



## Planning Committee

Date: Tuesday, February 20, 2018

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Alexa Loo  
Councillor Harold Steves

Also Present: Councillor Derek Dang  
Councillor Carol Day (entered at 4:08 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 February 6, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 6, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**

(File Ref. No. 07-3300-01) (REDMS No. 5729723)

Committee commended the Richmond Intercultural Advisory Committee for their work in the community.

**Planning Committee**  
**Tuesday, February 20, 2018**

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It was moved and seconded

*That the staff report titled "Richmond Intercultural Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 31, 2018, from the Manager of Community Social Development, be approved.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**2. APPLICATION BY OPENROAD AUTO GROUP LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 5400 MINORU BOULEVARD**

(File Ref. No. TU 18-798524) (REDMS No. 5748942)

It was moved and seconded

*That the application by Openroad Auto Group Ltd. for a Temporary Commercial Use Permit for property at 5400 Minoru Boulevard be considered at the Public Hearing to be held March 19, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*(1) "That a Temporary Commercial Use Permit be issued to Openroad Auto Group Ltd. for the property at 5400 Minoru Boulevard to allow Vehicle Sale/Rental as a permitted use for a period of three years."*

**CARRIED**

**3. ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 001, 025, 051, 073, 096, 104, 115, 119, 131, 138, AND 158 IN THE SOUTH PORTION OF THE CITY CENTRE**

(File Ref. No. 08-4431-03-11) (REDMS No. 5662357; 5719047; 5741909; 5722562; 5733786; 5720063; 5719878; 5736093; 5736683; 5719911; 5737875; 5719891)

Cynthia Lussier, Planner 1, spoke on the proposed establishment of underlying zoning, noting that (i) no early Land Use Contract (LUC) termination bylaws are proposed, (ii) the proposed underlying zoning will take effect following the termination of the existing LUCs on June 30, 2024, and (iii) should the proposal proceed, affected residents will be notified of the proposed underlying zoning in advance of the Public Hearing.

*Cllr. Day entered the meeting (4:08 p.m.).*

In reply to queries from Committee, staff noted that child care along with boarding and lodging uses will be permitted in the proposed multi-family underlying zoning, which is consistent with existing multi-family zones in the city. Also, it was noted that business license applications are reviewed to consider if uses stated by the applicant are permitted in the specific LUC.

**Planning Committee**  
**Tuesday, February 20, 2018**

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It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9799, to establish underlying zoning for the properties developed under Land Use Contract 001, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9801, to establish underlying zoning for the properties developed under Land Use Contract 025, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9802, to establish underlying zoning for the properties developed under Land Use Contract 051, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9804, to establish underlying zoning for the properties developed under Land Use Contract 073, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9805, to establish underlying zoning for the properties developed under Land Use Contract 096, be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9806, to establish underlying zoning for the properties developed under Land Use Contract 104, be introduced and given first reading;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9807, to establish underlying zoning for the properties developed under Land Use Contract 115, be introduced and given first reading;*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9808, to establish underlying zoning for the properties developed under Land Use Contract 119, be introduced and given first reading;*
- (9) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9809, to establish underlying zoning for the properties developed under Land Use Contract 131, be introduced and given first reading;*
- (10) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9810, to establish underlying zoning for the properties developed under Land Use Contract 138, be introduced and given first reading; and*
- (11) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9811, to establish underlying zoning for the properties developed under Land Use Contract 158, be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, February 20, 2018**

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4. **MANAGER'S REPORT**

*(i) Landsowne Master Plan*

Mr. Craig noted that the City hosted an open house over the past weekend and that there was support for the proposed park sites and housing types.

In reply to queries from Committee, staff noted that developer contributions are typically considered during the rezoning application process and Council will have opportunities to review contribution requirements for the site.

*(ii) Consultation on House Size on Agricultural Land*

Barry Konkin, Manager, Policy Planning, advised that consultation through Let's Talk Richmond has concluded and that staff will be analyzing the data. He added that staff will be updating Council on the matter and that additional public submissions will be included in the staff report.

*(iii) Tracking Secondary Suites*

Mr. Konkin noted that the development application form has been updated to include applicant input on secondary suite information to assist in the tracking of secondary suite development.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:17 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, February 20, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator