



Planning Committee

Date: Tuesday, December 5, 2006
Place: Anderson Room
Richmond City Hall
Present: Councillor Harold Steves, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes (arrived at 4:10 p.m.)
Councillor Rob Howard
Councillor Sue Halsey-Brandt
Call to Order: The Chair called the meeting to order at 4:01 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, November 21, 2006, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, December 19, 2006, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY KHALID HASAN FOR REZONING AT 10171 WILLIAMS ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**
(RZ 06350258 - Report: November 10, 2006, File No.: 12-8060-20-8165) (REDMS No. 2039935, 2040901)

It was moved and seconded
That Bylaw No. 8165, for the rezoning of 10171 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

Planning Committee

Tuesday, December 5, 2006

4. **APPLICATION BY MATTHEW CHENG MAIBC FOR REZONING AT 8400 AND 8440 COOK ROAD AND 6571 ECKERSLEY ROAD FROM TOWNHOUSE DISTRICT (R2) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/178)**
(RZ 04-267994 - Report: November 22, 2006, File No.: 12-8060-20-8166, 8141) (REDMS No. 2023903, 2002295, 2024637, 2043014)

Mr. Jean Lamontagne, Director of Development advised that RZ 04-267994 has been active since 2004, and that the outstanding engineering related service issues have now been resolved. He noted that the Planning department has been working with the applicant to incorporate some of the interim policies that have been approved by Council since 2004.

A discussion ensued about the Richmond School Board's awareness and involvement with regard to community growth in the City Centre, and the increasing population of students living in multi-housing developments. During the discussion the following points were made:

- the School Board was consulted prior to incorporating population projections into the 1999 OCP Bylaw;
- the baseline assumption of growth in place is 50 students or more;
- a demographic analysis will be prepared with the goal of presenting it to Council by the end of January 2007, and involving an Area Planner by May 2007. The information in the analysis will be shared with the School Board;
- the City draws the School Board's attention to large developments on a regular basis and the School Board has handled this at its staff level;
- if the population is increasing in the City Centre more schools will be required, and the current adjustment fee may need to be raised;
- the possibility of two and three storey schools.

In response to a question about the noise mitigation covenant and what method is proposed to make homebuyer's aware of the covenant prior to purchasing a unit, Mr. Terry Crowe, Manager Policy Planning advised that the covenant information will be provided to a potential buyer in the disclosure statement upon settlement of the property with the lawyer. Mr. Crowe also noted that consideration is being given to placement of informational posters in the display suites.

In response to a question, Mr. Lamontagne advised that the small units in this development will meet the affordable housing range outlined in the interim Affordable Housing Strategy.

Planning Committee

Tuesday, December 5, 2006

Mr. Lamontagne also clarified that the Interim Affordable Housing Strategy did not state a target with relation to placing limits on the number of units being developed, and that the Final Affordable Housing Strategy will likely address the targets, ensuring that the number of affordable units are being developed.

A question was posed about whether or not the staff technical comments had been addressed by the applicant. Mr. Terry Brunette, Planner advised that the issues have been addressed, however there may be unresolved landscaping issues, which would be addressed by the Development Permit Panel.

In response to a question, staff advised that the lane in this development is short and designed to provide access to the buildings. Staff could explore the options of improving the paving surface and of incorporating an alternative lane which is part of the green components of the City Centre Area Plan.

It was noted that a good portion of the green components are located on the parkade roof, and the developer is taking into consideration issues which have been presented to Council since the commencement of this project in 2004. It was also noted that the comments about placing more green components in the City Centre could be passed on to the developer.

Mr. Joe Erceg, General Manager Planning and Development suggested approaching the Engineering Department with regard to placing a standard requirement for green components within the City Centre's new developments. He also noted that the City has been unable to find a suitable developer for work of this nature.

A question was posed about the transition of this development in the surrounding single family housing area. Advice was given that this issue is addressed in the massing and that a single storey step-up will not be visible. It was also noted that 6591 Eckersley is currently the subject of rezoning.

It was moved and seconded

- (1) *That Bylaw No. 8166, to create "Comprehensive Development District (CD/178) be introduced and given first reading; and*
- (2) *That Bylaw No. 8141 to rezone 8400 and 8440 Cook Road and 6571 Eckersley Road from "Townhouse District (R2)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/178)" be introduced and given first reading.*

CARRIED

Planning Committee

Tuesday, December 5, 2006

5. **APPLICATION BY REGENT INTERNATIONAL DEVELOPMENTS LTD. FOR REZONING AT 8011 SABA ROAD AND 6088 NO. 3 ROAD FROM "DOWNTOWN COMMERCIAL DISTRICT (C7)" TO "COMPREHENSIVE DEVELOPMENT (CD/179)"**

(RZ.04-268939 - Report: Oct. 30/06, File No.: 12-8060-20-8168) (REDMS No. 2021597, 2042256)

Jean Lamontagne referred to his memo dated December 5, 2006, which had been circulated at the meeting, providing updated information on the development data. He noted that the development permit was approved two years ago and that a portion of the project is currently under construction. There are two lots involved, and at the time of approval, the applicant was made aware that subdivision would be needed and rezoning would be required.

In response to a question about imposing any further requirements to this project with regard to the City Centre Area Plan and incorporating some of the new issues, advice was given that since the development permit had already been approved, it is rather late to impose further requirements.

A question was posed about strata-retailing with regard to the size of the units; subdivision of the units; and whether or not protection is offered for larger floor plates for retailers. In response, Mr. Paul Leong, Project Manager advised that the retail units in tower one have been sold and that the 13,000 square feet were divided into four or five units in total.

It was also noted that the amenity space will be located in the building and will not be available to the public; that parking stalls designated for residents will be clearly marked residential and will be gated; and that the project meets the minimum requirements of the parking bylaw.

In response to a question posed with regard to the residential units and accessibility, Mr. Leong advised that 54 units are adaptable for accessibility, of which 25 are three bedroom units.

A question was posed about whether or not a relaxation could be made in the parking variance in exchange for more amenity space. In response it was advised that if a relaxation occurs after the applicant has already been issued the Development Permit, the applicant would be subjected to the Transit Oriented Development Levy.

It was moved and seconded

That Bylaw No. 8168 to create "Comprehensive Development District (CD/179)" and for the rezoning of 8011 Saba Road and 6088 No. 3 Road from "Downtown Commercial District (C7)" to "Comprehensive Development (CD/179)", be introduced and given first reading.

CARRIED

Planning Committee

Tuesday, December 5, 2006

6. MANAGER'S REPORT

(1) Affordable Housing

Terry Crowe advised of a meeting that took place on December 5th, 2006 between the Greater Home Builders Association and Urban Development Institute regarding the City's Draft Affordable Housing Strategy and Interim City Wide Amenity Contribution Policy, at which the need for a flat rate vs. proforma approach were discussed.

In response to a question about a flat fee being imposed on the developers for affordable housing, advice was provided that the development community prefers a flat rate fee instead of a proforma approach. A brief discussion took place about the December 2, 2006 GVRD Affordable Housing meeting where the issue of regional affordable housing was discussed. As a result of the discussion, the following referral motion was introduced:

It was moved and seconded

- (1) That staff investigate and report back on the affordable housing initiatives taken by the cities of Surrey and Langley amongst others, in particular with regard to the Affordable Housing Trust Fund and financing.*
- (2) That staff explore and report back on the viability of putting a cap on the rents of secondary suites and coach houses.*

CARRIED

(3) City Centre Plan

No report was given.

(4) Steveston Study

Terry Crowe reported that the final draft of the Steveston Strategy is in progress and should be completed by late January 2007 or early February 2007. The Richmond Heritage Commission is involved in the process and the strategy will include comments from the Commission.

A discussion took place about Onni's public Open House, regarding Imperial Landing at Steveston, scheduled for December 13th, 2006 which is being held at the City's request.

(5) Official Community Plan/Liveable Region Strategic Plan Review

No report was given.

Planning Committee

Tuesday, December 5, 2006

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 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 5, 2006.

Councillor Harold Steves
Chair

Shanon Hamilton
Committee Clerk