



Planning Committee

Date: Tuesday, October 4th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Harold Steves
Absent: Councillor Rob Howard
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, September 20th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 18th, 2005**, at 4:00 p.m. in the Anderson Room.

DELEGATION

3. Mr. David Reay, Chair, Affordable Housing Task Force, addressed Committee concerning the lack of affordable housing in the City (his comments are attached as Schedule 1 and forms a part of these minutes). He then requested that affordable housing be an option when the Oval site was developed.

In response to queries from the Committee, Mr. Crowe, Manager, Policy Planning advised that:

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- approximately 1100 - 1300 residences were being developed during the first phase, on the Olympic Oval Site;
- when the City's financial mandate was met, affordable housing as a bonus density option would be explored on the sites;
- a draft "request for proposal" on the Olympic Oval site would be brought to Committee in the near future, this would also include social components;
- subject to 2006 budget approval, staff would start work to update the City's Affordable Housing Strategy in 2006;
- part of the vision of the West Cambie Area Plan concept includes affordable housing and day care as part of its cost, and this would be brought to Committee for endorsement in the near future;

In response to queries from the Committee, Mr. Joe Erceg, General Manager, Urban Development Division advised:

- that the outcome of a meeting with the Honourable Rich Coleman, Minister Responsible for Housing, concerning affordable housing was positive. He noted that the Province was looking at initiatives, and that a provincial strategy may be forthcoming shortly;
- staff was working on a secondary suite report possibly to legalize certain suites;
- that staff was negotiating with the developer for the Pinnacle Project, for both community space and affordable housing; and
- staff would continue negotiating for affordable housing with developers, however, this was not possible on sites which were already rezoned.

Discussion then ensued on the topic of affordable housing and a suggestion was made that the Poverty Response Committee meet with UDI, the Chamber of Commerce and the business community concerning this issue.

Mrs. Annie McKitrick, member of the Poverty Response Committee, stated that one of the concerns of the Committee was the rapid displacement of affordable housing in the regular housing market. She noted that older apartments were being demolished and/or refurbished and were no longer affordable and requested that the City pass a bylaw to prevent the demolition of existing affordable housing. She also thanked Council for being proactive in the preservation of affordable housing.

In response to this request, Mr. Erceg, advised that the City did not have the jurisdiction to preserve rental housing; however, he noted that staff would look at this issue to see what, if anything can be done.

A tenant at Richmond Gardens, spoke about the eviction notices at Richmond Gardens and the effect that this was having on their lives.

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In response to a query from the Committee, Mr. Erceg stated that staff had met with Amacon Property Management Services to discuss tenant eviction notices and would be meeting again on October 5th, 2005 to continue discussions. He stated that at the conclusion of the meeting he would request that Amacon provide a summary of these discussions to each tenant, and advised that the City would issue a press release on the result of these negotiations.

FINANCE AND CORPORATE SERVICES DIVISION

4. HOME OCCUPATION BUSINESS LICENCES IN STRATA TITLED COMPLEXES

(Report: September 7th, 2005, File No.: 12-8275-06) (REDMS No. 1589205)

Mr. Wayne Craig, Development Program Coordinator, briefly reviewed the report (dated September 7th, 2005). He stated that he had been advised that the issue which had caused the initial referral motion had now been satisfactorily resolved.

It was moved and seconded

That Council not support the position of requiring a Strata Council "Letter of Authorization" for all Home Occupation business licences in Strata Titled complexes but rather encourage individual Strata Councils to implement and enforce their own Strata bylaws regarding Home Occupations.

CARRIED

URBAN DEVELOPMENT DIVISION

5. APPLICATION BY LOBLAW PROPERTIES PACIFIC INC. TO AMEND "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/109)" TO ADD LICENSEE RETAIL STORE (TYPE 2) AS A PERMITTED USE IN ORDER TO PERMIT A PRIVATE LIQUOR STORE AT 4651 NO. 3 ROAD

(ZT 05-298232 - Report: Sept. 16/05, File No.: 8060-20-7978) (REDMS No. 1652073, 1651841, 1652051, 1505481, 1604727, 1601365)

Mr. Wayne Craig, Development Program Coordinator, reviewed the report (dated September 16th, 2005). In response to a query from the Committee, he advised that a restrictive covenant would be put on the current site to ensure that a private liquor store could not operate on these premises.

Discussion ensued on this matter and it was noted that dedicated parking should be provided to alleviate traffic safety concerns.

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It was moved and seconded

That Bylaw No. 7978, to amend "Comprehensive Development District (CD/109)" to add "Licensee Retail Store (Type 2)" as a permitted use, at 4651 No. 3 Road, be referred to staff, to discuss the issue of providing dedicated parking stalls for this business, with the applicant.

CARRIED

6. MANAGER'S REPORT

Mr. Terry Crowe, Manager, Policy Planning, updated Committee on the West Cambie Implementation Strategy stating that he anticipated that the Implementation Strategy would be brought to Committee in December 2005. Mr. Crowe advised that staff were in discussions with UDI on the provision of affordable housing on No. 3 Road. Staff were also holding open houses on the Integrated Olympic Gateway Strategy.

Mr. Joe Erceg, General Manager, Urban Development Division, advised Committee on the proposed rezoning of the Steveston Academy Site. He also advised that neither the Fraser Port Authority nor the Forest Industry would be providing funding for the Debris Trap. He stated that the Fraser Basin Council would try to get funding from either the Provincial or the Federal Governments.

ADJOURNMENT

It was moved and seconded

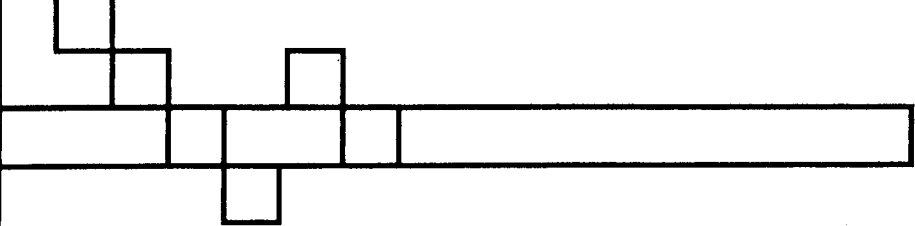
That the meeting adjourn (5:40 p.m.).

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 4th, 2005.

Councillor Bill McNulty
Chair

Desiree Wong
Committee Clerk

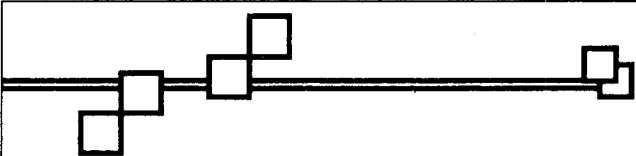


The Brighthouse Lands and Affordable Accessible Housing

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Affordable Accessible Housing Task Force

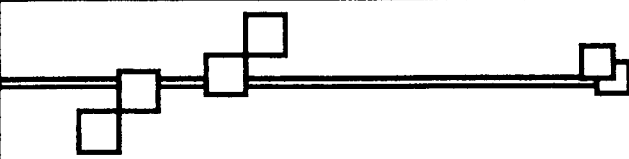
Poverty Response Committee **1** 10/4/2005



Poverty Response Committee

- Working in Richmond since 2000
- Unique organizational structure
 - Serving as model for other communities
- Building a legacy of successful programs
 - Legal advocacy program (Chimo)
 - Low Income Directory (Volunteer Richmond)
 - Healthy Body Healthy Mind (Richmond Food Bank)

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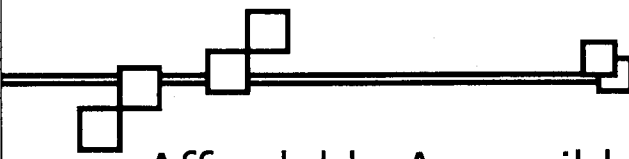
Affordable Accessible Housing Task Force

- First meeting was August 2001, meeting monthly since.
- Included in Poverty Response Committee presentations to Council: 2002 and 2003.
- Affordable Housing Week displays: 2002, 2003, 2004.

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Poverty Response Committee

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Affordable Accessible Housing and Brighthouse lands

- Development without affordable accessible housing component:
 - Not an Option**
 - \$50M of zoning revenue
 - Oval lands cannot become exclusive community
 - Council awareness


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Poverty Response Committee

10/4/2005



Zoning Revenue

- Naturally associated with housing projects
 - Referred to in City's OCP
 - Send the right message to developers
- 


Poverty Response Committee

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Oval Community must be inclusive

- Oval will be focus of community
 - Access cannot be limited to the rich
 - Building exclusive communities is neither healthy or safe
- 


Poverty Response Committee

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10/4/2005



Affordable Accessible Housing Tops the Agenda

- Very high local news coverage
 - Homelessness Report (2002)
 - Federal money becoming available
- 


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In conclusion

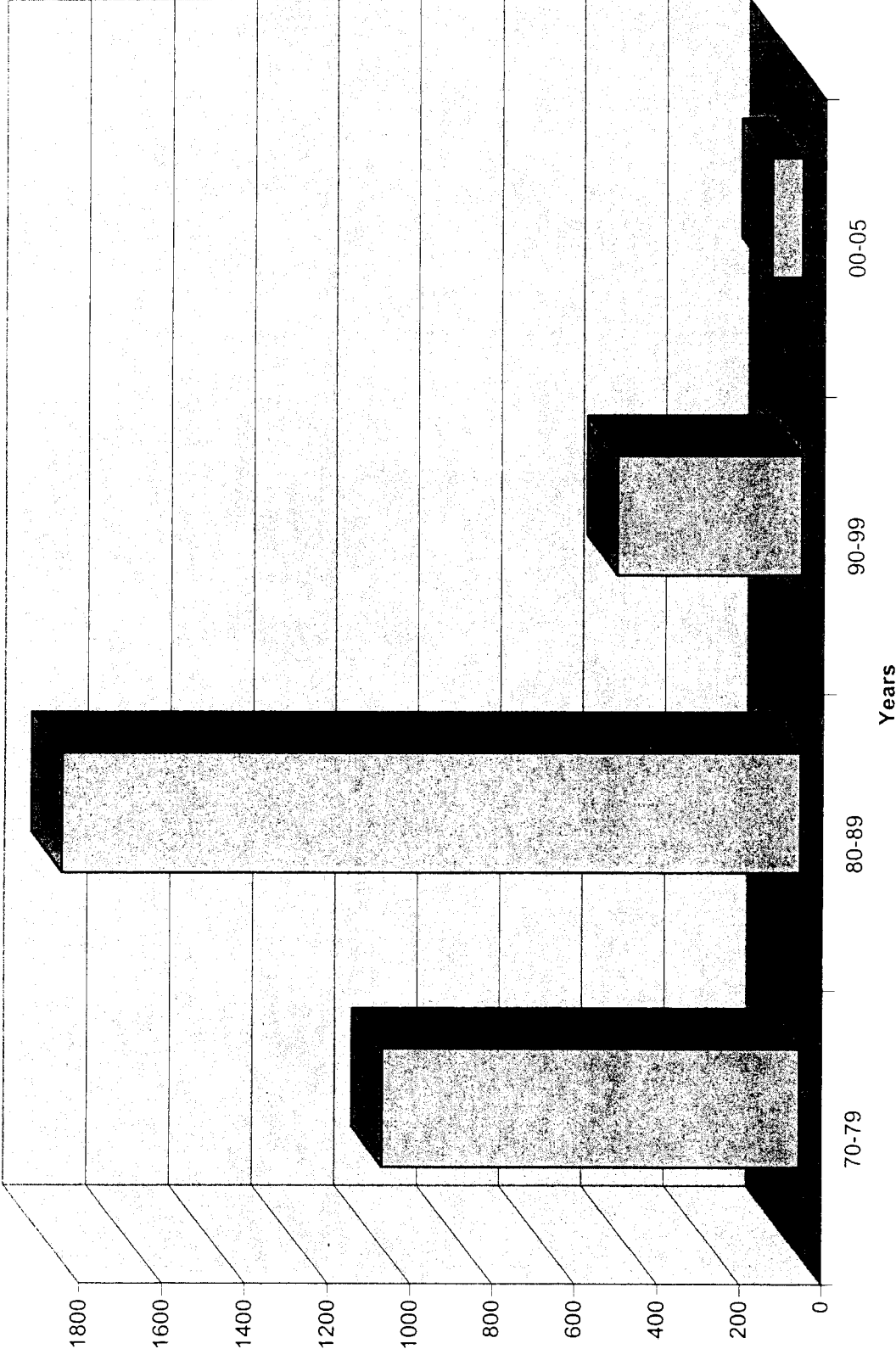
- In the end the choices for the developing the Brighthouse lands will be made by Richmond City Council. We trust that you will make the right choices and build an Oval and surrounding community that all Richmond residents can be proud of.
- 

Poverty Response Committee

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10/4/2005

Additions to Non-Market Housing in Richmond (units)



Mngmnt	Name	Type	Year Built	# Unit	Apartment				Townhouse				Wheelchair						
					Studio	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	4 bed	Studio	1 bed	2 bed	3 bed			
On site	Fraserview Intermediate	Residential Care	1970	105															
On site	Anavels	Assisted Senior Rental	1970 Total	105															
On site	Lions Manor	Residential Care	1972	49	45	4	0	0	0	0	0	0	0	0	0	0	0	0	0
BC Housing	Rosewood Village	Assisted Family Rental	1972 Total	132															
On site	Kiwanis Court	Assisted Senior Rental	1975	138	0	32	40	0	0	0	0	66	0	0	8	0	0	0	0
BC Housing	Rosewood Towers	Assisted Senior Rental	1975 Total	120	94	4	0	0	22	0	0	0	0	0	0	0	0	0	0
On site	Golden Mews	Assisted Senior Rental	1976	258	57	118	0	0	0	0	0	0	0	0	8	0	0	0	0
On site	Klahanie	Cooperative Housing	1976 Total	175	32	32	0	0	0	0	0	0	0	0	7	0	0	0	0
BC Housing	Minato West	Assisted Family Rental	1978	70	0	0	0	0	0	0	20	32	18	0	0	0	0	0	0
BC Housing	Dolphin Square	Assisted Senior Rental	1978 Total	309	0	24	6	0	0	0	26	54	0	0	2	0	0	0	0
BC Housing	Adelaide Court	Assisted Family Rental	1978	110	33	16	2	0	0	0	0	0	0	0	0	0	0	0	0
On site	Delta Green	Cooperative Housing	1982	161	0	0	0	0	0	0	22	46	0	0	0	0	6	0	0
On site	Rosewood Manor	Residential Care	1982 Total	68	0	0	0	0	8	18	42	4	0	0	0	0	0	0	0
BC Housing	Knightsbridge I	Assisted Family Rental	1982	260															
BC Housing	Maple Vine Court	Assisted Family Rental	1983	80	0	0	0	0	0	40	40	0	0	0	0	0	0	0	0
On site	Granville Gardens	Cooperative Housing	1983 Total	82	0	32	26	0	0	13	11	0	0	0	0	0	0	0	0
On site	Pinegrove Place	Residential Care	1983	94	0	16	24	0	0	12	32	10	0	0	0	6	0	0	0
BC Housing	Knightsbridge II	Assisted Family Rental	1983 Total	75															
BC Housing	Moffat Park	Assisted Family Rental	1984	331	0	0	0	0	0	40	40	0	0	0	2	0	0	0	0
On site	Bennyk Mews	Cooperative Housing	1984 Total	80	0	0	0	0	0	5	16	0	0	0	0	0	0	0	0
On site	Garry Point	Cooperative Housing	1984	21	0	0	0	0	0	23	29	8	0	0	0	2	0	0	0
On site	Ukran. Vill of Ivan Franko	Assisted Senior Rental	1984 Total	60	0	12	4	0	0	12	32	4	0	0	2	1	0	0	0
AHAA	Gilbert Gardens	Assisted Family Rental	1985	64	0	35	9	0	0	0	0	0	0	0	1	0	0	0	0
BC Housing	Sunset Point	Cooperative Housing	1985 Total	225															
On site	Greenland	Cooperative Housing	1986	44	0	3	7	0	0	15	16	4	0	0	2	0	0	0	0
On site	Robert Owen	Cooperative Housing	1986	45	0	0	0	0	0	8	32	8	0	0	0	0	0	0	0
On site		Cooperative Housing	1986	48	0	0	0	0	0	18	36	8	0	0	0	2	0	0	0
On site		Cooperative Housing	1986	62	0	0	0	0	0	6	40	4	0	0	0	2	0	0	0
On site		Cooperative Housing	1986	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Mngmnt	Name	Type	Year Built	# Unit	Apartment				Townhouse				Wheelchair						
					Studio	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	4 bed	Studio	1 bed	2 bed	3 bed			
			1986 Total	205															
BC Housing	Meadow Walk	Cooperative Housing	1987	63	0	12	27	0	0	0	0	24	0	0	0	3	3	3	3
BC Housing	Rivermist	Cooperative Housing	1987	44	0	1	2	5	0	0	16	16	4	0	0	1	2	0	0
On site	Lions Park	Assisted Senior Rental	1987	98	0	98	0	0	0	0	0	0	0	0	0	4	0	0	0
			1987 Total	205															
BC Housing	Blueberry Vale	Cooperative Housing	1988	60	0	4	16	0	0	0	16	20	4	0	4	4	0	0	0
BC Housing	Heron Court	Cooperative Housing	1988	40	0	0	0	0	0	0	16	8	6	0	0	0	2	0	0
BC Housing	Maya Co-op	Cooperative Housing	1988	40	0	0	0	0	0	0	11	23	0	0	0	0	2	0	0
BC Housing	Richmond Heights	Cooperative Housing	1988	67	0	0	0	0	4	16	8	39	0	0	1	0	3	0	0
BC Housing	Cedarwood Place	Assisted Senior Rental	1988	73	0	73	0	0	0	0	0	0	0	0	4	0	0	0	0
FC Res Soc	False Creek Res	Assisted Family Rental	1988	20	0	10	5	5	0	0	0	0	0	0	0	10	1	0	0
On site	Bill Rigby	Assisted Senior Rental	1988	40	0	40	0	0	0	0	0	0	0	0	0	1	0	0	0
On site	River's End	Cooperative Housing	1988	54	0	0	0	0	2	34	12	6	0	0	0	1	0	0	0
			1988 Total	394															
AHAA	Venturi Park	Assisted Family Rental	1989	99	0	13	0	9	3	52	22	0	0	0	3	0	0	0	0
On site	Sundune	Cooperative Housing	1989	28	0	0	0	0	0	4	14	10	0	0	0	0	0	0	0
			1989 Total	127															
BC Housing	Alderwood Place	Assisted Family Rental	1992	48	0	12	0	0	0	20	15	1	0	0	3	0	0	0	0
BC Housing	The Redwoods	Assisted Family Rental	1992	38	0	0	0	0	0	10	25	3	0	0	1	0	0	0	0
			1992 Total	86															
Menonite	Dockside Village	Assisted Family Rental	1993	40	0	0	0	0	0	19	18	3	0	0	0	2	0	0	0
			1993 Total	40															
On site	Minoru Residence	Residential Care	1994	200															
			1994 Total	200															
BC Housing	Regent Place	Assisted Family Rental	1995	48	0	0	0	0	0	23	16	8	0	0	0	0	0	0	0
On site	Terra Nova	Cooperative Housing	1995	73	0	0	0	0	2	34	29	8	0	0	0	0	0	0	0
			1995 Total	121															
BC Housing	Odlinwood	Assisted Family Rental	2000	48	0	14	20	4	0	0	0	0	0	0	0	2	0	0	0
			2000 Total	48															
BC Housing	Maplewoods	Assisted Family Rental	2002	26	0	0	12	14	0	0	0	0	0	0	0	1	0	0	0
			2002 Total	26															
			Grand Total	3326															