



## Planning Committee

Date: Tuesday, November 4, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves

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, October 21, 2014, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, November 18, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY RAMAN KOONER AND AJIT THALIWAL FOR REZONING AT 9680 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009181, RZ 14-660396) (REDMS No. 4381916)

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY WESTERN GARDENIA GARDEN HOLDINGS LTD. FOR REZONING AT 7571 AND 7591 ST ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "HIGH DENSITY TOWNHOUSES (RTH4)"**

(File Ref. No. 12-8060-20-009189, RZ 14-658284) (REDMS No. 4204746 v. 4)

Discussion ensued regarding the sustainability features of the proposed development. Wayne Craig, Director, Development, noted that the proposed development is required to meet EnerGuide 82 standards and includes other sustainability features such as low VOC paints, high efficiency windows and energy efficient appliances.

In reply to queries from Committee, Mr. Craig advised that (i) the proposed development will have 16 units, and (ii) the applicant proposes to provide a cash-in-lieu contribution to address the indoor amenity space requirements.

Discussion ensued regarding the proposed development's green roof. Mr. Craig noted that the proposed landscaping plans will be detailed at the Development Permit stage. Staff were then directed to explore opportunities to expand the agricultural garden aspects of the proposed green roof.

Discussion then ensued with respect to the side yard setback and in reply to queries from Committee, David Brownlee, Planner 2, noted that the development will have variances to reduce the side yard setback and added that said variances will not impact traffic safety.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.*

**CARRIED**

The Chair advised that the Gardens Development Access would be added to the agenda as Item No. 2A.

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2A. **THE GARDENS DEVELOPMENT ACCESS**  
(File Ref. No.)

Discussion ensued with regard to access to the Gardens development along No. 5 Road. In reply to queries from Committee, Mr. Craig advised that access to the development includes a full movement signalized intersection along No. 5 road and a right-in, right-out access along Steveston Highway.

3. **MANAGER'S REPORT**

*Small Builders Consultation Meeting*

Mr. Craig briefed Committee on the consultation meeting with staff and small builders in the city, noting that the meeting was an opportunity to exchange information between building stakeholders.

Mr. Craig then spoke of staff meetings with the Urban Development Institute (UDI) regarding (i) affordable housing management, (ii) expansion of recycling programs, and (iii) various subdivision and strata title applications.

In reply to queries from Committee, Mr. Craig noted that staff regularly meets with UDI every two months. Mr. Craig added that concern regarding construction hours was not discussed at the most recent small builders' consultation meeting but the item can be added at a future meeting.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:06 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, November 4, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk