



## Planning Committee

Date: Tuesday, November 21, 2006  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Sue Halsey-Brandt  
Mayor Malcolm Brodie  
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, November 7, 2006, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

1. The next meeting of the Committee will be held on Tuesday, **December 5, 2006**, at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY H.A. BERG INVESTMENTS LTD. FOR REZONING AT 11991 NO. 1 ROAD AND 3931 CHATHAM STREET FROM SERVICE STATION DISTRICT (G2) TO STEVESTON COMMERCIAL (THREE-STOREY) DISTRICT (C5)**  
(RZ 05-296591 - Report: November 2, 2006, File No.: 12-8060-20-8115) (REDMS No. 2008973, 2031581, 1895294, 2031360)

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Discussion ensued on the proposed three-storey structure that would feature commercial space on the ground floor and 10 residential units on the upper floors.

In response to queries, Cecilia Achiam, Senior Planner, Urban Design and Jean Lamontagne, Director of Development, advised that:

- after examination, the City's Transportation Department is of the opinion that an upgrade to the traffic signal at the intersection of No. 1 Road and Chatham Street is premature, pending the finalization of the Steveston Heritage Conservation Study; the applicant would be responsible for signal modifications; bike racks would be part of the site's frontage improvements;
- if there are retail tenants in the commercial spaces, those tenants could expand or reduce the interior size of their space, and the units' facades and doorways could remain in keeping with the façade design;
- the applicant is requesting 14 small (in length) car parking stalls out of 19 being proposed as a consequence of accommodating the 2 metre wide road allowance along No. 1 Road being dedicated as part of the rezoning condition;
- the development permit process would include discussions about the deck on the roof, the awning treatment, and the No. 1 Road frontage;
- the Steveston Heritage Conservation Study is on-going, and there are Steveston village urban design guidelines within which this application fits;

The Chair invited the applicant, Mr. Tussy Berg, and Ken Chose, Interface Architects, to address the Committee. Mr. Chow stated that they had responded to comments made at Richmond Heritage Commission meetings, and that he and the applicant were open to more refinement of the project design as required. He added that the building is a reflection of the heritage nature of Steveston and that the façade is designed to give the building heritage elements.

It was moved and seconded

***That Bylaw No. 8115, for the rezoning of 11991 No. 1 Road and 3931 Chatham Street from "Service Station District (G2)" to "Steveston Commercial (Three-Storey) District (C5)", be introduced and given first reading.***

The question on the motion was not called as Committee members requested that staff work with the applicant to revise the proposed exterior, finishing materials, the roof deck and the awning design.

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Staff advised that the proposed rezoning meets the intent of the Steveston Area plan, but that the applicant would require a subsequent Development Permit application to manage the form and character of the proposed development.

Discussion continued regarding the process by which the application would be discussed further. Staff advised that when the application goes to the future Public Hearing, staff would prepare a memorandum that would address the revisions arrived at by staff and the applicant, and Committee members would receive the memorandum before the Public Hearing.

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

It was moved and seconded

- (1) *That Rezoning application 05-296591 be referred back to staff in order for staff and the applicant to*
  - (i) *revise the proposed exterior, including finishing materials, and the awning design to reflect more heritage character;*
  - (ii) *incorporate a community garden on the roof deck; and*
- (2) *That the applicant present modified drawings at the Public Hearing*

**CARRIED**

3. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT 7700, 7720, 7740, 7760 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**  
(RZ 05-296361 - Report: November 6, 2006, File No.: 12-8060-20-8158) (REDMS No. 2031024, 2032439)

It was moved and seconded

*That Bylaw No. 8158, to add minimum road setbacks along Keefer Avenue of 4.57 m (15 ft.) and along Bridge Street of 5 m (16.4 ft.) in Comprehensive Development District (CD/128), and for the rezoning of 7700, 7720, 7740, 7760 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.*

**CARRIED**

4. **NEW LOCATION FOR RICHMOND FAMILY PLACE**  
(Report: November 9, 2006, File No.: 03-1000-14-138) (REDMS No. 2041059, 912750)

In response to queries, Vern Jacques, Manager, Projects and Programs advised that:

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- if the Richmond Family Place Society (RFPS) is relocated to Debeck House, the current level of City use of Debeck House by City staff could be accommodated in other City facilities;
- RFPS has paid its own utility bills at their present location, and will continue to pay the utility bills after relocation;
- the current RFPS building is not habitable due to the poor condition of the roof; the building will be demolished and the site returned to parkland; there is a possibility that any reusable material from the demolished building would be recycled;
- City staff and School District representatives have met and have identified that there are potential issues with traffic and parking during the beginning of the school day at Debeck Elementary School (9 a.m.) and again at the end of the school day (3 p.m.); RFPS has confirmed that it will consider this when setting their program times, and conditions will be included in any agreement to ensure co-operative uses;
- there is an adequate outdoor play space at Debeck House.

The Chair invited Maureen McDermid, RFPS Chair, and Kim Winchell, RFPS Executive Director to address the Committee. Ms. McDermid stated that the move to Debeck House would allow RFPS to maintain the current programs and to expand the number of programs offered to families. In addition, after the move to the new location, the RFPS would have the opportunity to partner with other agencies in the City.

Ms. Winchel stated that their research showed that most families using their services travel by public transit or by vehicle, and very few people access the current location on foot. She advised that they are confident their clientele will be able to travel to Debeck House to continue to access services and programs.

It was moved and seconded

- (1) *That Debeck House located at 8660 Ash Street be designated as the new location for Richmond Family Place; and*
- (2) *That staff be directed to prepare a sub-licence agreement for the exclusive use of Debeck House by Richmond Family Place Society for a period of not less than five (5) years in accordance with the terms and conditions contained in this report as well as such other terms and conditions as may be acceptable to the General Manager – Parks, Recreation & Cultural Services in consultation with the City Solicitor; and*

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- (3) *That the General Manager, Parks, Recreation & Cultural Services be authorized to execute the sub-licence agreement contemplated by these recommendations as well as such other documentation including plans as are necessary to ensure compliance with these recommendations; and*
- (4) *That the offer to Richmond Family Place Society for exclusive use of Debeck House be subject to the Society occupying the premises by December 31, 2007; and*
- (5) *That staff be authorized to prepare correspondence under the Mayor's signature in support of Richmond Family Place fundraising initiatives.*

**CARRIED**

5. **A CITY-WIDE INTERIM AMENITY CONTRIBUTION POLICY**  
(Report: Nov. 10/06, File No.: 08-4000-00/Vol 01) (REDMS No. 2035850, 2041103, 1897212)

Holger Burke, Development Coordinator, highlighted the following points from the draft interim policy for the Committee:

- the existing \$0.60 per square foot is too low according to economic analysis by G. P. Rollo & Associates Ltd., and is more suitable for single-family residential rezoning applications;
- \$4.00 per square foot flat rate is not recommended by the consultants because there are too many variations in Richmond's neighbourhoods;
- smaller developers should not have to do a proforma as they lack experience, and City staff does not want to be inundated with proformas since the majority of development applications are for smaller developments involving 19 or fewer units,
- there should be a minimum amenity contribution fee (i.e. \$2.00 per square foot) to ensure cash-in-lieu of amenities are received and to avoid proforma manipulations;
- proformas calculating the "land lift" are the most fair and accurate way to determine the amenity contribution fee, except for smaller developments (such as townhouses involving 19 or less units) which would probably prefer to pay a flat rate;
- commercial rezonings require more study and difficult proformas;
- land lift compares the value of the land under the existing zoning and the proposed zoning, and assumes the City can take some of this increased value because it is rezoning the property;
- 50% of the land lift would be used as the basis for determining the amenity contribution to the City;

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- alternatives to the land lift include the cost recovery approach and density bonusing;

A general discussion ensued regarding the points highlighted by Mr. Burke.

(Mayor Brodie departed the meeting at 6:07 p.m. and did not return.)

The Chair invited members of the public to speak to the item.

Charan Sethi, a developer, stated his opinion that the interim policy is a way to increase developers' costs. He did not support the idea of a proforma. He stated that the City should provide incentives to developers.

Jennifer Larson, 8680 Foster Road, sought confirmation that the beneficiaries of the interim policy would be the Affordable Housing Reserve Fund or the Child Care Development Reserve Fund. Staff confirmed that those two funds were the only ones that would benefit.

It was moved and seconded

(1) *That the following two reports be referred to the Urban Development Institute (UDI) and Greater Vancouver Home Builders Association (GVHBA) for comment and discussion by December 15, 2006:*

(a) *Staff Report from the Director of Development and Manager, Policy Planning entitled "A City-Wide Interim Amenity Contribution Policy" dated November 10, 2006; and*

(b) *Report from G.P. Rollo & Associates Ltd. entitled "Amenity Contributions from New Development" dated October 31, 2006.*

(2) *That staff bring forth final recommendations, based on the input from UDI and the GVHBA, in January 2007.*

The question on the motion was not called as it was agreed that the following two amendments would be added as Parts (3) and (4) to the main motion:

(3) *That staff seek input from local smaller developers on the proposed City-Wide Interim Amenity Contribution Policy; and*

(4) *That staff investigate commercial rezoning in terms of the City-Wide Interim Amenity Contribution Policy.*

**CARRIED**

## 6. **DRAFT AFFORDABLE HOUSING STRATEGY**

(Report: Nov. 10/06, File No.: 08-4057-05/2006-Vol 01) (REDMS No. 2037757, 2041103)

Mr. Burke highlighted the following points from the strategy:

- the City's priorities for affordable housing are (i) subsidized housing, in partnership with non-profits and other levels of government, (ii) low end market rental, and (iii) entry level ownership;

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- subsidized housing, for \$500 per month or less, includes emergency housing for the homeless, detox beds, housing for those with mental illness, housing for seniors and the disabled, and housing for low income families;
- to address the need for subsidized housing the City will accept cash-in-lieu contributions from residential rezoning applications, utilize the monies collected in the Affordable Housing Reserve fund to acquire land and for studies, and determine incentives such as the reduction of Development Cost Charges, the relaxation of parking requirements, and so on;
- low end market rental, for \$500 to \$943/month, includes secondary suites, existing apartments, investor condominiums, and is earmarked for seniors, the disabled, young adults, families and others;
- to address the need for low end market rental, the City will pursue the legalization of existing secondary suites, require new single-family rezoning applications to include a coach house/legal secondary suite or flex house, obtain four or more units in low rise and high rise apartments in the ownership of the City, require 1:1 replacement of existing rental units being redeveloped, and examine incentives such as reduction of Development Cost Charges, parking relaxation and density bonusing/exemptions;
- entry level ownership is difficult to provide for annual incomes of \$60,000 or less;
- the City will encourage smaller units and innovative housing forms or financing schemes, and ensure "affordability" or entry level ownership units in perpetuity by a Housing Agreement, but this form of housing will not be at the expense of subsidized housing or low end market rental.

In response to a query, staff advised that a new staff position would be created, and the person could be on staff or could be on contract, and would have a budget to work with in order to hire resources as required to manage specific affordable housing projects.

Staff advised that the Canadian Municipal Housing Corporation (CMHC) is one of the stakeholders, their input has been sought, and the draft strategy would be sent to them for further input.

The Chair invited members of the public to address the Committee on this item. Ms. Larson addressed the Committee and staff responded to her inquiries:

- the interim strategy that was brought forward in July 2006 deals with the issue of Affordable Housing before the final strategy is adopted;

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- rental of single-family homes was not included in the data in the draft strategy;
- Councillors Linda Barnes and Bill McNulty will be at the December 2, 2006 meeting of the GVRD Housing Committee where the issue of regional Affordable Housing will be discussed;
- within two years Richmond should see affordable housing for residents.

It was moved and seconded

- (1) *That the draft Affordable Housing Strategy (dated November 1, 2006) and the report (dated November 10<sup>th</sup>, 2006, from the Manager, Policy Planning) be referred to stakeholders and the general public for input;*
- (2) *That staff and the consultants prepare a final Strategy, which would include an implementation program, for consideration in January 2007; and*
- (3) *That the Affordable Housing Reserve Fund be amended as recommended in the draft Affordable Housing Strategy, so that the process of hiring an additional staff person in the Lands Section of the Business and Financial Services Department can be started as soon as possible.*

The question on the motion was not called as Committee requested that “contract person or consultant” be added to the third amendment so that it reads: *That the Affordable Housing Reserve Fund be amended as recommended in the draft Affordable Housing Strategy, so that the process of hiring an additional staff person, contract person or consultant in the Lands Section of the Business and Financial Services Department can be started as soon as possible.*

The question was then called and it was **CARRIED**.

**CARRIED**

## 7. MANAGER’S REPORT

- (1) *City Centre Plan* – No report was given.
- (2) *Steveston Study* – No report was given.
- (3) *Official Community Plan/Liveable Region Strategic Plan Review* – No report was given.



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## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (7:02 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 21, 2006.

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Councillor Harold Steves  
Chair

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Sheila Johnston  
Committee Clerk