



Planning Committee

Date: Thursday, January 10, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Carol Day – entered at 4:02 p.m.
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Linda McPhail, Chair

Also Present: Councillor Michael Wolfe

Call to Order: The Vice-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 18, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room.

COMMUNITY SERVICES DIVISION

1. **AFFORDABLE HOUSING AGREEMENT BYLAW 9952 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 6551 NO. 3 ROAD**

(File Ref. No. 08-4057-05; 12-8060-20-009952) (REDMS No. 6061421 v. 2)

Planning Committee
Thursday, January 10, 2019

Cody Spencer, Program Manager, Affordable Housing, reviewed the Affordable Housing Agreement, noting that the agreement is to secure a 5% affordable housing contribution comprised of 150 units at the CF Richmond Centre development, to be delivered in two 75 unit stand-alone buildings with one in each of the two phases of the development. Mr. Spencer further remarked that the applicant has agreed to partner a non-profit operator for the management of the affordable housing units. He further noted that amongst the two buildings, 50% units will be provided as family appropriate (2 or 3 bedroom units) split between the two buildings at 38% and 61% respectively. Mr. Spencer also commented that each stand-alone building will feature indoor and outdoor amenity space with exclusive use of the affordable housing tenants. He further noted that the Affordable Housing Agreement defines household income thresholds and maximum rental rates and also prohibits age restrictions for affordable housing tenants.

It was moved and seconded

That Affordable Housing Agreement (6551 No. 3 Road) Bylaw 9952 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with RC (South) Inc. and 7904185 Canada Inc., together as registered owners, and RCCOM Limited Partnership and AIMCO Realty Investors Limited Partnership, together as beneficial owners, substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Official Community Plan (City Centre Area Plan) Amendment CP 16-752923.

CARRIED

Councillor Day entered the meeting (4:02 p.m.).

2. **MARKET RENTAL AGREEMENT (HOUSING AGREEMENT)
BYLAW 9980 TO PERMIT THE CITY OF RICHMOND TO SECURE
MARKET RENTAL HOUSING UNITS AT 6551 NO. 3 ROAD**

(File Ref. No. 08-4057-05; 12-8060-20-009980) (REDMS No. 6061244)

Suzanne Carter-Huffman, Senior Planner, Urban Design, reviewed the Market Rental Agreement, noting that it would secure 200 market rental units in phase two of the CF Richmond Centre development site with 40% family friendly (2 or 3 bedroom) units, all designed to basic universal housing standards. Ms. Carter-Huffman further remarked that the market rental housing is part of the developer contribution identified as part of the development's Official Community Plan amendment application. Ms. Carter-Huffman also noted that all of the market rental units in phase 2 would be completed prior to occupancy of 50% of the ownership units and a minimum of 40 units may be included in a strata. She further advised that the detailed design of the market rental units and related amenities will be addressed in the phase 2 development permit application.

2.

Planning Committee
Thursday, January 10, 2019

Discussion took place regarding potential investment opportunities in relation to the market rental units and it was noted that the market rental agreement and covenant includes a prohibition on the sale of individual market rental units to discourage owner- occupation of any market rental units.

It was moved and seconded

That Market Rental Agreement (Housing Agreement) (6551 No. 3 Road) Bylaw 9980 be introduced and given first, second and third readings to permit the City to enter into a Market Rental Agreement with RC (South) Inc. and 7904185 Canada Inc., together as registered owners, and RCCOM Limited Partnership and AIMCO Realty Investors Limited Partnership, together as beneficial owners, substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure Market Rental Housing Units required by the Official Community Plan (City Centre Area Plan) Amendment CP 16-752923.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY 0855855 B.C. LTD. FOR REZONING AT 9820 ALBERTA ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 16-742260; 12-8060-20-009960) (REDMS No. 5164563)

Minhee Park, Planner 2, provided an overview of the application and noted that (i) the subject site is an orphan property surrounded by existing three storey townhouse developments to the east, west and south, (ii) access to the development would be provided by the existing driveway on the neighbouring site to the east, (iii) the proposed outdoor amenity area will be combined with the outdoor amenity area on the neighbouring property, and (iv) the developer has spoken with the neighbouring strata about the driveway access and use of the outdoor amenity area and will continue to work with the strata to further develop details of the amenity area design.

Discussion took place regarding identifying convertible units and direction was given to staff to explore options for advertising convertible units available in new developments such as placing a notation on title or creating a registry that could be shared with other organizations such as the Richmond Centre for Disability.

3.

Planning Committee
Thursday, January 10, 2019

In response to questions from Committee, Wayne Craig, Director, Development advised that (i) there is legal agreement registered on title regarding the shared driveway access with the property to the east, (ii) prospective buyers can inquire with the City regarding any development of adjacent properties that may affect a location they were interested in purchasing, and (iii) the cross access easement is registered as a separate document.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, for the rezoning of 9820 Alberta Road from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT60) – North McLennan (City Centre)” zone to permit the development of six three-storey townhouse units with vehicle access from 9840 Alberta Road, be introduced and given first reading.

CARRIED

4. APPLICATION BY ROSEBUD PRODUCTIONS INC. FOR REZONING A PORTION OF 23000 FRASERWOOD WAY (UNIT 105, 110 AND 115) TO ALLOW A LICENSED HEALTH CANADA MEDICAL CANNABIS PRODUCTION FACILITY

(File Ref. No. RZ 18-811041; 12-8060-20-009978) (REDMS No. 6044866)

Kevin Eng, Planner 2, reviewed the application, noting that the application is for a medical cannabis production facility encompassing 3 units in the existing building. Mr. Eng further remarked that the facility is also subject to Health Canada licencing and approval and accordingly, an application is currently under review by Health Canada. Mr. Eng also commented that all access of cannabis cultivation, processing, and storage activities will be within the existing building. Mr. Eng also advised that the applicant has provided staff with information regarding the onsite security provisions and other details to address potential impacts of facility operations related to noise and odour control.

In response to queries from Committee, Mr. Eng remarked that:

- the applicant is required to submit a mechanical engineering consultancy report as part of the rezoning consideration which details how the facility will address and mitigate any noise or odour issues;
- a letter of assurance by the consulting engineer confirming operation of noise and odour control systems is also required as part of the future building permit for any tenant improvements;
- Council previously granted third reading preliminary approval for a medical cannabis facility near No. 6 Road and Westminster Highway which is still ongoing; and
- staff are unaware of any complaints regarding odour from the facility that was located near Ironwood and it is no longer in operation.

4.

Planning Committee

Thursday, January 10, 2019

Discussion took place regarding (i) the approval of additional medicinal cannabis production facilities in the city beyond the application already granted third reading, (ii) the potential volume of plant production in medicinal cannabis facilities, and (iii) addressing potential noise and odour issues resulting in the production of medicinal cannabis.

In response questions from Committee, Justin Dhaliwal, applicant, commented on their licencing application to Health Canada, noting they have applied for a production limit of 75 kilograms per month. Mr. Dhaliwal further remarked that prior to recreational legalization, Health Canada issued licencing with a quota based on number of patients however, due to a supply shortage, licencing is being granted with production limitations based on the square footage of the operation.

In further reply to Committee's comments regarding odour concerns, the applicant advised that the facility would adhere to strict guidelines from Health Canada and that the mechanical engineers hired by the applicant have had two other facilities inspected and improved by Health Canada. Mr. Dhaliwal also noted that they would ensure that the mechanical engineering report provides as many details as possible on the metrics of the facility's HVAC and odour control systems, including charcoal and carbon filters within the building with separate rooms on their own air filtration systems.

In response to questions from Committee regarding plant capacity within the facility, Mr. Dhaliwal estimated the range could be from 500 to 1000 plants but more definitive information could be provided. Mr. Dhaliwal further remarked that, if the application were approved, the facility would be required to keep a detailed plant inventory once operations commence. Direction was given to staff to provide further information regarding the number of plants to be grown in the facility.

Discussion further ensued in regards to gathering further information on other approved facilities in operation including the potential of a site tour.

Correspondence received by Committee from a neighbouring tenant in the building (copy on file, City Clerk's Office) initially opposed to the application but now in support was referenced. In response to comments from Committee regarding communication with the other units on the property, Mr. Dhaliwal advised that every unit in the strata had been approached and made aware of the applicant's proposal, noting the importance of remaining accessible and transparent.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9978, for the rezoning a portion of 23000 Fraserwood Way (Units 105, 110 and 115) to allow a licensed Health Canada Medical Cannabis Production Facility on a site-specific basis in the "Industrial Business Park (IB1)" zoning district, be introduced and given first reading.

CARRIED

5.

Planning Committee
Thursday, January 10, 2019

5. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 5631, 5635, 5651, 5691, 5711, 5731 AND 5751 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/B)” ZONE AND “SINGLE DETACHED (RS1/E)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. 12-8060-20-009982; RZ 16-733904) (REDMS No. 5985084)

Edwin Lee, Planner 1, reviewed the application, noting that the application is to allow 28 townhouse units to be developed and that the site is designated for townhouse use under the arterial road land use policy. Mr. Lee further remarked that vehicle access will be provided by a new driveway on Steveston Highway, designed to allow only right in and right out vehicle movement. Mr. Lee also noted that two secondary suites at approximately 290 square feet each are included in the proposal and each unit will have two designated parking spaces with one additional stall provided for each of the secondary suites. Mr. Lee further commented that the applicant is proposing to protect eight trees along the rear of the property and 14 trees on the neighbouring properties.

In response to questions from Committee, Mr. Craig commented that the 2 metre road dedication would be required at the east edge of the site along Steveston Highway to relocate the sidewalk and to provide additional road width to potentially add additional travel lanes and the proximity of the buildings to the existing curb along Steveston Highway is relatively consistent throughout the development. Mr. Craig also advised that the proposed right in right out vehicle access is similar to other developments on arterial roads and a previous application proposing a full movement driveway with a lighted intersection was not supported by the community in the past.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, for the rezoning of 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from “Single Detached (RS1/B)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED

6. **MANAGER’S REPORT**

Planning Committee
Thursday, January 10, 2019

Barry Konkin, Manager, Policy Planning, distributed a map on table (copy on file, City Clerk's Office) and provided an update with regards to recent land use designation changes. Mr. Konkin advised that in October 2017 the Port of Vancouver (Port) purchased the property located at 11480 River Road, currently occupied by two building with 216,000 square feet of warehouse. Mr. Konkin further commented that in July 2018 the Port advised the City of proposed changes to the Port Land Use Plan to identify 11480 River Road as an industrial property, the same as the current Official Community Plan designation, at which time staff provided comment noting no concerns. Mr. Konkin also advised the Port has now notified staff that the Land Use Plan update has been adopted for the area.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:50 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 Thursday, January 10, 2019.

Councillor Bill McNulty
Vice-Chair

Amanda Welby
Legislative Services Coordinator



Public Works and Transportation Committee

Date: Wednesday, December 19, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Linda McPhail, Vice-Chair
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Michael Wolfe (entered at 4:01 p.m.)
Mayor Malcolm Brodie

Also Present: Councillor Carol Day
Councillor Bill McNulty
Councillor Harold Steves

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 Public Works and Transportation Committee held on November 21, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 23, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION