



Planning Committee

Date: Tuesday, January 22, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

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

AGENDA ADDITION

It was moved and seconded

That Richmond Community Services Advisory Committee (RCSAC) 2018 Annual Report And 2019 Work Plan be considered as Item No. 2A and that RCSAC – Non Profit Space Needs Survey and Report be added to the agenda as Item No. 2B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on January 10, 2019, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9959 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 6560, 6600, 6640 AND 6700 NO. 3 ROAD (BENE RICHMOND DEVELOPMENT LTD.)**

(File Ref. No. 08-4057-05; 12-8060-20-009959) (REDMS No. 6016667 v. 2; 6016383 v. 2)

In reply to queries from Committee regarding the proposed unit mix, staff noted that the proposed affordable housing contribution is consistent with the City's Affordable Housing Strategy.

It was moved and seconded

That Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement 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 Rezoning Application RZ 15-694855.

CARRIED

- 2A. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2018 ANNUAL REPORT AND 2019 WORK PLAN**

(File Ref. No. 07-3000-01) (REDMS No. 6041373 v. 2; 6061385; 6061576; 6061926; 5276844)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that staff can provide a memorandum to update Council on the Community Action Team stakeholder group that was assembled to address the opioid overdose crisis.

It was moved and seconded

That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2018 Annual Report and 2019 Work Plan," dated January 2, 2019, from the Manager, Community Social Development, be approved.

CARRIED

- 2B. **RCSAC – NON-PROFIT SPACE NEEDS SURVEY AND REPORT**

(File Ref. No.) (REDMS No. 6050296)

Janice Barr and Lonnie Belfer, representing the RCSAC, reviewed the Non-Profit Space Needs Survey and Report and spoke on the impact of rapid development on the availability of space for non-profit organizations (NPOs) in the city centre area. She noted that NPOs in the city centre area are challenged by low vacancy rates, high rental costs and redevelopment of existing sites.

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Ms. Barr commented on potential action that the City can take to address to space needs for NPOs and suggested the following:

- that the City develop a strategy to assist NPOs secure sustainable, affordable and centrally-located space, with concrete options and definite timelines;
- that the City develop a NPO Space Needs Working Committee that includes representatives from NPOs and dedicated City staff to develop strategies to address NPO space needs issues;
- that the City and the RCSAC consider conducting the NPO Space Needs Survey bi-annually to track trends; and
- that the RCSAC NPO Space Needs Committee present the report's findings to Council.

Discussion ensued with regard to options for shared spaces for NPOs and locating NPO spaces in areas accessible to individuals using the services.

In reply to queries from Committee, staff noted that a referral to examine options to replace or accommodate businesses, including non-profits, for properties undergoing development is underway.

It was moved and seconded

- (1) *That the Non-Profit Space Needs Survey and Report, from the Richmond Community Services Advisory Committee, dated November 8, 2018, be received for information; and*
- (2) *That the report be referred to staff for analysis and report back.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY WENSLEY ARCHITECTURE LTD. FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL BUSINESS PARK (IB1)” ZONE TO PERMIT A DRIVE-THROUGH RESTAURANT AT 13020 DELF PLACE**

(File Ref. No. 12-8060-20-009956; ZT 18-801900) (REDMS No. 5954610; 6035880)

Steven De Sousa, Planner 1, reviewed the application, noting that (i) a Tim Horton's drive-thru restaurant is proposed to occupy the site, (ii) a traffic impact study has indicated that the current road network in the area can accommodate the anticipated traffic, (iii) frontage improvements will include development of new sidewalks and a marked crosswalk at the intersection of Jacombs Road and Delf Place, and (iv) the proposed restaurant business has agreed to participate in the City's Adopt-A-Street program for Jacombs Road.

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Discussion ensued with regard to the potential intersection improvements along Jacombs Road and Cambie Road and the proposed restaurant's potential market size in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, for a Zoning Text Amendment to the "Industrial Business Park (IB1)" zone in order to permit "restaurant, drive-through", limited to one establishment and a maximum floor area of 300 m², at 13020 Delf Place, be introduced and given first reading.

CARRIED

4. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 4226 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)**

(File Ref. No. 12-8060-20-009973/009975; RZ 17-768134) (REDMS No. 6040432 v. 2; 6042671; 5845266)

Edwin Lee, Planner 1, reviewed the application, noting that the proposed duplex development will have a shared driveway, two parking spaces per unit, and one visitor parking space. He added that the proposed development will be two storeys and will provide a cash-in-lieu contribution to the City's Affordable Housing Strategy fund. Also, Mr. Lee introduced the new RDA zone which is proposed for minor arterial road duplexes.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9975 to create the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading; and*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, for the rezoning of 4226 Williams Road from "Single Detached (RS1/E)" to "Arterial Road Two-Unit Dwellings (RDA)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Day

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5. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 5751 FRANCIS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THREE-UNIT DWELLINGS (RTA)” ZONE**

(File Ref. No. 12-8060-20-009974/009976; RZ 17-768762) (REDMS No. 6043629 v. 2; 6057070; 6036607)

Mr. Lee, reviewed the application, highlighting that the proposed triplex development will provide a cash-in-lieu contribution to the City’s Affordable Housing Strategy fund and that portions of the proposed development will be designed to be one storey. Also, Mr. Lee introduced the new RTA zone which is proposed for minor arterial road triplexes.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9976 to create the “Arterial Road Three-Unit Dwellings (RTA)” zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, for the rezoning of 5751 Francis Road from “Single Detached (RS1/E)” zone to “Arterial Road Three-Unit Dwellings (RTA)” zone, be introduced and given first reading.*

CARRIED

6. **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO ALLOW AN INCREASE IN FLOOR AREA RATIO AT 5660 PARKWOOD WAY**

(File Ref. No. 12-8060-20-009981; ZT 18-818164) (REDMS No. 5855389; 6054363)

David Brownlee, Planner 2, reviewed the application noting that the proposed building will be three storeys and will be consistent with building heights in the area. He added that the proposed sustainability features will include insulated exterior glazing, LED lights, water recovery system for a carwash, electric vehicle charging stations and solar panels on the roof.

Discussion ensued with regard to (i) the proposed site access, landscape design and frontage improvements, (ii) options to increase densities in industrial sites, (iii) the efficiencies of solar power compared to hydroelectric power, and (iv) options to introduce policy on roof top solar power initiatives in new developments.

In reply to queries from Committee, staff noted that power from the solar panels will be utilized on site-and will not be fed into the electrical grid.

As a result of the discussion, staff were directed to work with the applicant in gathering data from the proposed development’s use of solar energy to inform any future solar policy and to refer this application for inclusion in the City’s Industrial Land Intensification review.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to increase the maximum permitted Floor Area Ratio (FAR) to 0.84 for the property located at 5660 Parkwood Way, be introduced and given first reading.

CARRIED

7. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:46 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 22, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator