



Planning Committee

Date: Tuesday, January 9, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Chak Au
Councillor Alexa Loo

Absent: Councillor Linda McPhail
Councillor Harold Steves

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on December 19, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 23, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **CHILD CARE OPERATOR SELECTION FOR KINGSLEY ESTATES
CHILD CARE FACILITY, 10380 NO. 2 ROAD**
(File Ref. No. 07-3070-01) (REDMS No. 5676024)

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It was moved and seconded

That the YMCA be appointed as the child care operator for the City-owned facility currently under construction at 10380 No. 2 Road, subject to the Society entering into a lease for the facility that is satisfactory to the City, as outlined in the report titled "Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380 No. 2 Road," dated December 11, 2017, from the Manager of Community Social Development.

CARRIED

2. **CULTURAL HARMONY PLAN: GUIDING PRINCIPLES**

(File Ref. No. 07-3000-01) (REDMS No. 5643584 v. 5)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that a number of community stakeholders were consulted on the proposed Guiding Principles and additional community consultation will take place during the development process of the draft Cultural Harmony Plan. Also, it was noted that the proposed Guiding Principles will complement the City's existing strategies and were developed through a Cultural Harmony Steering Committee.

Discussion ensued with regard to the available services supporting newcomers to Richmond and consultation done with Richmond School District No. 38.

As a result of the discussion, staff were directed to forward the Guiding Principles to the Council/School Board Liaison Committee.

It was moved and seconded

- (1) *That the Guiding Principles detailed in the staff report titled "Cultural Harmony Plan: Guiding Principles," dated December 14, 2017, from the Manager, Community Social Development, be endorsed; and*
- (2) *That the Guiding Principles be used to inform the strategic directions and actions of the draft Cultural Harmony Plan.*

CARRIED

3. **DRAFT AFFORDABLE HOUSING STRATEGY 2017-2027**

(File Ref. No. 08-4057-01) (REDMS No. 5657869 v. 13)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the draft Affordable Housing Strategy, noting that (i) staff will be seeking public feedback on the implementation plan, (ii) staff anticipate that the final strategy will be presented to Council in the first quarter of 2018, (iii) non-profit organizations may utilize land banks for certain affordable housing projects, and (iv) staff can provide Council with information from Metro Vancouver regarding affordable housing units that are at risk for redevelopment.

2.

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Discussion ensued with regard to (i) calculating the potential loss of secondary suites and affordable housing units in redevelopment projects, (ii) encouraging the development community to support affordable housing projects, and (iii) encouraging development of affordable housing units suitable for families.

Deirdre Whalen, 13631 Blundell Road, commented on the City's proposed Affordable Housing Strategy and expressed concern on the lack of affordable housing units in the City. Also, she expressed that there is insufficient data on the loss of secondary suites from redevelopment projects.

Discussion ensued regarding the process to legalize and register secondary suites and available data on the occupancy of secondary suites. It was noted that approximately 250 new secondary suites have been secured through the rezoning process.

It was moved and seconded

- (1) *That the recommended draft Affordable Housing Strategy 2017-2027 as outlined in the staff report titled, "Draft Affordable Housing Strategy 2017-2027", dated December 14, 2017 from the Manager, Community Social Development, be endorsed for the purpose of seeking public feedback on the implementation plan and future actions in the draft Affordable Housing Strategy 2017-2027; and*
- (2) *That the final Affordable Housing Strategy 2017-2027, including the results of the consultation, be reported back to Planning Committee at a later date.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY PIETRO NARDONE TO REZONE THE WEST PORTIONS OF 7151, 7171, 7191, 7211, 7231, AND 7251 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE; AND TO REZONE THE EAST PORTION OF 7191 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/C)" ZONE**

(File Ref. No. 12-8060-20-009796; RZ 16-732490) (REDMS No. 5500172)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that secondary suites are proposed for all ten new lots. He added that a cash-in-lieu contribution towards the Affordable Housing Reserve is proposed for the six retained lots fronting Bridge Street. It was further noted that the proposed road improvements along Bridge Street will accommodate two-way traffic.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

CARRIED

5. **APPLICATION BY PIETRO NARDONE FOR REZONING AT 7320, 7340 AND 7360 ASH STREET FROM "SINGLE DETACHED (RS1/F)" ZONE TO "SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-009784; RZ 16-738953) (REDMS No. 5596252)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY 0951705 BC LTD. FOR REZONING AT 8871, 8891, 8911, 8931, 8951, 8971 AND 8960 DOUGLAS STREET FROM THE "LIGHT INDUSTRIAL (IL)" ZONE AND "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO A NEW "COMMERCIAL (ZC45) – BRIDGEPORT VILLAGE" ZONE**

(File Ref. No. 12-8060-20-009815; RZ 15-704980) (REDMS No. 5687131)

Sara Badyal, Planner 2, reviewed the application, highlighting that (i) the proposed development includes a six-storey building for hotel use and a one-storey building for commercial use, (ii) the proposed hotel will have approximately 97 rooms, (iii) the proposed development complies with the City Centre Area Plan, (iv) the proposed development will include frontage improvements for Douglas Road and the rear and side lanes, (v) the proposed hotel will be built to connect to a future District Energy Utility system, and (vi) the proposed building's architectural design will be considered during the Development Permit process.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the “Commercial (ZC45) – Bridgeport Village” zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the “Light Industrial (IL)” zone and the “Auto-Oriented Commercial (CA)” zone to the new “Commercial (ZC45) – Bridgeport Village” zone, be introduced and given first reading.

CARRIED

7. MANAGER’S REPORT

(i) Amenity Charges in the Official Community Plan

Wayne Craig, Director, Development, spoke on the proposed inflationary increases to the development amenity charges contained in the Official Community Plan, noting that inflation data from Statistics Canada will be utilized and that staff can present a report on the matter at the next Planning Committee meeting.

(ii) Agricultural Property Assessment

Discussion ensued with regard to media reports of an increase in the assessed value of agricultural properties in the city.

In reply to queries from Committee, Mr. Craig noted that agricultural properties that qualify for farm status must meet farm production criteria set by BC Assessment, otherwise properties that do not meet the farm production criteria will be assessed using residential rates.

As a result of the discussion, staff were directed to provide a memorandum to Council regarding the assessment process of agricultural properties.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 p.m.).

CARRIED

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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, January 8, 2018.

Councillor Bill McNulty
Vice-Chair

Evangel Biason
Legislative Services Coordinator