



Planning Committee

Date: Tuesday, January 17, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:26 p.m.)

Absent: Councillor Evelina Halsey-Brandt, Vice-Chair

Also Present: Councillor Linda McPhail

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 Wednesday, December 7, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, February 7, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

Committee agreed to alter the order of the Agenda, and to discuss Items 12, 13, 14 and 15, before discussing Item 1 and the remainder of the agenda items.

COMMUNITY SERVICES DEPARTMENT

12. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
2011 ANNUAL REPORT AND 2012 WORK PROGRAM**
(File Ref. No.) (REDMS No. 3433597)

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Lesley Sherlock, Social Planner was joined by Rick Dubras and Brenda Plant Co-Chairs of the Richmond Community Services Advisory Committee (RCSAC).

The Chair commended the RCSAC on the key action areas accomplished in 2011.

It was moved and seconded

That, as per the General Manager of Community Services' report dated December 16, 2011, entitled "Richmond Community Services Advisory Committee 2011 Annual Report and 2012 Work Program", the Richmond Community Services Advisory Committee's 2011 Work Program be approved.

CARRIED

13. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2011 ANNUAL REPORT AND 2012 WORK PROGRAM

(File Ref. No.) (REDMS No. 3428025)

In response to a query, Linda Shirley, Chair of the Child Care Development Advisory Committee, responded that: (i) a City Child Care coordinator staff position is critical in order to be able to make child care in Richmond function cohesively; and (ii) funding would be required before the position was viable.

Committee commended the Child Care Development Advisory Committee on their activities.

It was moved and seconded

That, as per the General Manager of Community Services' report dated December 13, 2011, "Child Care Development Advisory Committee: 2011 Annual Report and 2012 Work Program", the Child Care Development Advisory Committee 2012 Work Program be approved.

CARRIED

14. RICHMOND SENIORS ADVISORY COMMITTEE 2011 ANNUAL REPORT AND 2012 WORK PROGRAM

(File Ref. No.) (REDMS No. 3430457)

Aileen Cormack, outgoing Chair of the Richmond Seniors Advisory Committee, advised that she, Olive Bassett and Doug Symons had all shared the Chair's position throughout 2011. She then introduced incoming Committee Chair Kathleen Holmes.

A brief discussion took place between Ms. Cormack and Committee and especially regarding: (i) a Senior's Fair for 2012; (ii) how best to address issues related to the isolation of seniors in the community as well as adult day care services; and (iii) the Richmond's Seniors Advisory Committee being asked by Delta, and Ladysmith on Vancouver Island, for information on how to establish their own Seniors Advisory Committees.

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Committee commended the Child Care Development Advisory Committee on their activities.

It was moved and seconded

That, as per the General Manager of Community Services report dated December 13, 2011, "Richmond Seniors Advisory Committee 2011 Annual Report and 2012 Work Program", the Richmond Seniors Advisory Committee's 2012 Work Program be approved.

CARRIED

15. 2011 ANNUAL REPORT AND 2012 WORK PROGRAM: RICHMOND INTERCULTURAL ADVISORY COMMITTEE

(File Ref. No.) (REDMS No. 3418924)

Alan Hill, Cultural Diversity Coordinator, was accompanied by Christopher Chan, Vice-Chair of the Richmond Intercultural Advisory Committee.

A brief discussion ensued between Mr. Hill and Mr. Chan and Committee regarding: (i) how the Intercultural Advisory Committee could manage with the budget it currently has; (ii) how a sub-committee would be created to work in the specific area of civic and community affairs; and (iii) the model United Nations project.

The Chair commended the Richmond Intercultural Advisory Committee on its 2011 accomplishments.

It was moved and seconded

That, as per the General Manager, Community Services report dated January 3, 2012 entitled "2011 Annual Report and 2012 Work Program: Richmond Intercultural Advisory Committee", the Richmond Intercultural Advisory Committee 2011 Annual Report and 2012 Work Program (Attachment 1) be approved.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

1. APPLICATION BY HARPREET JOHAL FOR A REZONING AT 10131 BRIDGEPORT ROAD FROM SINGLE DETACHED (RS1/D) TO COACH HOUSES (RCH)

(File Ref. No. 12-8060-20-8836, RZ 11-578325) (REDMS No. 3406432)

In response to a query in reference to the staff report that will propose options regarding form and character guidelines for coach houses and granny flats in Burkeville, Brian J. Jackson, Director of Development advised that Burkeville has different zoning bylaw regulations than those proposed here.

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Brian Cray, 10651 Bridgeport Road, addressed Committee and advised that he did not oppose the application for redevelopment at 10131 Bridgeport Road, but he queried how it affects his property, at the corner of Bridgeport and McKessock Avenue.

A brief discussion regarding lots sizes on streets near the subject site ensued, after which the Chair recommended that Mr. Cray and Mr. Jackson meet to discuss the matter further.

Mr. Jackson provided Mr. Cray with his contact information.

(Mayor Malcolm Brodie arrived at 4:26 p.m.)

It was moved and seconded

(1) That the following recommendation be forwarded to Public Hearing:

(a) Single-Family Lot Size Policy 5448 for the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west (Section 23-5-6), adopted by Council on September 16, 1991, be amended to permit:

(b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue to rezone and subdivide in accordance with the provisions of Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access (as shown on Attachment 3 to the report dated November 15, 2011 from the Director of Development); and

(2) That Bylaw No. 8836, for the rezoning of 10131 Bridgeport Road from "Single Detached (RS1/D)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

2. APPLICATION BY RUMI MISTRY FOR REZONING AT 10380 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-8850, RZ 11-591646) (REDMS No. 3418237)

It was moved and seconded

That Bylaw No.8850, for the rezoning of 10380 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

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3. **APPLICATION BY RANJIT POONI FOR REZONING AT 9271 FRANCIS ROAD FROM SINGLE DETACHED (RS1/C) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-8851, RZ 11-581922) (REDMS No. 3420594)

It was moved and seconded

That Bylaw No.8851, for the rezoning of 9271 Francis Road from "Single Detached (RS1/C)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY 0754999 BC LTD. FOR REZONING AT 8800, 8820, 8840, 8880, 8900, 8920, 8940 AND 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 AND 3340 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F) TO HIGH RISE APARTMENT AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZHR10) – CAPSTAN VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-8837/8838/8839/8840, RZ 06-349722) (REDMS No. 3433683)

Mr. Jackson presented details of the proposal, a major contribution to the community, for the construction of a high-rise, high-density, multi-family development in the Capstan Village area of the City Centre. He drew attention to:

- of the 1,245 dwellings proposed, 61 are affordable units, with an additional 20 affordable housing units in the form of artist residential tenancy studio units;
- the development of a new 2.6 acre park;
- the applicant's financial contribution in excess of \$9 million to cover some of the construction costs of the future Capstan Station for the CanadaLine;
- a financial contribution for public art;
- the developer will build 100% of the development to facilitate its connection to the District Energy Utility system;
- the Leadership in Energy and Environmental Design (LEED) silver standard will be met; and
- many of the buildings will feature a type of green roof.

Discussion ensued between Committee, Mr. Jackson, and Suzanne Carter-Huffman, Senior Planner/Urban Design, and in particular regarding:

- the CanadaLine's Capstan Station funding strategy proposal;
- the applicant's phasing plans for the development;
- the impact of a development of this size on the surrounding area;

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- the example set for other developers in the Capstan Village area by the concessions made for this high density development;
- all Official Community Plan (OCP) and City Centre Area Plan (CCAP) conditions have been met by the applicant for this proposed development;
- the unique nature of the proposed Artist Residential Tenancy Studio (ARTS) units, the need for them as expressed by the City's artist community, and the means by which artists will be chosen to occupy the units;
- a legally binding agreement will guarantee all of the planned affordable housing units in the proposed development; and
- the requirements for the proposed green roof elements.

Further information was provided by Peter Webb, Senior Vice-President, Development, Concord Pacific Developments Inc., accompanied by Amela Brudar, Principal, GBL Architects, and especially on:

- indoor amenity space, outdoor amenity space, the public park, and the temporary public park;
- the overall development of the quarter section, bounded by No. 3 Road, Sexsmith Road, Patterson Road and Cambie Street;
- how the developer predicts the market will respond to the availability of the 1,245 new residential units
- the ARTS units are ground floor and each includes a large, almost two-storey open/studio space; and
- the developer would retain management of the affordable rental units, and is prepared to enter into discussion with groups that work with low income earners.

Thomas Leung, 6431 Juniper Drive, advised that his company was Western Construction, Odlin Drive, Richmond, and that he worked on an earlier development application, in partnership with Concord Pacific Developments and Pinnacle International, for the subject site. He advised that ultimately that earlier project, named Sun-Tech, failed to materialize.

Mr. Leung provided detailed information regarding the reasons for the 2009 demise of the earlier development application, and expressed concern with the proposed development, and how he wished to protect his remaining interest in the site, and to protect the interests of Richmond.

Mr. Leung asked Committee to allow him to participate in the planning and development process of the Capstan Village site.

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He concluded his remarks by requesting that Committee: (i) send the Concord Pacific Development application, along with the Pinnacle International application that was to be discussed as Item 5 on the Agenda, back to staff; (ii) have staff prepare a detailed master plan for the Capstan Village site; (iii) include him in the planning process; and (iv) direct that Western Construction, Concord and Pinnacle agree in writing on the master plan he proposes be undertaken.

As a result of Mr. Leung's comments and references to various lot parcels in Capstan Village, staff was asked by Committee to use display boards to clarify the comments Mr. Leung made. Staff provided information regarding the history of the proposals for the development of the subject site.

Mr. Jackson stated that in the past Concord Pacific Developments and Pinnacle International have made applications that have not come to fruition, but that the proposals presented by the individual developers on the Agenda (Items 4 and 5) allow the two developers to proceed independently, and still provide the opportunity for them to work together in the future.

Ms. Carter-Huffman then provided background information on the Sun-Tech proposal, referred to by Mr. Leung.

Discussion then turned to the proposed funding strategy that would ensure the completion of the Capstan Station.

Mr. Jackson advised that upon completion, the Capstan Village would include up to 6,500 residential units, as a result of many developers, including Concord Pacific and Pinnacle International, stepping forward with applications, and staff is confident that the Capstan Station funding strategy will be a success with so many developers involved.

Mr. Webb addressed Committee and provided further background on the issue of the failed Sun-Tech development, and advised that Concord Pacific's interest was 95%, with Western Construction's interest at 5%.

Mr. Webb stated that Mr. Leung has asked that Concord Pacific buy out his share of the site.

Mr. Webb further stated that Concord's development plan covers 28% of the current Capstan Village lands, and Pinnacle International's covers 72%

Discussion continued between Mr. Webb and Committee regarding: (i) market economies; (ii) various scenarios for Capstan Village; and (iii) piecemeal development versus co-ordinated development.

Willa Walsh, 3800 Raymond Avenue, addressed Committee and advised that she and other members of the Richmond Art Commission were in attendance at the meeting to express support for the proposed ARTS Units.

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Ms. Walsh expressed enthusiasm for the idea of live/work spaces for artists who live in Richmond, and for artists who may have moved away from Richmond, but could be lured back to the City by the prospect of this type of affordable units.

A brief discussion ensued between Ms. Walsh, Committee and staff, and advice was provided that Concord Pacific Developments had worked with, and would continue to work with, City arts staff, with regard to the ARTS units.

It was moved and seconded

(1) That Bylaw No. 8837, to amend the Richmond Official Community Plan, Schedule 2.10 (City Centre), to facilitate the implementation of a funding strategy for the construction of the future Capstan Canada Line station, by:

- (a) Inserting in Section 4.0, density bonus policy applicable to developments that voluntarily contribute funds towards the construction of the Capstan Canada Line station and provide additional park, together with a definition for Capstan Station Bonus in Appendix 1;**
- (b) Inserting the Overlay Boundary – Capstan Station Bonus Map (2031) and inserting the Capstan Station Bonus Map boundary in the Generalized Land Use Map (2031), Specific Land Use Map: Capstan Village (2031), and reference maps throughout the Plan; and**
- (c) Making related Plan amendments providing for rezoning to proceed in Capstan Village on the basis of the Capstan Station Bonus density bonus policy;**

be introduced and given first reading.

(2) That Bylaw No. 8838, to amend the Richmond Official Community Plan, as amended by Official Community Plan Amendment Bylaw No. 8837, to facilitate the construction of multiple-family residential and related uses on the subject site, by:

- (a) In Schedule 1, amending the existing land use designation in Attachment 1 (Generalized Land Use Map) to relocate “Public and Open Space Use” in respect to the subject site; and**
- (b) In Schedule 2.10 (City Centre), amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Capstan Village (2031), and reference maps throughout the Plan to relocate park within the block bounded by Sexsmith Road, Sea Island Way, Garden City Road, and Capstan Way and designate the subject site as “Institution”, together with related minor map and text amendments;**

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be introduced and given first reading.

- (3) *That Bylaw No. 8837 and Bylaw No. 8838, having been considered in conjunction with:*

- (a) the City's Financial Plan and Capital Program; and*
- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

- (4) *That Bylaw No. 8837 and Bylaw No. 8838, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*

- (a) Vancouver International Airport Authority; and*
- (b) Board of Education, School District No. 38 (Richmond);*

- (5) *That Bylaw No. 8839, to amend the Richmond Zoning Bylaw No. 8500, to facilitate the implementation of a funding strategy for the construction of the future Capstan Canada Line station, by:*

- (a) Inserting Section 5.19, Capstan Station Specific Use Regulations, in respect to developer contributions to the Capstan station reserve, and related text amendments; and*
- (b) Inserting "RCL4" and "RCL5" in the "Residential/Limited Commercial (RCL)" zone to provide for a density bonus that would be used for rezoning applications in the Capstan Station Bonus Map area designated by the City Centre Area Plan to achieve City objectives in respect to the Capstan Canada Line station;*

be introduced and given first reading.

- (6) *That Bylaw No. 8840, to amend the Richmond Zoning Bylaw No. 8500 as amended by Zoning Amendment Bylaw No. 8839, to create "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)" and for the rezoning of 8800, 8820, 8840, 8880, 8900, 8920, 8940, and 8960 Patterson Road and 3240, 3260, 3280, 3320, and 3340 Sexsmith Road from "Single Detached (RS1/F)" to "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)", be introduced and given first reading.*

The question on the motion was not called, and a brief discussion regarding the idea of a master plan for Capstan Village ensued. The question on the motion was then called and it was **CARRIED**.

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5. **APPLICATION BY PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC. FOR REZONING AT 3391 AND 3411 SEXSMITH ROAD FROM "SINGLE DETACHED (RS1/F)", TOGETHER WITH A PORTION OF UNOPENED CITY LANE ON THE NORTH SIDE OF CAPSTAN WAY BETWEEN SEXSMITH ROAD AND NO. 3 ROAD, TO "RESIDENTIAL/LIMITED COMMERCIAL (RCL4)"**

(File Ref. No. 12-8060-20-8841/8842 RZ No. 10-544729 No.3414179)

Mr. Jackson presented details of the proposal, a major contribution to the community, for the construction of a high-rise, high-density, multi-family project in the Capstan Village area of the City Centre. He drew attention to:

- of the proposed 200 residential units, 13 are affordable rental housing units;
- the applicant's conceptual master plan for the block, bounded by Sexsmith Road, No. 3 Road and Capstan Way, provides information for a new park, one that faces No. 3 Road;
- the developer will build the development to facilitate its connection to the District Energy Utility system;
- Silver LEED standards will be met; and
- all requirements of the OCP and CCAP have been met.

Mr. Jackson concluded his remarks by noting that with the Pinnacle International application now under discussion, a framework has been created that brings the two partners together.

A brief discussion took place between Committee and staff regarding: (i) matters related to how the Richmond School Board and City staff communicate and work together to ensure that enough spaces for school students are available; and (ii) the financial public art contribution is earmarked for future public art in the new neighbourhood park as well as at the future Capstan Station.

John Bingham, Architect, Partner, Bingham + Hill Architects, and Michael De Cotiis, CEO and President, Pinnacle International entered into discussion with staff and Committee regarding:

- how the developer can achieve the height and density requirements, as set out in the CCAP;
- how a developer, such as Concord or Pinnacle use a phased approach to build out a major project, and phasing will take into account the establishment of the fundamental design elements of the Capstan Village area as a whole;
- road works include widening along Capstan Way and Sexsmith Road, together with various related improvements;
- the development proposes to comply with the CCAP and Capstan station bonus-related policies;

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- the provision of a temporary park to ensure the timely provision of adequate public open space; and
- the accessible nature of the proposed green roof elements.

With regard to the Sun-Tech application, staff advised that it pre-dated the CCAP, the Affordable Housing Strategy, and other Council-approved policies, and that the Concord and Pinnacle applications under discussion must now comply with approved initiatives and policies that have been adopted, and that apply to all developers.

It was moved and seconded

- (1) *That Bylaw No. 8841, to amend the Richmond Official Community Plan, as amended by Official Community Plan Amendment Bylaw No. 8837, to facilitate the construction of multiple-family residential and related uses on the subject site, by:*

- (a) *In Schedule 1, amending the existing land use designation in Attachment 1 (Generalized Land Use Map) to relocate "Public and Open Space Use" in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road; and*
- (b) *In Schedule 2.10 (City Centre), amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Capstan Village (2031), and reference maps throughout the Plan to relocate areas designated for park and road purposes within the block bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, together with related minor map and text amendments;*

be introduced and given first reading.

- (2) *That Bylaw No. 8841, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

- (3) *That Bylaw No. 8841, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*
- (a) *Vancouver International Airport Authority; and*
 - (b) *Board of Education, School District No. 38 (Richmond);*
- for comment on or before Public Hearing on February 20, 2012 on OCP Amendment Bylaw No. 8841.*

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- (4) *That Bylaw No. 8842, to rezone 3391 and 3411 Sexsmith Road from "Single Detached (RS1/F)", together with a portion of unopened City lane on the north side of Capstan Way between Sexsmith Road and No. 3 Road, to "Residential/Limited Commercial (RCL4)", as amended by Zoning Amendment Bylaw No. 8839, be introduced and given first reading.*

CARRIED

At 6:03 p.m. the Chair recessed the meeting, and advised that Committee would reconvene at 6:30 p.m.

6. **APPLICATION BY ORIS DEVELOPMENT (KAWAKI) CORP. FOR AN OCP AMENDMENT TO LONDON/PRINCESS SUB AREA PLAN AND FOR REZONING AT 6160 LONDON ROAD AND 13100, 13120, 13140, 13160 AND 13200 NO. 2 ROAD FROM "LIGHT INDUSTRIAL (IL)" TO "COMMERCIAL/MIXED USE (ZMU20) – LONDON LANDING (STEVESTON)" AND "SCHOOL & INSTITUTIONAL (SI)"**
(File Ref. No. 12-8060-20-8817/8818, RZ 09-466062) (REDMS No. 3448508)

Mr. Jackson provided background information regarding the proposed mixed-use development, containing approximately 80 apartments, including 10 live/work units, and ground level commercial space, in the London Landing neighbourhood of Steveston.

Mr. Jackson noted that:

- the parking plan includes 200 stalls;
- the project includes a land exchange with the City;
- the applicant is making a monetary contribution to the Affordable Housing Reserve Fund; and
- the applicant will be responsible for the cost of development of: (i) a new waterfront public park; (ii) associated dyke realignment/upgrading; and (iii) and relocation and development of the City's Dirt Bike Terrain Park in a location other than the one it occupies at the present time.

Dana Westermarck, Oris Development (Kawaki) Corp., was available to answer Committee's queries. A brief discussion ensued among Mr. Westermarck, Committee and Dave Semple, General Manager, Parks, Recreation and Cultural Services regarding:

- staff is examining a number of potential locations for the Dirt Bike Terrain Park, and will report back; and
- components of the planned dyke realignment/upgrading.

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It was moved and seconded

- (1) *That Bylaw No. 8817, to redesignate 13100, 13120 and 3140 No. 2 Road from "Use to be Determined" and "Public Open Space" to "Mixed-Use", and to redesignate the southern portion of 6160 London Road from "Mixed-Use" to "Public Open Space" in the London/Princess Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw No. 8817, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8817, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8818, to create "Commercial/Mixed-Use (ZMU20) – London Landing (Steveston)" and for the rezoning of 13100, 13120 and 13140 No. 2 Road and the northern portion of 6160 London Road, from "Light Industrial (IL)" to "Commercial/Mixed Use (ZMU20) – London Landing (Steveston)", and for the rezoning of 13160, 13200 No. 2 Road and southern portion of 6160 London Road from "Light Industrial (IL)" to "School & Institutional (SI)" be introduced and given first reading; and*
- (5) *That staff be directed to take the required steps to redesignate that portion of FREMP Management Unit II-29 approximately between the western property boundary of 6240 Dyke Road and the western boundary of No. 2 Road within the FREMP-Richmond Area Designation Agreement from "Icw" (Industrial-Conservation-Water Oriented Residential/Commercial) to "Rcw"(Recreation/Park-Conservation-Water Oriented Residential/Commercial); and.*
- (6) *That the net funds from the land transactions be transferred to an account which would be specifically intended for Arts, Culture and Heritage capital purposes.*

CARRIED

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7. FARM BASED WINERIES – POSSIBLE OPTIONS FOR ZONING REGULATION

(File Ref. No. 08-4040-01; 12-8060-20-8860) (REDMS No. 3434333)

Mr. Jackson noted that staff provided the possible options for farm-based winery zoning regulation to the Richmond Agriculture Advisory Committee (AAC) on two occasions to gain guidance from the farming community. He commented that staff was presenting Committee with three options for consideration for Richmond's farm-based winery provisions.

A brief discussion ensued and in particular regarding the following:

- the AAC supports option 3, which outlines an overall size limit on all wineries;
- accessory uses, such as retail, tasting rooms, and indoor lounges, that are different from winery processing and storage uses;
- the differences between a "class 1" and "class 2" winery;
- the bylaw under which farm-based wineries in Richmond have, until now, been able to function; and
- policies regarding wine making, and wine point of sale.

It was moved and seconded

That Bylaw No. 8860, to amend the definition of "farm-based winery" and to include specific use regulations limiting their size, be introduced and given first reading.

CARRIED

8. APPLICATION BY SANFORD DESIGN GROUP FOR AGRICULTURAL LAND RESERVE NON FARM USE AT 16880 WESTMINSTER HIGHWAY (LULU ISLAND WINERY)

(File Ref. No.; AG 11-579881) (REDMS No. 3434363)

Mr. Jackson advised that the application for a non-farm use for an indoor lounge, and an outdoor patio. The applicant consulted the neighbours to the west of their Westminster Highway property.

Discussion ensued between Committee and staff on:

- the City's Agricultural Advisory Committee's deliberations when the application was presented to them; four Committee members were in favour and four Committee members were opposed to a motion to refer the application back to staff for further review, and the motion failed as a result of the tie vote;
- to ensure the applicant does not use the indoor lounge as a banquet space, the City is recommending that there be a covenant on the title to ensure banquet uses are restricted;

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- the origin of the farm product the Lulu Island Winery uses in their products.

It was moved and seconded

That:

- (1) *authorization for Sanford Design Group, on behalf of Lulu Island Winery, to apply to the Agricultural Land Commission for a non-farm use for the purposes of developing a food and beverage service lounge as an accessory use to the existing farm-based winery facility at 16880 Westminster Highway be granted;*
- (2) *Richmond City Council recommend to the Agricultural Land Commission for the registration of a legal agreement on title that prohibits use of the proposed accessory food and beverage service lounge and existing farm-based winery facility as a banquet hall or stand-alone event hosting venue as part of the Agricultural Land Commission's review of the non-farm use application; and*
- (3) *Lulu Island Winery undertake consultation with neighbouring properties regarding the food and beverage service lounge proposal and the findings be reported out to Richmond City Council prior to advancing the non-farm use application to the Agricultural Land Commission.*

The question on the motion was not called as further discussion ensued between Committee and staff regarding:

- the impact the lounge/patio would have on transportation in the area;
- the seating capacity of the lounge/patio, as well as number of parking stalls available on the site;
- the safety of access and exit routes on the site;
- the hours of operation for the lounge/patio; and
- the applicant, not an independent operator, will run the lounge/patio.

Harvey Fuller, Architect, Sanford Design Group, addressed Committee and advised that the seating capacity was 64 for the indoor lounge and 62 for the patio.

Discussion ensued between Mr. Fuller, staff, and Committee and the following advice was provided:

- the number of parking stalls will increase by over 20 spaces when the applicant installs more seating in the indoor lounge and outdoor patio;
- it is anticipated there is a relationship between the hours of operation of the winery business, and the hours of operation of the lounge/patio; and

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- motor coaches have designated parking spaces in addition to off-street parking for the lounge, and if there is overflow parking of cars, the applicant has made shuttle arrangements.

The question on the motion was then called and it was **CARRIED** with Cllr. Harold Steves **OPPOSED**.

9. **TRUCK PARKING ON PROPERTIES ON RIVER ROAD EAST OF NO. 6 ROAD**

(File Ref. No. 08-4040-01) (REDMS No. 3434401)

Mr. Jackson provided background material regarding Council's referral to research truck activity on River Road, to review the interim truck parking strategy, and other trucking issues. Mr. Jackson noted that a comprehensive average daily traffic volume study was done, and the results show a low volume of truck traffic on River Road.

Mr. Jackson also remarked that there is not a lot of land in Richmond for truck parking, and stated that officials at the Metro Port lands are not supportive of allowing trucks to park on their land.

Discussion ensued between staff and Committee on:

- staff has received applications from River Road land owners for commercial vehicle parking and storage;
- the potential for truck parking on industrial zoned land; and
- some refrigerated trucks run their engines all night, and other trucks contribute to contamination with oil drips.

Brian Daniel, 2201 Cook Road, addressed Committee and spoke on behalf of owners of 16700 River Road. He noted that the River Road address had been removed from the Agricultural Land Reserve and that it had no further agricultural value.

The owners of 16700 River Road support the staff recommendation to continue with a short-term action plan, with monitoring, with regard to commercial vehicle parking and storage. The owners want to develop their property for vehicle parking and storage have been withholding their application, but have moved ahead with a landscaping plan.

Further discussion ensued between Committee and staff and advice was provided regarding: (i) the exact locations on River Road with applications pending; and (ii) the location on River Road of the Agri-Industrial Service Area, as identified by the Agriculture Land Reserve.

As a result of the discussion a suggestion was made that Parts (1) and (2) of the staff recommendation be a separate motion from Parts (3) and (4). As a result of the suggestion the following **motion** was introduced:

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It was moved and seconded

That:

- (1) *the “Interim Truck Parking Action Plan” (Interim Action Plan), as amended by Council in February 2008, be continued until the end of 2012 to allow for consideration of further rezoning applications for commercial vehicle parking and storage within the plan area in the 16000 Block of River Road;*
- (2) *a daily traffic count be undertaken over two (2) one-week periods on No. 7 Road (between Bridgeport Road and River Road) and on River Road (East of Nelson Road) in 2012 either by the City or by future applicants’ consultants, to the satisfaction of City staff, as part of rezoning applications that facilitate commercial vehicle parking and storage within the Plan Area;*

CARRIED

Committee then agreed that Parts (3) and (4) of the staff recommendation be referred back to staff. The following **referral** motion was then introduced:

It was moved and seconded

That:

- (3) *staff report back to Planning Committee with an update on such daily traffic count trends by the end of 2012 to consider the option of amending the Interim Action Plan to allow only commercial outdoor storage and not commercial vehicle parking in the short term, depending upon the City’s review of traffic counts in 2012; and*
- (4) *the existing 1999 OCP “Business and Industry” designation and policies allowing for a range of long-term intensive industrial uses for the 16000 block of River Road as well as the agri-industrial uses set out in the Long-Term Action Plan be considered for inclusion in the proposed, updated OCP.*

CARRIED

OPPOSED: Cllrs. Harold Steves

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10. **HAMILTON AREA PLAN – COMMITTEE UPDATE #1 – CLARIFIED TERMS OF REFERENCE, WORK PLAN AND TIMELINE**

(File Ref. No.) (REDMS No. 3438210)

Terry Crowe, Manager, Policy Planning, stated that the report presents: (i) an update on minor clarifications to the City’s Terms of Reference for the Hamilton Area Plan Update; (ii) a summary of the clarified Work Plan; and (iii) the timeline to undertake the process, under the City’s direction.

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Mr. Crowe noted that City staff will undertake consultations with the City of New Westminster staff, New Westminster School Board staff and Queensborough residents.

A brief discussion ensued between Committee and staff, and in particular:

- the proposed community survey will be distributed to each household in the Hamilton neighbourhood;
- consultation is being sought from Queensborough residents to get an idea of what they want to see particularly in Area 2; and
- ensuring that expectations, especially with regard to transportation improvements, are realistic and balanced with what can be delivered.

It was moved and seconded

That the staff report dated January 4, 2012 from the General Manager, Planning and Development, entitled: "Hamilton Area Plan – Committee Update #1 – Clarified Terms of Reference, Work Plan and Timeline" be approved to guide the Hamilton Area Plan Update process.

CARRIED

11. **REVIEW OF THE NO. 5 ROAD BACKLANDS POLICY**

(File Ref. No. 08-4050-10) (REDMS No. 3419274)

Mr. Crowe stated that the No. 5 Road Backlands Policy has been revised and clarified since its inception 20 years ago, but over the past ten years the Policy has not been subject to a comprehensive review.

Mr. Crowe noted that staff is contemplating opportunities for consultation involving property owners, stakeholders, the surrounding neighbourhood and with City-wide residents.

Discussion ensued between Committee and staff, and in particular on:

- some of the owners of assembly zoned sites on No. 5 Road wanting to develop their backland instead of farming it;
- if the No. 5 Road Backlands Policy should be reviewed to clarify policies now, or when an owner of an assembly zoned site on No. 5 Road comes forward with an application;
- the issue of height restrictions for buildings on assembly zoned sites on No. 5 Road; and
- the opportunity the review process could present to examine the "frontlands" of the assembly zoned sites on No. 5 Road.

A suggestion was made that the proposed Terms of Reference and Work Program for the review of the No. 5 Road Backlands Policy be referred back to staff for further review.

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A subsequent suggestion was made that staff undertake further review of the Policy, but not review the backlands component of the Policy.

As a result of the discussion and the suggestions, the following **referral** was introduced:

It was moved and seconded

That the proposed Terms of Reference and Work Program for the Review of the No. 5 Road Backlands Policy (Attachment 1) be referred back to staff to give the matter further review, but that staff not review the backlands component of the Policy.

CARRIED

16. MANAGER'S REPORT

No reports were given.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:47 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, January 17, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk