



Planning Committee

Date: Tuesday, February 2, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on January 6, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 2, 2021, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY RICK BOWAL FOR REZONING AT 9931/9951 PARSONS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/D)” ZONE

(File Ref. No. 12-8060-20-010234; RZ 20-905149) (REDMS No. 6586469)

Staff reviewed the application and noted that the proposed secondary suite of 366 square feet falls within the range of approximately 350-900 square feet as permitted in the zoning bylaw.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10234, for the rezoning of 9931/9951 Parsons Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/D)” zone, be introduced and given first reading.

CARRIED

2. PC URBAN (VIKING WAY) HOLDINGS CORP. - 3671/3691 VIKING WAY & 13511/13520 CRESTWOOD PLACE

(File Ref. No. SC 20-893905; SC 20-895413; SC 20-895414) (REDMS No. 6588129 v. 3A)

In reply to queries from the Committee, staff noted that the estimated value of the contingency reserve fund is \$50,000.

In reply to queries from the Committee, the applicant noted that (i) short-term tenant lease extensions will be considered on a case by case basis, and (ii) a budget of \$1 million is included for upgrades to the building and to address building code compliance issues.

It was moved and seconded

(1) That the three applications for Strata Title Conversion by PC Urban (Viking Way) Holdings Corp. for the properties located at 3671 & 3691 Viking Way and 13511 & 13520 Crestwood Place be approved on the fulfilment of the following conditions within 180 days of the date of this resolution:

- (a) Payment of all City utility charges and property taxes up to and including the current year;*
- (b) Registration of a flood indemnity covenant on title;*
- (c) Registration of an aircraft noise indemnity covenant on title;*
- (d) Registration of a covenant on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall;*

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- (e) Completion of remediation works identified in the Building Code Compliance Report prepared by CFT Engineering Inc., to the satisfaction of the Building Approvals Department;*
 - (f) Receipt of a Letter of Credit in the amount of \$36,410 to secure the provision of six additional accessible vehicle parking spaces, 24 Class 2 bicycle parking spaces, and pedestrian connections from the buildings to the sidewalk;*
 - (g) Submission of written confirmation that the contingency reserve fund will be established in the amount of 10% of the estimated operating expenses, in accordance with the Strata Property Act; and*
 - (h) Submission of appropriate plans and documents to the City and execution of the same by the Approving Officer; and*
- (2) That the City, as the Approving Authority, delegate to the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

3. **APPLICATION BY POLYGON TALISMAN PARK LTD. TO CREATE THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE, AND TO REZONE THE SITE AT 8671, 8731, 8771, 8831/8851 CAMBIE ROAD, 8791 CAMBIE ROAD/3600 SEXSMITH ROAD, AND 3480, 3500, 3520, 3540/3560 SEXSMITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE**
(File Ref. No. 12-8060-20-010235/10198; RZ 18-836123) (REDMS No. 6558256 v. 2A)

Discussion ensued with regard to (i) the impact of the BC Speculation and Vacancy Tax and BC Foreign Buyers Tax on rental properties, and (ii) the City of Richmond’s ability to require all future strata corporations to allow rentals.

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In reply to queries from Committee, staff advised that (i) the development consists of approximately six towers of thirteen stories each, but market rentals being wood frame construction are restricted to six stories, (ii) rental tenure zoning has been applied for the rental housing units, (iii) a future strata corporation could introduce rules around rentals, (iv) recent information published by Canada Mortgage and Housing Corporation (CMHC) indicates rental housing vacancy rates have increased in 2019 and 2020, which could be related to BC taxes and policies, (v) the revised proposal was provided additional density of approximately 35,000 square feet for the market rental and approximately 15,000 square feet for strata units, and (vi) it will be necessary to remove some hazardous trees for safety and to provide access to the relocated park area.

In reply to queries from the Committee, Robin Glover, the applicant's representative, advised that (i) the height of low income market buildings is restricted due to the costs of concrete construction and other considerations, (ii) as the developer, Polygon does not restrict rentals, and (iii) Polygon does not advertise to foreign buyers.

It was moved and seconded

That the February 2, 2021 Open Planning Committee recess for the Closed Planning Committee meeting.

CARRIED

The meeting was recessed at 4:35 p.m.

The meeting reconvened at 5:17 p.m. following the Closed Planning Committee meeting with all members of Planning Committee present, including Cllrs. Au and Wolfe.

In reply to queries from the Committee, Mr. Glover stated that Polygon does not restrict rentals and would be willing to retain that policy in perpetuity through the registration of legal agreements.

In reply to queries from the Committee, staff stated that the park design will proceed to public consultation.

It was moved and seconded

(1) That Official Community Plan Bylaw 7100, Amendment Bylaw 10235, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:

(a) Specific Land Use Map: Capstan Village – Detailed Transect Descriptions, Maximum Average net Development Site Density

4.

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for General Urban (T4) and Urban Centre (T5), Additional density, where applicable: the addition of a new bullet:

- *For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond CCAP requirements.*

be introduced and given first reading;

- (2) *That Bylaw 10235, 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 found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

- (3) *That Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, to create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to the "Residential / Limited Commercial (ZMU47) - Capstan Village (City Centre)" zone and the "School and Institutional Use (SI)" zone, be given second reading, and forwarded to a new public hearing.*
- (5) *That the application be revised to include registration of a legal agreement to ensure no strata bylaws may be adopted that would restrict the ability to rent any of the strata units or the imposition of age restrictions on occupants of any strata unit on title in perpetuity on this development.*

CARRIED

As a result of the discussion with regard to rental availability, the following **referral motion** was introduced:

It was moved and seconded

That staff create a policy that would allow for all future developments to require no rental restrictions or age restrictions, in perpetuity.

CARRIED

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:29 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, February 2,
2021.

Councillor Linda McPhail
Chair

Carol Lee
Recording Secretary