of 6580 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**CARRIED**

**3. APPLICATION BY KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING FOR REZONING AT 5580 AND 5600 PARKWOOD WAY FROM "INDUSTRIAL BUSINESS PARK (IB1)" TO "VEHICLE SALES (CV)"**

(File Ref. No. 12-8060-20-9052/9053/9054; RZ 12-626430) (REDMS No. 3896084)

Mr. Craig stated that the proposed rezoning and amendment to the Official Community Plan will allow the expansion of Richmond Auto Mall which is supported by the Richmond Auto Mall Association.

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9052, to amend the City of Richmond 2041 Land Use Map (Schedule 1) to redesignate 5580 and 5600 Parkwood Way from "Mixed Employment" to "Commercial", be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9053, to amend Schedule 2.11B – the East Cambie Area Plan to redesignate 5580 and 5600 Parkwood Way from "Industrial" to "Commercial" in the Land Use Map, be introduced and given first reading;*
- (3) *That Bylaws 9052 and 9053, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 9052 and 9053, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9054, for the rezoning of 5580 and 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

**CARRIED**

**4. APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 3811 MONCTON STREET**

(File Ref. No. 12-8060-20-5560; HA 13-636133) (REDMS No. 3890929)

Mr. Craig advised that the heritage alteration permit will allow signage on a designated heritage building.

It was moved and seconded

*That a Heritage Alteration Permit be issued which would:*

- (1) *Permit the installation of two (2) fascia signs on the Steveston Museum at 3811 Moncton Street in Steveston; and*
- (2) *Vary the provisions of Richmond Sign Regulation Bylaw 5560 to:*
  - (a) *allow a fascia sign to extend above the top of the wall to which it is affixed; and*

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*(b) reduce the minimum clearance between the underside of a hanging sign and the ground from 2.4 m to 2.19 m.*

**CARRIED**

**5. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 4991 NO. 5 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-8947/8948/8986; RZ 11-593406) (REDMS No. 3980319 v.2)

Mr. Craig advised that the rezoning application was referred back to staff at the January 22, 2013 Planning Committee meeting in order to (i) consider other development options with higher densities, (ii) research the history of the subject site relating to existing recreational uses, and (iii) examine the potential implications of the loss of the existing on-site private recreation facility.

Mr. Craig stated that in response to the referral, staff, together with the applicant's design team, undertook a study and held public consultations. As a result, it is proposed that the density of the proposed development be increased from 0.60 to 0.65 FAR with a corresponding increase of the applicant's voluntary cash contribution to the City from \$700,000 to \$1,000,000.

Also, Mr. Craig advised that (i) staff conducted research and found out that the subject site was originally a part of larger residential landholdings and the City has been leasing space in the existing recreational sports complex since 2001; and (ii) the potential implications of losing the existing on-site private recreation facility space are contained in the memorandum from the Recreation and Sports Services staff attached in the Staff Report dated October 15, 2013.

In reply to queries from Committee, staff provided the following additional information:

- staff is investigating the provision of on-site affordable housing in larger townhouse developments as part of its current review of the City's Affordable Housing Strategy;
- staff will continue to work with the Rod and Gun Club and Richmond Gymnastics Association regarding options for future locations;
- staff will update the Committee on developments regarding discussions on future locations of the Rod and Gun Club and Richmond Gymnastics Association; and

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- the City's lease of the facilities used by the two organizations will expire in 2016.

Elena Usova, 3571 Chatham St., expressed concern regarding the lack of response from the City on the request of the Richmond Gymnastics Association for assistance in the relocation of the facility that the association is currently using. Also, Ms. Usova queried whether part of the cash contribution by the applicant towards the City's Leisure Reserve Fund be used to provide funding for the association's request.

In response to the query of Ms. Usova, the Vice-Chair advised that the City could provide the requested assistance to the Richmond Gymnastics Association from the City's Leisure Reserve Fund.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 8947, to redesignate 4991 No. 5 Road from "Commercial" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*
- (2) *That Official Community Plan Amendment Bylaw 8948, to redesignate 4991 No. 5 Road from "School/Park Institutional" to "Residential" in Schedule 2.11B of Official Community Plan Bylaw 7100 (East Cambie Area Plan Land Use Map), be introduced and given first reading;*
- (3) *That Bylaws 8947 and 8948, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 8947 and 8948, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8986, for the rezoning of 4991 No. 5 Road from "School & Institutional Use (SI)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**CARRIED**

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6. **APPLICATION BY JORDAN KUTEV ARCHITECTS INC. FOR REZONING AT 22691 AND 22711 WESTMINSTER HIGHWAY FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING - HAMILTON (ZT11)**

(File Ref. No. 12-8060-20-9064; RZ 11-590130) (REDMS No. 3998291)

Mr. Craig stated that the rezoning application for the subject site is consistent with the Hamilton Area Plan.

In reply to a query from Committee, Kevin Eng, Planner 1, Planning and Development, advised that the rezoning application of Thrangu Monastery could possibly be brought forward for Committee's consideration before the end of the year.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9064, for the rezoning of 22691 and 22711 Westminster Highway from "Single Detached (RS1/F)" to "Town Housing - Hamilton (ZT11)", be introduced and given first reading.*

**CARRIED**

7. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:30 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, October 22, 2013.

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Councillor Evelina Halsey-Brandt  
Vice-Chair

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Rustico Agawin  
Auxiliary Committee Clerk