



Planning Committee

Date: Wednesday, May 21, 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
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, May 6, 2008, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 3, 2008**, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 8651 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**
(RZ 07-394896 - Report: May 1, 2008, File No.: 12-8060-20-8330/7100) (REDMS No. 2439963, 814043, 2446588)

It was moved and seconded
That Bylaw No. 8330, for the rezoning of 8651 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

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4. **APPLICATION BY SAMUEL YAU FOR REZONING AT 8440 PIGOTT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 07-391404 - Report: May 5, 2008, File No.: 12-8060-20-8331) (REDMS No. 2447368, 1094879, 2447394)

It was moved and seconded

That Bylaw No. 8331, for the rezoning of 8440 Pigott Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

The question on the motion was not called, as confirmation was provided by staff that the request of developers to provide a legal secondary suite on 50% of the lots created in future subdivisions was working well.

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

5. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING AT 4600 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 07-372498 - Report: April 29, 2008, File No.: 12-8060-20-8371) (REDMS No. 2439369, 2446218)

It was moved and seconded

That Bylaw No. 8371, for the rezoning of 4600 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

CARRIED

6. **HOUSING AGREEMENT BYLAW NO. 8372 TO PERMIT THE CITY OF RICHMOND TO ENTER INTO A HOUSING AGREEMENT TO SECURE ENTRY LEVEL OWNERSHIP UNITS (AT 6600, 6620 COONEY ROAD AND 6591, 6611 ECKERSLEY ROAD)**
(RZ 06-339190 - Report: April 21, 2008, File No.: 12-8060-20-8372) (REDMS No. 2337653, 2439745)

The Chair referred to the proposed staff recommendation, and advised that a suggestion had been made that the resolution from the Planning Committee should indicate that cash would be accepted rather than proceed as recommended by staff. As a result, the following **amended** motion was introduced:

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It was moved and seconded

That support be given to an alternative arrangement to accept 0.60 cents per buildable square foot under the interim policy for the project to secure entry level ownership units at 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road.

The question on the motion was not called, as support was offered by Committee members for the proposed motion. Discussion then ensued among Committee members and staff on matters relating to affordable housing, including:

- the amount of funds currently in the Affordable Housing Strategy account, and how the affordable housing contributions received were distributed between the capital reserve and operating reserve affordable housing accounts
- concerns about the clause in the affordable housing policy that units would only be designated as affordable for 18 months and then revert to market housing
- strategy equity in the contributions from various housing densities and how this was being addressed through the affordable housing policy
- the difficulties faced by families who were asset rich but income poor, and how the City would be dealing with this issue; and whether a possible solution to this issue would be to concentrate on a rental program
- the project now being considered as it related to the City's Affordable Housing Strategy
- the Affordable Housing Strategy as it related to the number of units being proposed; the proposed cash contribution and making good use of the funds being provided.

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

7. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
2007 ANNUAL REPORT, 2008 WORK PROGRAM & BUDGET**

(Report: May 5, 2008, File No.: 01-0100-20-RCSA1-01) (REDMS No. 2440841)

In reply to queries from the Committee, Belinda Boyd, Co-Chair and Dave McDonald, Treasurer of the Richmond Community Services Advisory Committee (RCSAC), advised that (i) the June 2008 RCSAC meeting will be dedicated in further identifying gaps and services needs; and (ii) unused funds from the budget carry over to the following year.

It was moved and seconded

That:

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- (1) *the Richmond Community Services Advisory Committee 2008 Work Program (Attachment 1) be approved, and*
- (2) *the amended RCSAC Charter (Attachment 2) be endorsed.*

CARRIED

8. MANAGER'S REPORT

- (1) *City Centre Area Plan (CCAP)*
Terry Crowe, Manager, Policy Planning, mentioned that staff would be holding a CCAP review session after the Parks, Recreation and Cultural Services Committee meeting next Tuesday, May 27, 2008.
- (2) *Steveston Study*
No report was given.
- (3) *Official Community Plan (OCP)*
No report was given.
- (4) *Liveable Region Strategic Plan Review (LRSP)*
Mr. Crowe advised that there was no work program in place and the plan continues to progress incrementally.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:02 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 Wednesday, May 21, 2008.

Sheila Johnston
Committee Clerk (Items 1 to 5 inclusive)

Councillor Harold Steves
Chair

Hanieh Floujeh
Committee Clerk (Items 6 to 8 inclusive)