



Planning Committee

Date: Tuesday, January 22, 2008
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Mayor Malcolm Brodie
Also Present: Councillor Cynthia Chen
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, January 8, 2008, be adopted as circulated.

CARRIED

- 1A. It was moved and seconded
That the order of the agenda be varied to consider Item 7 (2007 Annual Report and 2008 Work Program: Richmond Intercultural Advisory Committee) prior to Item 3 (Application by Malhi Construction Ltd. and Ajit Thaliwal for Rezoning at 8571 Ash Street).

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **February 5, 2008**, at 4:00 p.m. in the Anderson Room.

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PLANNING & DEVELOPMENT DEPARTMENT

7. 2007 ANNUAL REPORT AND 2008 WORK PROGRAM: RICHMOND INTERCULTURAL ADVISORY COMMITTEE

(Report: December 17, 2007, File No.: 01-0100-20-RIADI-01) (REDMS No. 2315723, 2310008)

Mohinder Grewal, Chair, Richmond Intercultural Advisory Committee (RIAC) presented the 2007 Annual Report and the 2008 Work Program and highlighted the following points:

- the RIAC submitted suggestions to planning staff regarding the City Centre Area Plan, to reflect cultural diversity in Richmond;
- the June, 2007 Community Forum event, "Bridges to Community – The Imam and the Pastor" was in partnership with Initiatives of Change (Canada) and was well attended;
- the Draft Richmond Newcomers Guide was prepared in 2007 and the RIAC expects to present the Guide to City Council for endorsement in spring, 2008;
- the Manager of Emergency Services for the City attended the January, 2008 RIAC meeting to discuss issues that arose in the aftermath of the incident when a small plane flew into a Richmond City Centre condo tower;
- Mr. Grewal is involved with the Cross-Cultural Roundtable on Security, created by Public Safety Canada.

Discussion ensued between the Committee and Mr. Grewal regarding the following topics:

- to date the RIAC has not been approached for its input regarding safety and security issues with regard to the 2010 Olympics;
- in seeking sponsorship and other financial support for the publication of the Newcomer's Guide, the RIAC will approach banking institutions and the Department of Canadian Heritage;
- the RIAC is seeking an increase in its budget to cover higher operating costs and the cost of hosting community forums;
- RIAC youth integration sub-committee is led by the School District No. 38 (Richmond) representative;
- No. 5 Road's collection of places of worship is unique and with school trips to the mosques, temples and churches, intercultural understanding increases.

The Chair congratulated the RIAC on its most recent success when, on January 18, 2008, it presented the Pastor and Imam at City Hall's Council Chambers, attracting approximately 150 people.

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Terry Crowe, Manager, Policy Planning advised that the Committee's request for a budget increase of \$1,000 can be met this year, and that staff will include a \$1,000 increase in the Committee's budget during the 2009 budget process.

It was moved and seconded

That the 2007 Annual Report for the Richmond Intercultural Advisory Committee be received for information, and the 2008 Work Program be approved.

CARRIED

Discussion continued about the RIAC not having been approached regarding its potential role in safety and security issues with regard to the 2010 Olympics. As a result of the discussion the following referral was introduced:

It was moved and seconded

That with the Richmond Intercultural Advisory Committee, the City explore issues related to Richmond's festivals and activities leading up to the 2010 Olympics to ensure that: (i) there is inclusivity, and (ii) volunteer opportunities are available to all citizens of Richmond.

CARRIED

3. APPLICATION BY MALHI CONSTRUCTION LTD. AND AJIT THALIWAL FOR REZONING AT 8571 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 07-377838 – Report: December 18, 2007, File No.: 12-8060-20-8321) (REDMS No. 2313560, 2316492)

It was moved and seconded

That Bylaw No. 8321, for the rezoning of 8571 Ash Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

CARRIED

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4. **APPLICATION BY MICHAEL TILBE FOR REZONING AT 10531 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 07-380230 - Report: December 19, 2007, File No.: 12-8060-20-8323) (REDMS No. 2317163, 2317247)

In response to a query staff advised that along No. 1 Road there are other coach house developments and that the subject property is located along a portion of No. 1 Road where there is a mix of housing options.

Michael Tilbe, the applicant, responded to a question regarding retaining walls along the sides and back of the subject property, and advised that the proposed development will remain at grade where the lane is, that retaining walls are planned where the grade must be raised, and that a lower roof will be used on the coach house. These features will ensure that the proposed development is consistent with other structures in the immediate vicinity.

It was moved and seconded

That Bylaw No. 8323, for the rezoning of 10531 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY JIWAN S. BIR FOR REZONING AT 11691 WILLIAMS ROAD FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 06-339825 - Report: December 21, 2007, File No.: 12-8060-20-8324) (REDMS No. 231787, 2317928)

It was moved and seconded

That Bylaw No. 8324, for the rezoning of 11691 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

CARRIED

6. **RICHMOND COMMITTEE ON DISABILITY (RCD) REQUEST TO AMEND RICHMOND INTERCULTURAL ADVISORY COMMITTEE (RIAC) TERMS OF REFERENCE**
(Report: January 7, 2008, File No.: 01-0100-20-R1AD1-01) (REDMS No. 2323742, 1230469, 2323744)

It was moved and seconded

That as per the Richmond Committee on Disability (RCD) request, the Richmond Intercultural Advisory Committee (RIAC) Terms of Reference be amended to include one RCD representative by replacing the existing RIAC Terms of Reference with Attachment 3.

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There was agreement that Item 9 would be dealt with by Committee before Item 8.

9. **TREE PROTECTION BYLAW AMENDMENT BYLAW 8328**

(Report: January 14, 2008 File No.: 12-8060-20-8328) (REDMS No. 2327574)

It was moved and seconded

That Tree Protection Bylaw No. 8057, Amendment Bylaw No. 8328, be introduced and given first, second and third readings.

CARRIED

8. **RICHMOND'S RECOMMENDATIONS ON METRO VANCOUVER'S DISCUSSION PAPER FOR A NEW REGIONAL GROWTH MANAGEMENT STRATEGY**

(Report: January 16, 2008, File No.: 0157-20-RGST1) (REDMS No. 2326112)

Mr. Crowe commented that Metro Vancouver's (MV) proposed options to prepare a regional Growth Management Strategy (GMS) would lead to a GMS, which would replace the 1996 Liveable Regional Strategic Plan. MV's invitation to municipalities to comment on what the GMS might contain, is the first opportunity for Richmond to provide MV with recommendations regarding the GMS discussion paper and the roles that the MV Board, Richmond, other municipalities and stakeholders such as Translink, should play in implementing the GMS.

Mr. Crowe stated that the MV has indicated that it may prepare a Draft Growth Management Strategy as soon as May, 2008.

Discussion between Committee and staff regarding the staff report ensued and covered the following topics:

- how the GMS will take into account some of the rules of the Agriculture Land Commission (ALC), Translink and the Province;
- when examining the proposed options regarding the establishment of defined areas for urban growth, the City should look at all the implications of each option;
- the term "sustainability" needs to be defined and a matrix with a timeframe should be designed to assist in the GMS preparation process;
- staff recommends a flexible approach, including guidelines and incentives, over a prescriptive approach, due to an as yet undefined level of information provided at this point in the process;
- a consensus among all municipalities is preferred;
- MV should not become another entity with control over the Agricultural Land Reserve;

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- the solution to the challenges facing the MV region is not to give MV control over zoning authority;
- the coordination of transportation plans with the GMS is required;
- the need to (i) encourage MV to acknowledge the legitimate authority of Translink and (ii) to learn from MV what their complementary land use policies will be;
- if residents of the Lower Mainland continue to move further east to the periphery of the region, urban sprawl will be the result.

Councillor Bill McNulty left the meeting at 4:52 p.m. and did not return.

It was moved and seconded

That:

- (1) *Council approve the "Staff Recommendations" contained in the report entitled: "Richmond's Recommendations on Metro Vancouver's Discussion Paper For A New Regional Growth Management Strategy", dated January 16, 2008;*
- (2) *the report and Staff Recommendations be forwarded to Metro Vancouver staff for consideration in the preparation of a regional Growth Management Strategy and Growth Management Strategy Implementation Program; and*
- (3) *the Metro Vancouver Board be requested to establish a Work Program which clarifies all the steps required to prepare, review and approve the Growth Management Strategy and Growth Management Strategy Implementation Program.*

The question was not called as discussion continued regarding the timing of the draft Growth Management Strategy (GMS). Concern was stated with regard to the short time frame between Richmond and other municipalities submitting comments, and MV's desire to produce the Draft GMS by May of 2008. As a result of the discussion the following was added to the main motion:

- (4) *where, in the City of Richmond staff report, options are recommended to be further explored, Metro Vancouver staff be asked to: (i) explore those options, (ii) compare them to other options with pros and cons, and (iii) consult with municipalities on their preferences and implications, prior to preparing the Draft Regional Growth Management Strategy.*

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The question on the motion, as amended to read as follows:

That:

- (1) *Council approve the "Staff Recommendations" contained in the report entitled: "Richmond's Recommendations on Metro Vancouver's Discussion Paper For A New Regional Growth Management Strategy", dated January 16, 2008;*
- (2) *the report and Staff Recommendations be forwarded to Metro Vancouver staff for consideration in the preparation of a regional Growth Management Strategy and Growth Management Strategy Implementation Program; and*
- (3) *the Metro Vancouver Board be requested to establish a Work Program which clarifies all the steps required to prepare, review and approve the Growth Management Strategy and Growth Management Strategy Implementation Program.*
- (4) *where, in the City of Richmond staff report, options are recommended to be further explored, Metro Vancouver staff be asked to: (i) explore those options, (ii) compare them to other options with pros and cons, and (iii) consult with municipalities on their preferences and implications, prior to preparing the Draft Regional Growth Management Strategy.*

was then called and it was **CARRIED** with Councillor Steves opposed.

10. **MANAGER'S REPORT**

- (1) *City Centre Area Plan (CCAP)*
No report was given.
- (2) *Steveston Study*
No report was given.
- (3) *Official Community Plan (OCP)*
No report was given.
- (4) *Liveable Region Strategic Plan Review (LRSP)*
See Item 8.

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(5) *Introduction of new Director of Development*

Mr. Erceg introduced Brian Jackson, the new Director of Development, to the Committee, and remarked that Mr. Jackson was raised in Richmond and attended high school in the City. Mr. Jackson has worked for the City in the past, and with his appointment as Director of Development he is returning to the City's Planning Department.

(6) *Update on Affordable Housing Project in West Cambie Area*

Mr. Erceg remarked that staff is reviewing a rezoning application proposing an entry-level ownership affordable housing project in the West Cambie Area. Due to the significant density proposed, the unit mix, the proposed unit size, Area Plan Amendments, and the provision that the affordability of the proposed units would be guaranteed for five years only and not protected in perpetuity, have complicated the staff review process.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:28 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, January 22, 2008.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk