



Planning Committee

Date: Tuesday, December 18, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Chak Au (entered at 4:01 p.m.)
Councillor Michael Wolfe (entered at 4:47 p.m.)

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 December 4, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 10, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY PIETRO NARDONE FOR REZONING OF THE WEST PORTIONS 7151, 7171, 7191, 7211, 7231, AND 7251 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE; AND TO REZONE THE EAST PORTION OF 7191 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/C)" ZONE**

(File Ref. No. 12-8060-20-009796; RZ 16-732490) (REDMS No. 6004718)

Jordan Rockerbie, Planning Technician, advised that the Applicant has requested that the construction of a through-road between Sills Avenue and General Currie Road be removed from the rezoning considerations as the other related rezoning application has been withdrawn, and therefore, the Applicant can no longer meet this requirement. He advised that the Applicant has proposed to provide a turnaround area for vehicles accessing the subject site in the interim.

Councillor Chak Au entered the meeting – 4:01 p.m.

In reply to queries from Committee, Wayne Craig, Director, Development, advised that staff are recommending this application to go through the Public Hearing process again, although it is not required, to ensure that the surrounding residents have the opportunity to provide any feedback they may have. He then noted that traffic enforcement and on-street parking assessments were conducted and no on-street parking or speeding issues were observed.

It was moved and seconded

- (1) *That Third Reading of Richmond Zoning Bylaw, 8500 Amendment Bylaw 9796 be rescinded; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) – South McLennan (City Centre)" zone, and of the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be forwarded to a Public Hearing to be held on January 21, 2019.*

CARRIED

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2. **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO INCREASE THE FLOOR AREA RATIO TO 0.82 AT 13100 SMALLWOOD PLACE**

(File Ref. No. 12-8060-20-009948; ZT 18-818765) (REDMS No. 6032125 v. 2)

David Brownlee, Planner 2, noted that this application was referred back to staff to examine (i) adding rooftop solar panels, (ii) reducing the proposed building height, (iii) not enclosing the parkade, and (iv) monitoring and addressing bird strike concerns.

Mr. Brownlee then highlighted the following proposed revisions to the application in an effort to address Council’s concerns:

- revised plans to accommodate 107 solar panels on the building’s lower rooftop level;
- revised plans for reduction of the parapet and overall building height while retaining the two additional parkade floors;
- revised parkade plans to minimize floor-to-floor heights;
- a shadow study indicates that shading of the periphery of that park will occur at several times through the year, limited to early mornings;
- the zoning text amendment considerations have been modified to include a requirement for the registration of an agreement on title ensuring that the parkade will not be enclosed unless the owner has successfully obtained a Development Permit; and
- a report prepared by an ornithologist indicates that the proposed parkade addition does not pose a collision risk to birds as no glass or reflective material has been proposed.

In reply to a query from Committee, Mr. Craig advised that data regarding the use of solar panels on this development can be shared with Committee.

Discussion took place on the potential for a policy on solar panels to provide standards and guidelines.

In response to a further query from Committee, Mr. Brownlee advised that various perspectives were examined with regard to the placement of the solar panels.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, for a Zoning Text Amendment to the “Vehicle Sales (CV)” zone to increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be introduced and given first reading.

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3. **APPLICATION BY FARRELL ESTATES LTD. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL BUSINESS PARK (IB1) ZONE TO PERMIT VEHICLE SALE/RENTAL ON A PORTION OF THE PROPERTY AT 6260 GRAYBAR ROAD**

(File Ref. No. 12-8060-20-009977; ZT 18-841250) (REDMS No. 6050378 v. 3)

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail declared to be in a conflict of interest as her husband is part of the ownership group of the applicant and left the meeting – 4:17 p.m.

Vice-Chair Bill McNulty assumed the role of Chair.

Jessica Lee, Planning Technician, highlighted that the Applicant proposes to keep the exterior of the building and site in its current state and the remainder of the site is intended to continue for general industrial and office uses.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9977, for a Zoning Text Amendment to the “Industrial Business Park (IB1)” zone to allow “vehicle sale/rental” as a site-specific use limited to a maximum of 926.5 m² on a portion of the property at 6260 Graybar Road, be introduced and given first reading.

CARRIED

Councillor McPhail returned to the meeting – 4:19 p.m.

Chair McPhail re-assumed the role of Chair.

4. **CANNABIS CULTIVATION IN THE AGRICULTURAL LAND RESERVE - COUNCIL REFERRAL RESPONSE**

(File Ref. No. 08-4430-03-10) (REDMS No. 6039195 v. 5)

Barry Konkin, Manager, Policy Planning, provided background information.

In response to Committee concerns, staff remarked that, as per Council’s direction the City supports food-based farming on agricultural land.

Discussion took place regarding the previous motion and letter to various ministries and organizations and it was suggested that Richmond’s MP’s and other relevant ministries also be provided a copy of the letter.

In reply to further queries from Committee, Mr. Konkin advised that the Agricultural Advisory Committee (AAC) has been updated on the City’s regulations on cannabis production on agricultural land and noted that members of the AAC expressed concerns regarding limiting farmer’s options.

Discussion further took place, and it was suggested that the City’s efforts to curb cannabis production on agricultural land not be further emphasised.

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It was moved and seconded

- (1) *That the “Cannabis Cultivation in the Agricultural Land Reserve – Council Referral Response” report dated December 3, 2018 from the Manager, Policy Planning be received for information and endorsed; and*
- (2) *That this report be forwarded along with Richmond City Council’s written request to the Provincial Government that:*
 - (a) *a moratorium on the cultivation of cannabis on farmland be established by the Provincial Government;*
 - (b) *cannabis be eliminated from the Farm Practices Protection (Right to Farm) Act; and*
 - (c) *local governments be permitted to determine whether or not cannabis should be grown on farmland within the municipality.*

CARRIED

Discussion returned to solar panels and the potential for a policy including guidelines with regard to the location, quantity, opportunities within the city, incentives, and environmental and economic impacts.

In reply to queries from Committee, Nicholas Heap, Professional 3, Sustainability, reference past referrals related to solar power and highlighted that staff are currently exploring different options for solar power in conjunction with other sustainable initiatives.

Councillor Michael Wolfe entered the meeting – 4:47 p.m.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff examine the potential of a comprehensive policy on solar panels, in particular including the options for incentives, and the environmental and economic impacts and report back.

The question on the referral motion was not called as discussion ensued regarding incentives for solar panels on new developments, the benefits and drawbacks of solar panels and the feasibility of incorporating them in Richmond.

The question on the referral motion was then called and it was **CARRIED**.

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5. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:52 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, December 18,
2018.

Councillor Linda McPhail
Chair

Sarah Goddard
Recording Secretary