



## Planning Committee

Date: Tuesday, October 20, 2009

Place: Anderson Room  
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Harold Steves (arrived 4:17 p.m.)  
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, October 6, 2009, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **November 3, 2009**, at 4:00 p.m. in the Anderson Room.

### DELEGATION

3. With the aid of a PowerPoint presentation (Schedule 1) Johnny Carline, Chief Administrative Officer, Metro Vancouver (MV), reviewed the proposed Regional Growth Strategy (RGS) and provided updates regarding Richmond's cited concerns.

Councillor Steves entered the meeting (4:17 p.m.).

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In speaking of Richmond's concerns, Mr. Carline advised the following:

- the RGS requires unanimous municipal consent to be approved;
- once the RGS is approved, processes for (i) major RGS amendments require a 2/3 MV Board vote and a Public Hearing; (ii) minor RGS amendments require 50% + 1 vote at the MV Board and no Public Hearing; and (iii) municipal Official Community Plan (OCP) Regional Context Statements (RCS) can be accepted by the Board by simple majority vote without a Public Hearing;
- the Frequent Transit Development Corridors (FTDCs) will not be shown on RGS maps until the City agrees with TransLink as to what they mean where they may go, and the OCP RCS amendment is approved by a majority MV Board;
- the City still requests that the Garden City and Department of National Defence lands, which are in the Agricultural Land Reserve (ALR), be shown as RGS 'Urban', however, MV staff prefer that they be shown as 'Urban' and 'Study Area' as a 'Study Area' designation would indicate the possibility that the GCL and DND lands may remain in the ALR and become RGS Agriculture; and
- Employment dispersal is addressed by providing a RGS policy framework to direct Mixed Employment uses to appropriate transit related centres and corridors, thus protecting Industrial lands and minimizing traffic congestion.

In response to queries from Committee, Mr. Carline noted that (i) the proposed RGS should ideally recognize agricultural lands in the ALR, and also lands designated as Agricultural in OCPs; (ii) once consultations with other municipalities have concluded, other regional stakeholder groups will be approached to provide input; and (iii) if the GC and DND Lands were designated as a 'Study Area', that designation would be removed once their uses were determined.

Committee requested that Council receive copies of the City generated RGS maps shown during Mr. Carline's presentation.

It was moved and seconded

***That Metro Vancouver's presentation on the proposed Regional Growth Strategy be referred back to staff for an analysis of:***

- (a) the City's and MV's proposed Industrial and Mixed Employment Maps;***
- (b) the City's proposed RGS Urban designation and MV's proposed RGS Urban and Study Area designations for the GC and DND Lands; and***

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- (c) *the details of MV's proposed RGS approval process and opportunities for municipal input during the proposed approval process and, after the RGS is approved MV's proposed RGS amendment processes.*

**CARRIED**

Mayor Brodie left the meeting (5:07 p.m.) and did not return.

### PLANNING & DEVELOPMENT DEPARTMENT

4. **APPLICATION BY PENTA HOMES LTD. FOR REZONING AT 6451 PRINCESS LANE FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/12) AND LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)**

(File Ref. No.: 12-8060-20-8545, RZ 08-431606) (REDMS No. 2727687)

Brian J. Jackson, Director of Development, provided background information related to the proposed application and in reply to a query from Committee noted that the outdoor amenity space will be landscaped and the developer will maintain it.

The applicant, Dana Westermarck, reviewed the site context and noted that the proposed rezoning project attempts to integrate with the surrounding developments.

In reply to queries from Committee, Mr. Westermarck advised the following:

- affected businesses in the area were given the opportunity to relocate to a commercial building, however no agreements took place;
- building design is carefully considered when stacking residential units, in order to provide the best noise abatement; and
- to date, the Ministry of Tourism, Sports and the Arts – Archaeology Branch has not indicated any archaeological potential.

It was moved and seconded

*That Bylaw No. 8545, to amend "Comprehensive Development District (CD/115)" and to rezone 6451 Princess Lane from "Light Industrial District (I2)" and "Comprehensive Development District (CD/12)" to "Comprehensive Development District (CD/115)" as amended, be introduced and given first reading.*

**CARRIED**

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5. **PROPOSED NEW RICHMOND ZONING BYLAW 8500**

(File Ref. No.: 12-8060-20-8500) (REDMS No. 2603451)

Mr. Jackson advised that the City's existing zoning bylaw was adopted in 1989 and the proposed new Zoning Bylaw 8500 is the first comprehensive review since that time. He noted that its purpose is to improve zoning regulation and implement new Council initiated policies.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Holger Burke, Development Coordinator, reviewed key elements of the proposed new Richmond Zoning Bylaw 8500 and highlighted that:

- it addresses issues related to (i) Bed and Breakfasts, (ii) commercial vehicle parking in residential and agricultural areas; (iii) illegal secondary suites in accessory buildings in the Agricultural Land Reserve (ALR); telecommunication antenna and wind turbines; and (iv) religious assembly zoned lands; and
- it does not (i) rezone existing properties; (ii) change the size houses in ALR areas; and (iii) amend Single-Family Lot Size policies.

Mr. Burke then reviewed how the proposed new bylaw could affect single-family and multi-family residents, such as increased landscaping, screened travel trailers and boats, childcare in townhouse zones etc. He then spoke of how the proposed new bylaw protects farmland by regulating the location of houses and their accessory buildings.

Discussion ensued and it was noted that:

- regulation of screened travel trailers and boats will be complaint driven;
- communication regarding the proposed new zoning bylaw's screening regulations should be made available to those beyond the development community;
- screening such as fences are regulated, however landscaping is not; and
- the proposed new zoning bylaw should be available in electronic format.

Discussion further ensued regarding (i) limiting the size of houses in agricultural areas; (ii) the location and number of large homes in agricultural areas; (iii) the use of accessory buildings on agricultural land; (iv) coach house zone use to sites where the garage has lane access; and (v) commercial restaurant drive-thru windows.

Aileen Cormack, 6071 Barnard Drive, questioned if the proposed new zoning bylaw would allow the School Board to sell property to developers.

In response to Ms. Cormack's concern, Mr. Burke advised that any school property sold would maintain its zoning designation.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500 be introduced and given first reading.*

**CARRIED**

In light of Committee discussion, the following **referral** was introduced:

It was moved and seconded

*That staff:*

- (1) examine limiting the size of homes in agricultural areas and in doing so, update the City's Agricultural profile to determine how many properties are left that could accommodate large homes; and*
  - (2) investigate the pros and cons of commercial drive-through windows; and*
- report back.*

**CARRIED**

Joe Erceg, General Manager, Planning and Development, advised that detailed information related to the use of accessory buildings in agricultural zones for farm workers would be forthcoming.

## COMMUNITY SERVICES DEPARTMENT

### 6. **AFFORDABLE HOUSING AGREEMENT - PROPOSAL TO REMOVE THE OPTION TO PURCHASE CLAUSE**

(File Ref. No.: 06-2270-01) (REDMS No. 2724324)

Scott Baldwin, Chair of the Richmond UDI Liaison Committee, Polygon homes Ltd., spoke in favour of staff's recommendation and advised that financing for affordable housing units is currently very difficult attain. However, this should not be the case if the current Option to Purchase clause is removed.

Cameron Thorn, Ledingham McAllister Communities Limited, echoed Mr. Baldwin's comments and advised the Option to Purchase clause causes financial hurdles, therefore, Council should adopt staff's recommendation to remove it.

Beau Jarvis, ONNI Group, echoed both previous speakers comments, and noted that with the Option to Purchase clause, it is not economically viable for developers to take advantage of density bonuses.

Mr. Westermarck spoke in favour of staff's recommendation and encouraged Committee to support it.

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In response to a query from Committee, Mr. Westermarck advised that the Canadian Mortgage and Housing Corporation is conducting a review on affordable housing, with focus on how these units are to be operated once in place.

It was moved and seconded

*That removal of the Option to Purchase clause in the City's Housing Agreement used to secure affordable housing units, as outlined in the staff report dated September 18, 2009 from the General Manager, Community Services, be approved as general direction for Housing Agreements and that Council receive for information BC Housing's comments on Richmond's affordable rents.*

CARRIED

7. **PROVINCE OF B.C. "SENIORS IN BRITISH COLUMBIA: A HEALTHY LIVING FRAMEWORK"**

(File Ref. No.: 10-0100-20-SADVI-01) (REDMS No. 2696606)

Councillor Barnes left the meeting (6:19 p.m.).

Aileen Cormack, Chair of the Richmond Seniors Advisory Committee, was concerned that many issues contained in 'Aging Well in BC' are not dealt with in the 'Seniors in BC: A Healthy Living Framework'. Ms. Cormack was in support of staff's recommendation to send a letter to the Premier, however believed that the content of the letter should be general.

Councillor Barnes returned to the meeting (6:21 p.m.).

In reply to a query from Committee, Ms. Cormack advised that there are too many outstanding issues, therefore she prefers the letter not be specific.

Discussion ensued regarding Ms. Cormack's concerns and it was noted that the proposed letter include a copy of the staff report, excerpts of the March 2009 Minutes of the Richmond Seniors Advisory Committee, and that it be copied to Richmond MLAs and other appropriate ministries.

Mohinder Grewal, 8631 Boyd Court, member of the Richmond Seniors Advisory Committee, thanked staff for their report and spoke of four key concerns: (i) affordable housing; (ii) home support; (iii) volunteerism; and (iv) cultural diversity. Mr. Grewal was of the opinion that the letter to the Premier be specific, use strong language, and seek response from the Premier.

Councillor Barnes left the meeting (6:33 p.m.) and did not return.

It was moved and seconded

*That a letter be sent to the Premier requesting that the Provincial Government better address certain seniors' issues, as proposed by the Richmond Seniors' Advisory Committee, regarding the B.C. Ministry of Healthy Living and Sport's "Seniors in British Columbia: A Healthy Living Framework" (September 2008).*

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The question on the motion was not called as discussion ensued and it was noted that the proposed letter include the Richmond Seniors Advisory Committee's concerns as listed on their letter to Council dated June 2, 2009. The language of the letter should be firm and indicate that it is expected that the Premier follow through with commitments. Also, copies of the letter should be forwarded to Richmond MLAs and other appropriate bodies.

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

Councillor McNulty left the meeting (6:37 p.m.) and did not return.

### CORPORATE SERVICES DEPARTMENT

8. **ABANDONMENT OF UNADOPTED ZONING AMENDMENT BYLAWS**

(File Ref. No.: 12-8060-20-8322/7844/7743/7721/7601/7498/7367/7293/7185/7041) (REDMS No. 2729542)

It was moved and seconded

*That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw Nos. 8322, 7844, 7743, 7721, 7601, 7498, 7367, 7293, 7185, and 7041 be abandoned.*

**CARRIED**

9. **MANAGER'S REPORT**

None.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (6:38 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 20, 2009.

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Councillor Evelina Halsey-Brandt  
Chair

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Hanieh Floujeh  
Acting Executive Assistant  
City Clerk's Office



Schedule 1 to the Minutes of  
the Planning Committee held  
on Tuesday, October 20, 2009.



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# Metro Vancouver 2040

## *Shaping our future*

Richmond City Council  
October 20, 2009

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## Metro Vancouver's Vision for a Sustainable Region

*“An unshakeable commitment to the well-being of current and future generations and the health of our planet, in everything we do.”*



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# Regional Growth Management Principles

- Only address regional issues that cannot be solved by individual municipalities
- Provide clarity in actions and responsibilities, and reduce need for policy interpretations



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# Draft Regional Growth Strategy Goals



GOAL 1

Create a Compact Urban Area



GOAL 2

Support a Sustainable Economy



GOAL 3

Protect the Region's Natural Assets



GOAL 4

Develop Complete and Resilient Communities



GOAL 5

Support Sustainable Transportation Choices



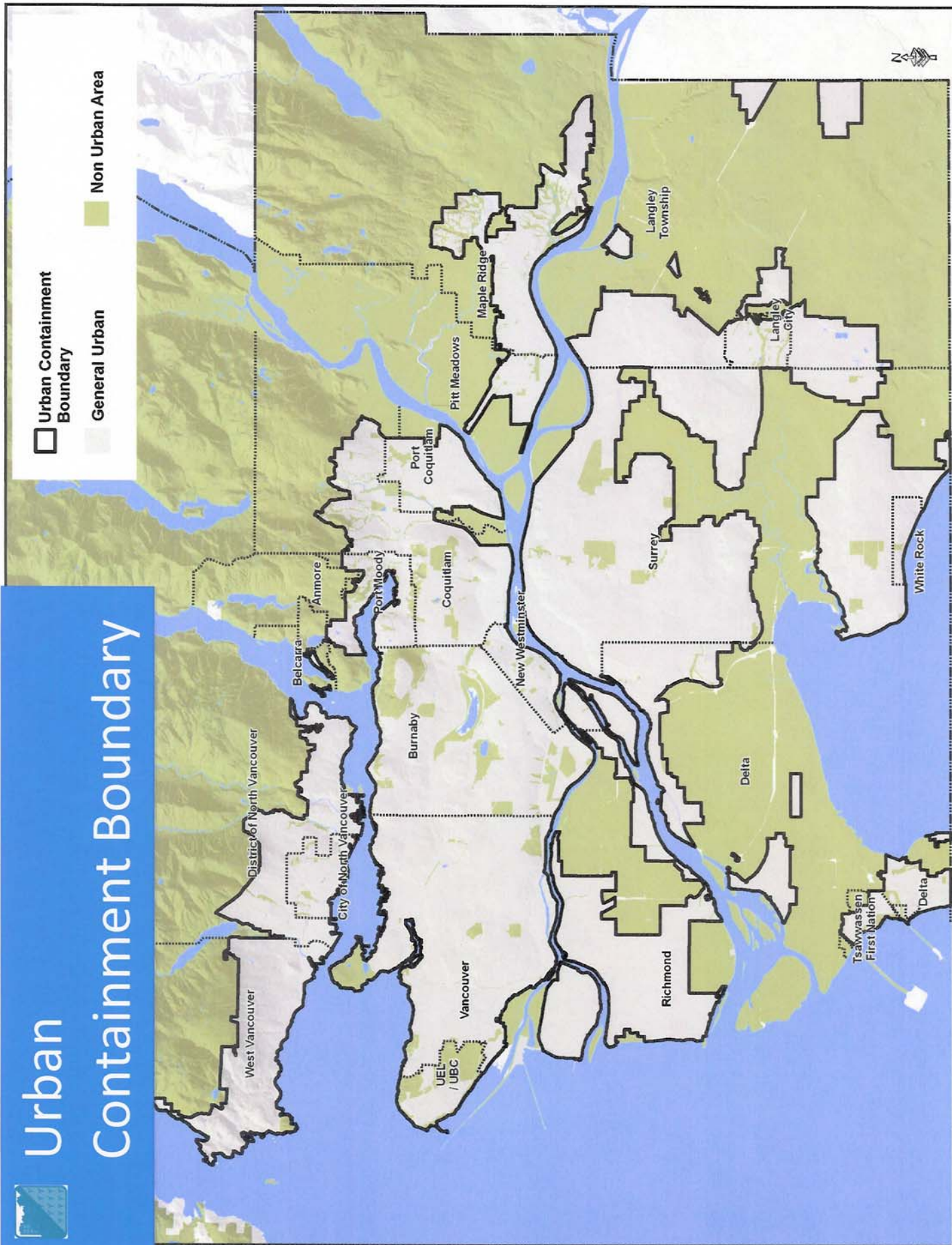
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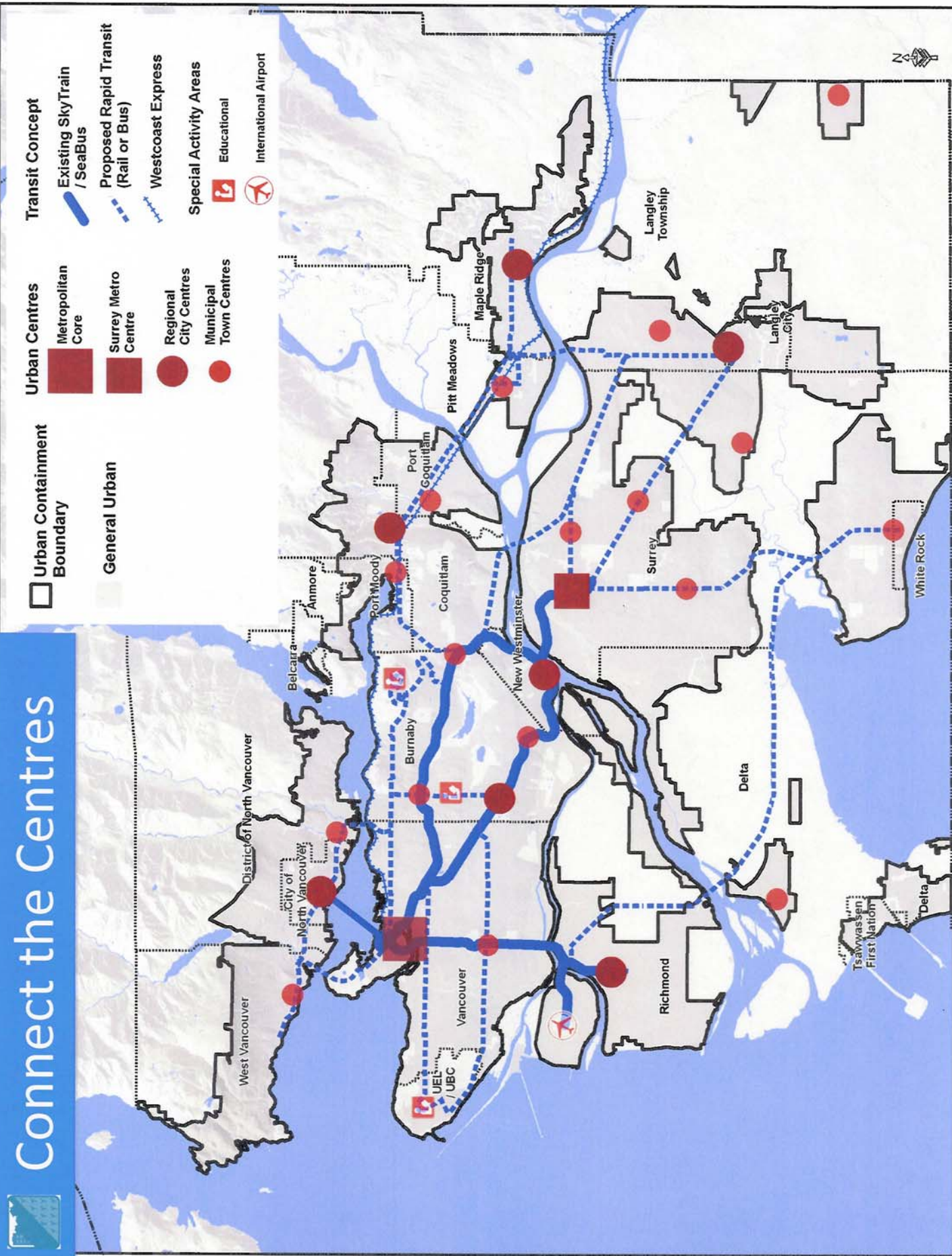
# Urban

## Containment Boundary





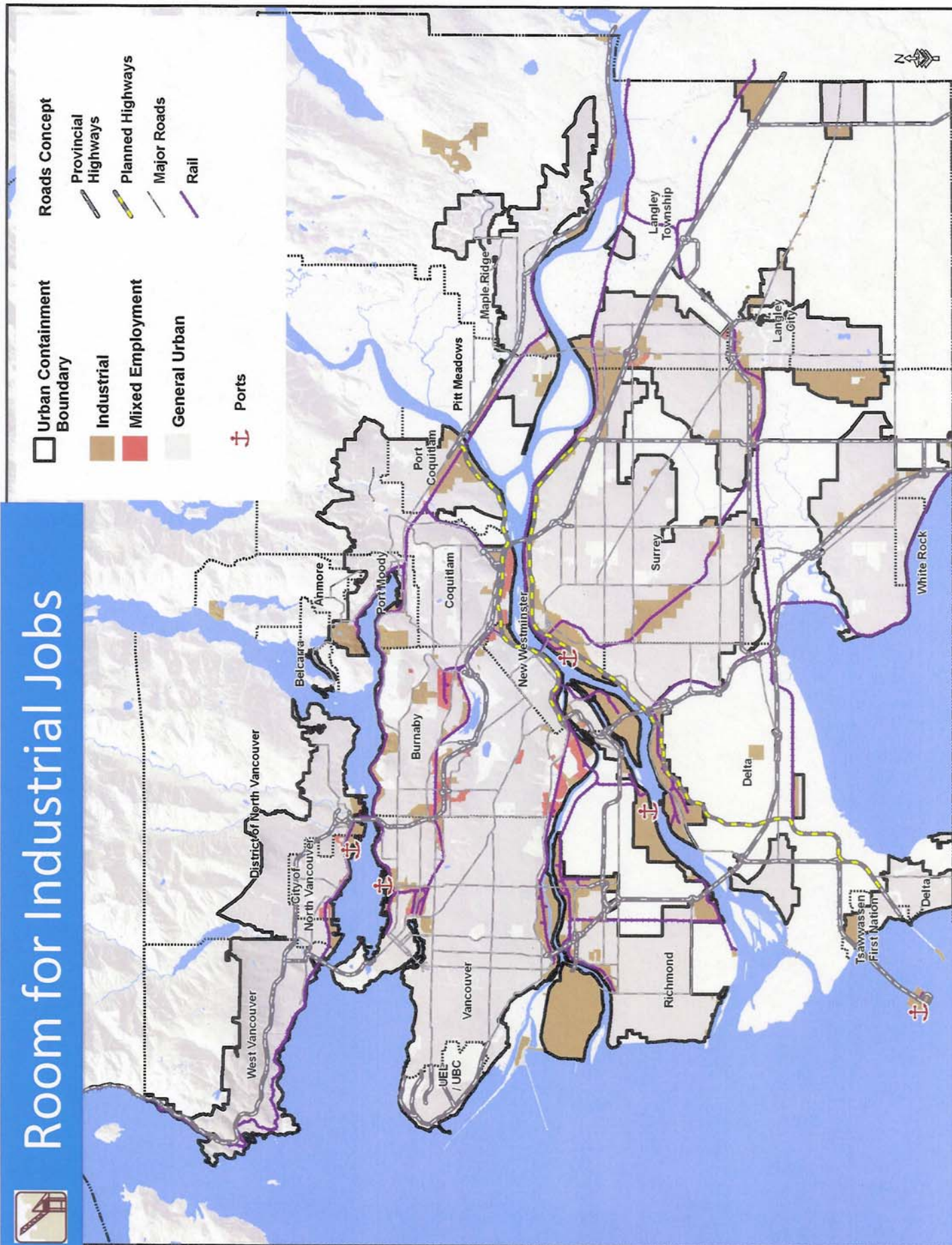
# Connect the Centres







# Room for Industrial Jobs







# Non Urban Lands

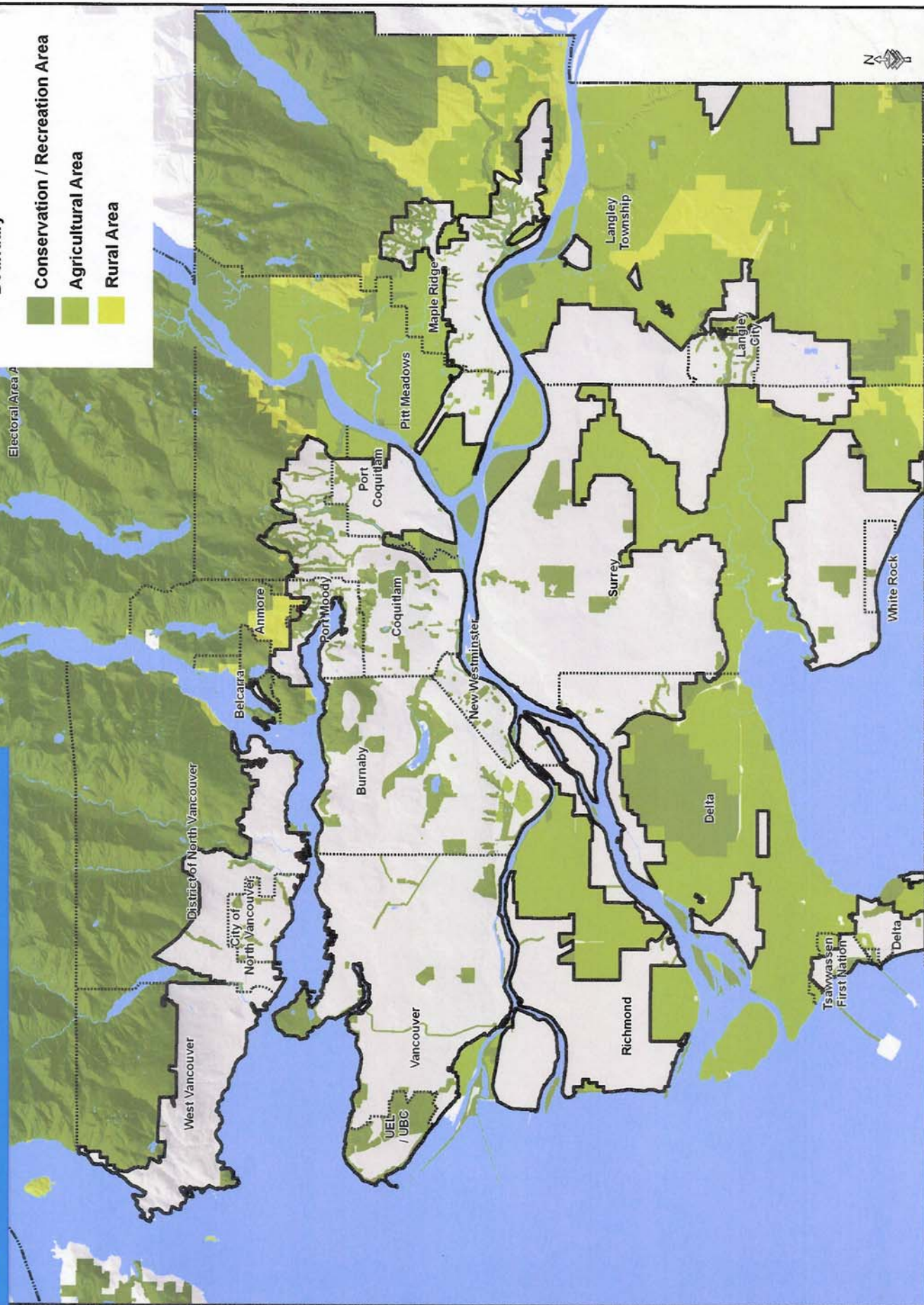
Urban Containment  
Boundary

Conservation / Recreation Area

Agricultural Area

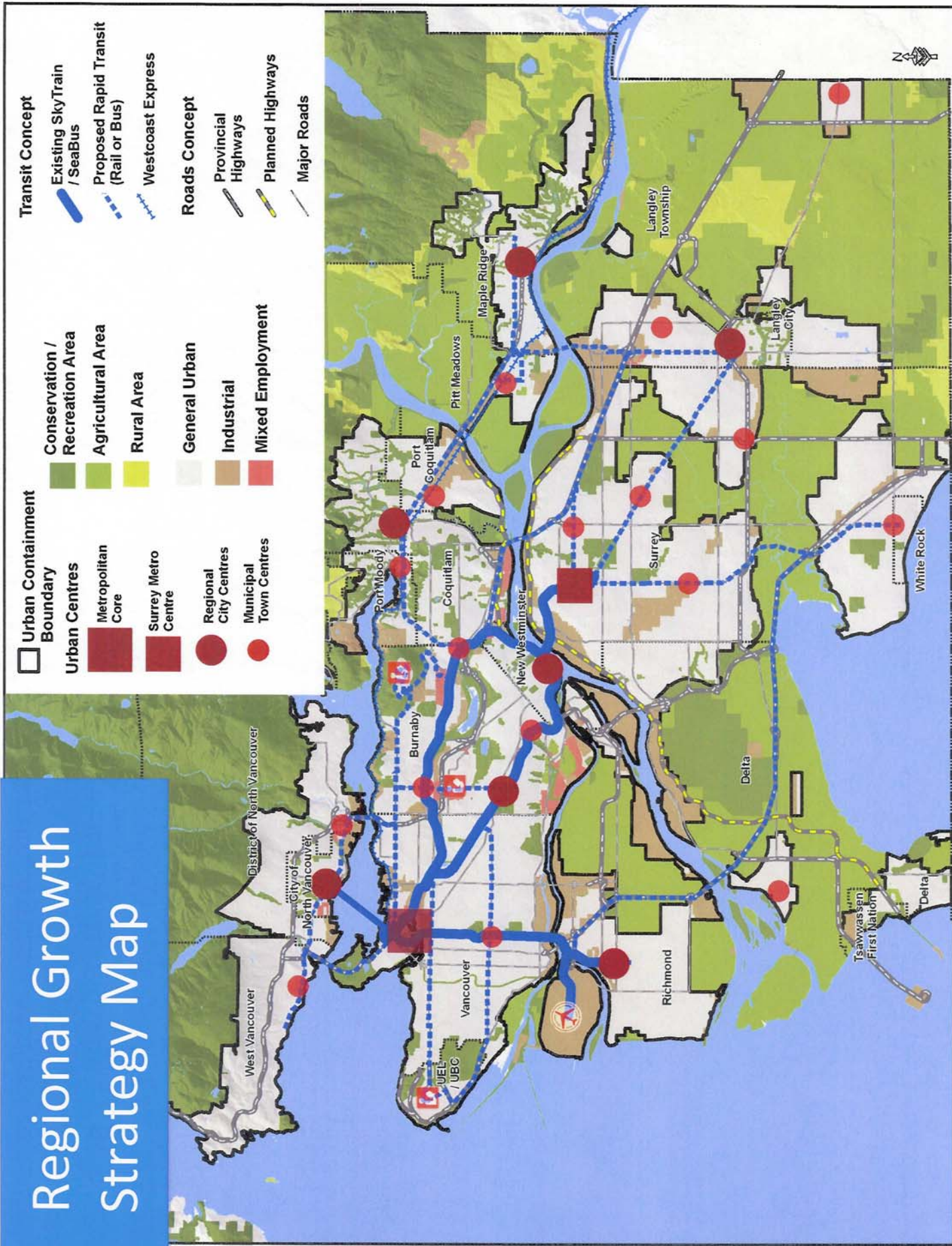
Rural Area

Electoral Area

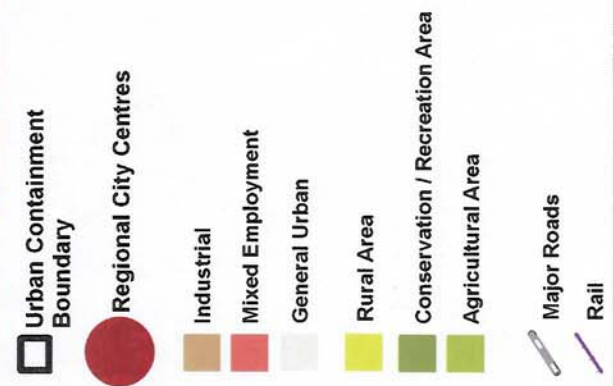




# Regional Growth Strategy Map







# Richmond Concerns

- RGS Amendment Process
- Intent of Frequent Transit Development Corridors
- TransLink role in review of major developments
- Agricultural Lands
- Industrial lands – land use designations and policies



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## Balancing Regional and Local Roles

- a) Regional interests are met by the imposition of regional 'requirements' i.e. the strict compliance model; OR
- b) Regional interests are met through locally quasi-autonomous interpretations in the Regional Context Statements; OR
- c) Local municipalities have total local autonomy, contrary to legislation, regardless of regional interests – a precursor to the end of governance model?



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# Regional Plan

**Our current thinking - three processes:**

- Major Plan Approval/Amendments
- Minor Plan Amendments
- Regional Context Statements



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# 1<sup>st</sup> Process – Major Plan Amendments

## Requires unanimous consent from all member municipalities

Applies to:

- Adoption of the plan as a whole;
- Amendment to the Minor Amendment process;
- Addition, deletion or amendment of a goal or strategy;



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## 2nd Process – Minor Plan Amendments

### Requires 2/3 weighted vote at the Board + public hearing

Applies to:

- Addition, deletion or amendment to a policy action;
- Amendment to a land use designation;
- Addition or deletion of an Urban Centre



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## 3rd Process – Regional Context Statements

A proposed Regional Context Statement that:

- Reduced or deleted lands designated Agricultural or Conservation / Recreation Lands
- Assigned an Urban Land designation to land outside the Urban Containment Boundary
- Add or delete an urban centre

.....would require a prior Minor Amendment to the  
RGS

But for all other designations. . .



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## 3rd Process – Regional Context Statements

Regional Context Statements (RCS) could vary the policy interpretation or extent of lands designated for all other designations without triggering an RGS amendment. RCS can be accepted by the Board by simple majority weighted vote without public hearings.



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# Land Use Designation Amendment Process

Requires Growth Strategy Amendment (2/3 weighted vote + Public Hearing)	Requires Regional Context Statement Amendment (50% + 1 weighted vote; no Public Hearing)
Urban Containment Boundary	Industrial
Agricultural	Mixed Employment
Conservation / Recreation	General Urban
Establishment or deletion of Urban Centres	Boundaries for Urban Centres
	Frequent Transit Development Corridors



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# Richmond Issues

## Intent of Frequent Transit Development Corridors

- Request that corridors not be shown on maps until local area planning completed by Richmond and TransLink

*RGS is proposing:*

- *Including the Frequent Transit Development Corridors as a planning concept;*
- *Corridors to be identified in Regional Context Statements, not in the RGS, nor shown on RGS maps*
- *Requests for Corridors in RCS to be accompanied by supporting comments from TransLink*



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## Richmond Issue

### Policy on TransLink review of major development proposals

#### All references deleted, except:

- *TransLink, Port Metro Vancouver, YVR, Ministry of Transportation and Infrastructure to review and comment on proposals to remove lands from Industrial areas*



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## Richmond Issue

RGS includes Agriculture designation, and Richmond is still considering the future of some of its agricultural lands

- *Metro Vancouver objective is to encourage active farming and seeks to protect farmland, where possible*



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## Agriculture

- *Intention is to designate ALR lands or lands that are agriculture in OCPs as “Agriculture” in the RGS with exceptions for:*
  - Small parcels surrounded by Urban
  - Lands previously designated urban in the LRSP where reversal would be unreasonable
  - Lands where municipalities either have, or are intending shortly to apply for, exclusion from ALR – in this case considering “Study Area” designation with sunset provision



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# Industrial Lands Policy

## Regional Intent

- Maintain an adequate industrial land base to support the regional economy
- Encourage most efficient land use and transportation
- Support development of Urban Centres and reduce employment dispersion



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# Industrial Lands Policy

## Regional Intent

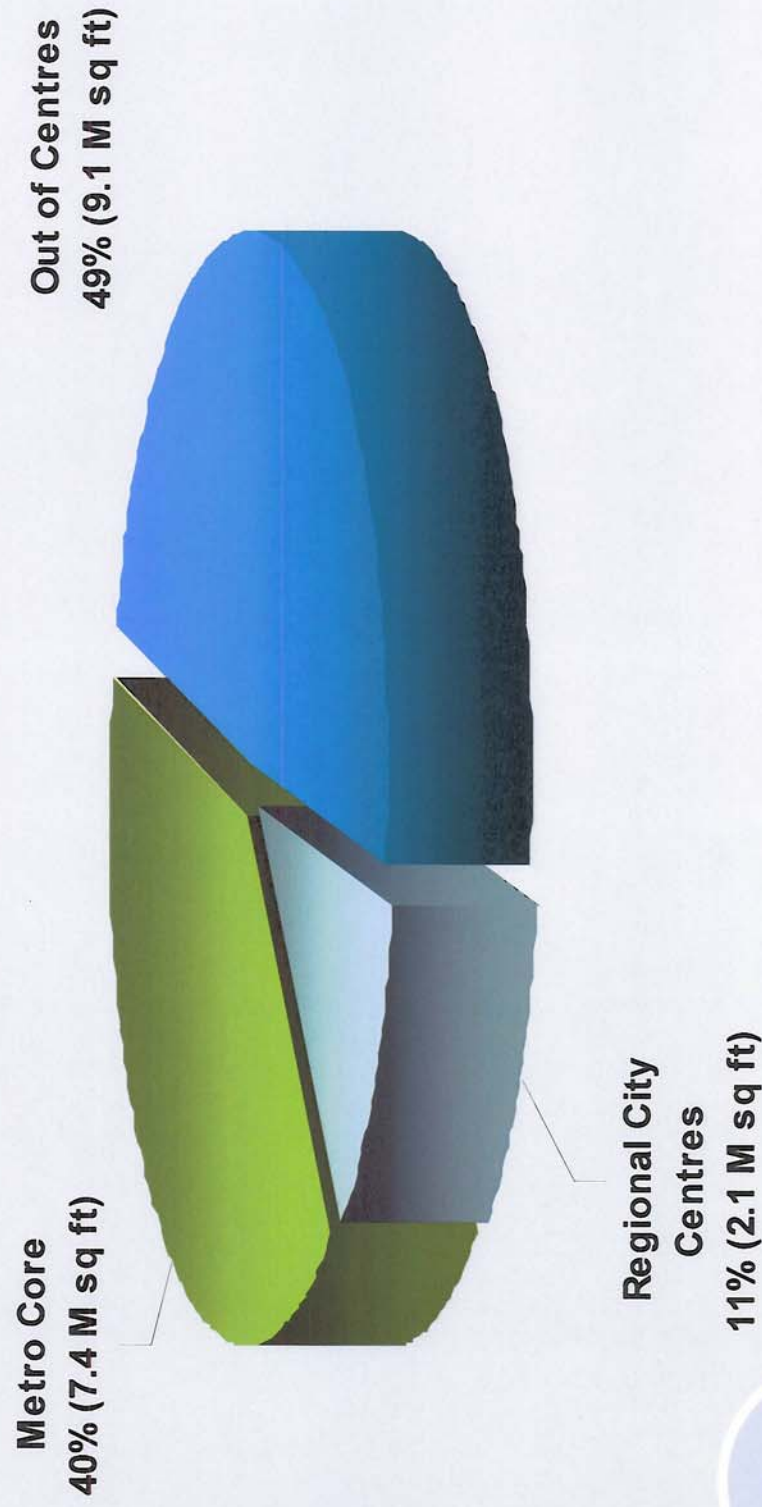
- We need a more detailed policy framework than the LRSP to prevent further dispersal of office-type employment and to protect industrial activities critical to the economy (see following slides)
- However, have provided more 'local autonomy' through Regional Context Statement 'interpretation/amendment' process



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# Office Development Trends

## Distribution of Office Floorspace Growth in Metro Vancouver (1990-2006)

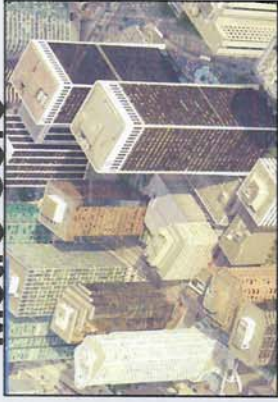


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# Efficient Transportation - How workers get to work

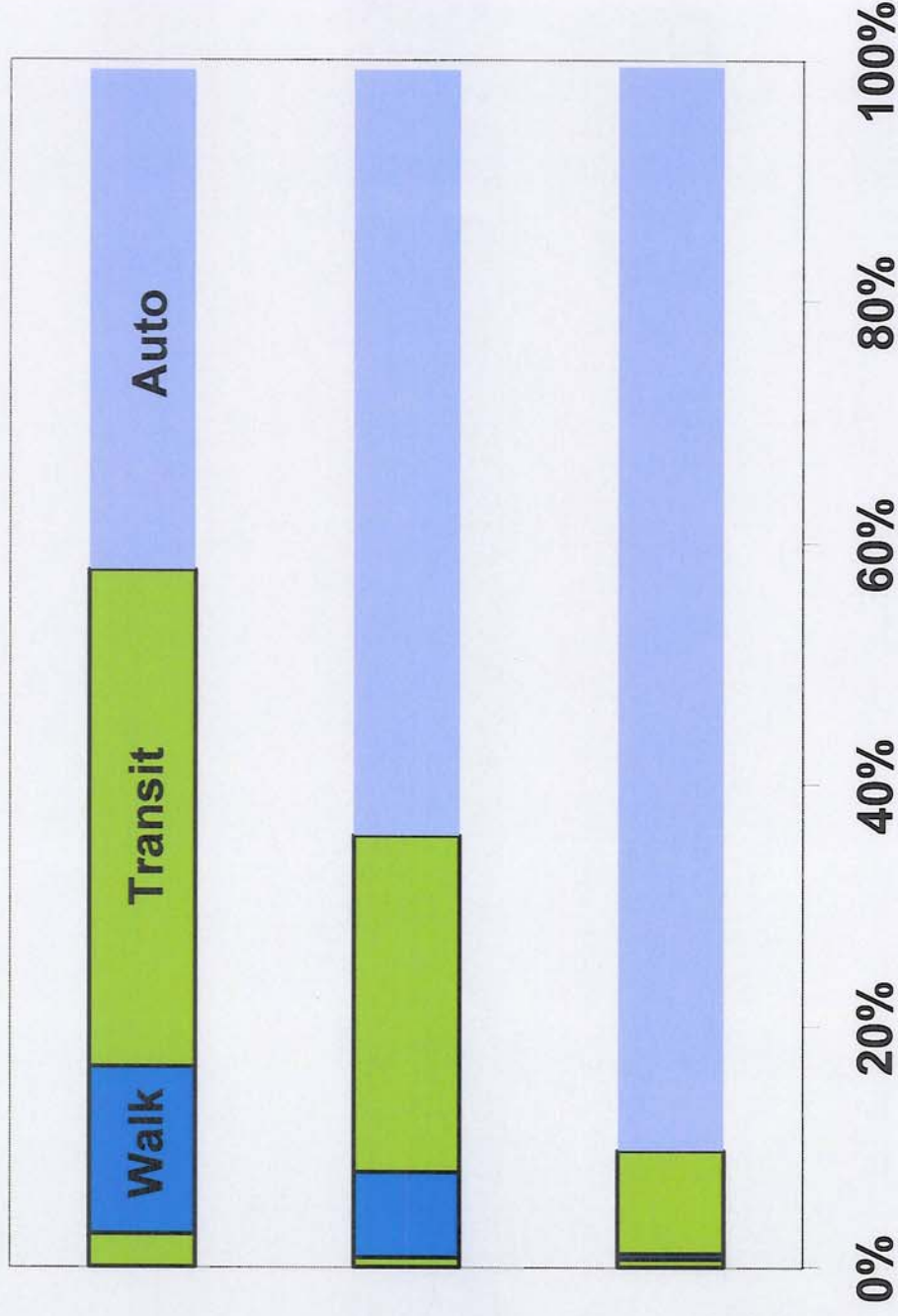
**Metro Core**



**Metrotown**

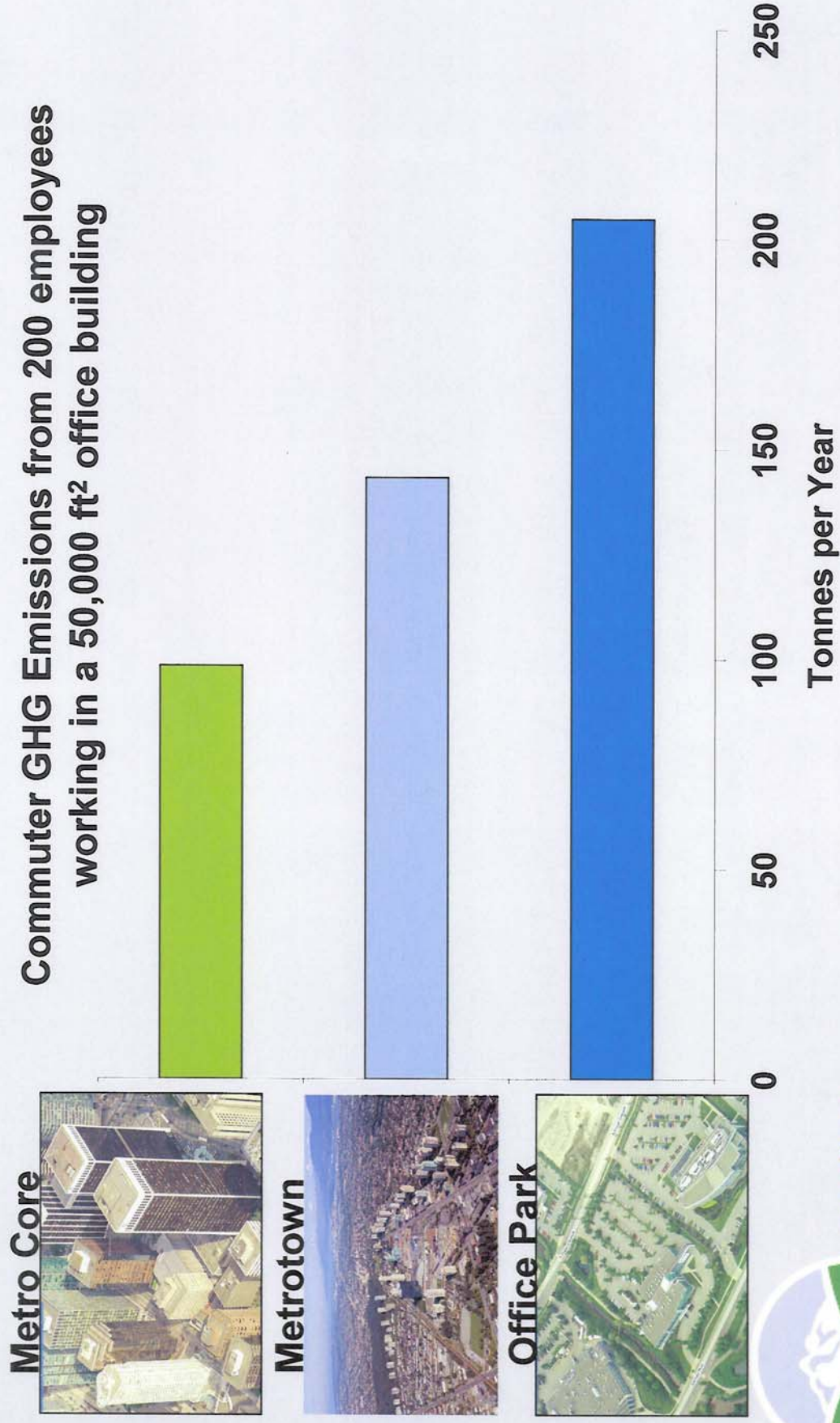


**Office Park**



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# Greenhouse Gas emissions from travel to work



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## **RGS Issue – Employment Dispersal**

**Most of the employment dispersal has been the result of industrial lands being developed for non-industrial uses:**

- cheaper land, cheaper development costs (tilt up construction, surface parking) attracts developers
- higher taxes, off site amenity improvements, more attractive form of development, higher employment attracts municipalities

**Absence of policy framework in LRSP meant municipalities knew if they turned down such conversions, developer would simply move to the next municipality**



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## RGS Approach

- The proposed RGS partially rectifies this by providing a policy framework to direct office employment to appropriate transit related centres and corridors and protecting industrial lands
- But it provides a 'mixed employment' designation and the ability for municipalities to use it in their RCS, subject to simple majority acceptance by Metro Board
- Attempt to balance regional interests with desire for local autonomy



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**Regional Growth Strategy  
City of Richmond**

**Urban Containment Boundary**

**Regional City Centres**

**Industrial**

**Mixed Employment**

**General Urban**

**Rural Area**

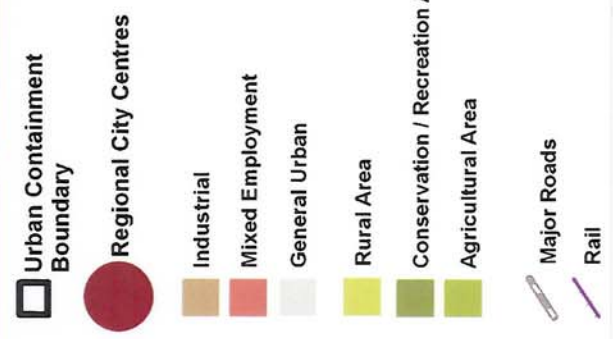
**Conservation / Recreation Area**

**Agricultural Area**

**Major Roads**

**Rail**

Map labels include: SE Marine Dr, Cambie St, Oak St, Granville St, SW Marine Dr, Bridgeport Rd, Knight St, Knight St Bridge, Alderbridge Way, Shell Rd, Garden City Rd, No. 3 Rd, Granville Ave, Blundell Rd, No. 4 Rd, No. 2 Rd, No. 1 Rd, Railway Ave, Steveston Hwy, No. 6 Rd, No. 99, Hwy 91, Westminster Hwy, Hwy 90, Hwy 17 Offramp, Hwy 17, Ladner Tr, Central Ave, Westminister Ave, George Massey Tunnel, and the airport icon.



We have really tried to respond responsibly to Richmond's (and other municipalities') feedback to earlier drafts and made significant changes

Look forward to your questions and comments



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