



Planning Committee

Date: Tuesday, February 21, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:03 p.m.)
Councillor Alexa Loo (entered at 4:01 p.m.)
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 February 7, 2017, be adopted as circulated.

CARRIED

It was moved and seconded

That the agenda be amended to consider Item No. 3 last.

CARRIED

Cllr. Loo entered the meeting (4:01 p.m.).

NEXT COMMITTEE MEETING DATE

March 7, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

Cllr. Au entered the meeting (4:03 p.m.).

Planning Committee
Tuesday, February 21, 2017

COMMUNITY SERVICES DIVISION

1. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2017-2022 INTERCULTURAL STRATEGIC PLAN, 2016 ANNUAL REPORT, 2017 WORK PROGRAM, AND THE COMMITTEE'S TERMS OF REFERENCE

(File Ref. No. 07-3300-01) (REDMS No. 5250533 v. 2)

Alan Hill, Cultural Diversity Coordinator, commented on the Richmond Intercultural Advisory Committee "Hi Neighbour" initiative which encourages practical connections between neighbours.

It was moved and seconded

- (1) That the Richmond Intercultural Advisory Committee (RIAC), Draft Intercultural Strategic Plan - 2017-2022, be adopted by Council;*
- (2) That the RIAC 2016 Annual Report and 2017 Work Program be adopted by Council; and*
- (3) That the RIAC Terms of Reference be referred to staff for review and that any recommended changes are brought back to Council to ensure that the committee continues to be an effective resource for Council and the community.*

CARRIED

2. NAMING OF CHILD CARE FACILITY - 5688 HOLLYBRIDGE WAY (CRESSEY CADENCE)

(File Ref. No. 07-3070-01) (REDMS No. 5296583 v. 2)

It was moved and seconded

That the City's child care facility being constructed at 5688 Hollybridge Way (Cressey Cadence) be named the Willow Early Care and Learning Centre.

CARRIED

3. RCSAC MUNICIPAL RESPONSES TO CHILD AND YOUTH POVERTY REPORT

(File Ref. No. 11-7000-01) (REDMS No. 5127996 v. 5)

Please see page 6 for action on this matter.

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO ALLOW “VEHICLE SALE/RENTAL” ON UP TO 10% OF THE GROSS FLOOR AREA AS AN ADDITIONAL USE AT 4331 AND 4431 VANGUARD ROAD**

(File Ref. No. 12-8060-20-009670; ZT 16-740866) (REDMS No. 5210355 v. 4)

David Brownlee, Planner 2, reviewed the application, noting that the proposed zoning text amendment would allow for approximately 10,000 square feet of the proposed building to be used for a retail sales vehicle showroom.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to allow “vehicle sale/rental” limited to a maximum of 10% of the gross floor area as an additional use at 4331 and 4431 Vanguard Road, be introduced and given first reading.

CARRIED

5. **APPLICATION BY FOCUS CONSTRUCTION LTD. FOR REZONING AT 9760 SEALILY PLACE FROM “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”**

(File Ref. No. 12-8060-20-009680; RZ 16-741423) (REDMS No. 5280131)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the applicant is proposing to build a secondary suite on both new lots.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, for the rezoning of 9760 Sealily Place from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, February 21, 2017

6. **APPLICATION BY KAIMANSON INVESTMENTS LTD. FOR REZONING AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD FROM “SINGLE DETACHED (RS1/F)” AND “TWO-UNIT DWELLINGS (RD1)” TO “HIGH DENSITY TOWNHOUSES (RTH1)”**

(File Ref. No. 12-8060-20-009681; RZ 15-713048) (REDMS No. 5304796 v. 3)

Mark McMullen, Senior Coordinator - Major Projects, briefed Committee on the application, noting that (i) the development site includes approximately three acres of Environmentally Sensitive Area (ESA), (ii) the proposed development will provide off-site habitat compensation including approximately 1200 trees planted and invasive plant species removed in the adjacent Hamilton Area Park, (iii) the proposed development will provide approximately \$900,000 towards the City's Hamilton Area Plan Amenity Reserve Fund, and (iii) the proposed development will be built to LEED Silver Standards.

In reply to queries from Committee, Wayne Craig, Director, Development and Mr. McMullen noted that (i) the proposed development complies with the City's Affordable Housing Strategy (AHS) and has not sought additional density, (ii) the proposed development will provide a cash-in-lieu contribution towards the Affordable Housing Reserve in keeping with the City's AHS, (iii) should the application proceed, staff can work with the applicant to improve accessibility in the Development Permit process, (iv) the City's floodplain requirements in the Hamilton area limit most of the proposed development's habitable area to the second floor or higher, (v) staff is in regular contact with Richmond School District No. 38, and through school site acquisition charges, staff will provide information on the proposed development to the District should it proceed to a building permit, and (vi) the off-site habitat compensation will utilize plant species native to the Fraser River Delta.

Discussion ensued with regard to (i) on-site tree planting, (ii) increasing the proposed development's setbacks, (iii) the proposed development's density, and (iv) allocating some of the proposed development's units for affordable housing.

In reply to queries from Committee, Melvin Yap and Taizo Yamamoto, representing Kaimanson Investments Ltd., noted that (i) the applicant can explore options to include secondary rental suites, (ii) increasing the density may reduce the proposed development's setbacks, and (iii) single-level units may not be possible due to the area's floodplain requirements.

Planning Committee
Tuesday, February 21, 2017

Discussion ensued with regard to the availability of affordable housing in the Hamilton area and Mr. Craig noted that under the current Affordable Housing Strategy, the proposed development is not required to provide units towards affordable housing; however the Strategy is under review to consider amending affordable housing threshold requirements.

In reply to queries from Committee, Joyce Rautenberg, Affordable Housing Coordinator, noted that availability of low-end market rental affordable housing is generally located in areas that allow for higher density and access to transit and amenities, such as the City Centre area. She added that it is anticipated that the Hamilton area will see demand for affordable housing and staff can work with the applicant to secure affordable housing units.

As a result of the discussion, staff were directed to discuss options to secure affordable housing units and enhance accessibility options with the applicant prior to the Regular Council meeting scheduled for February 27, 2017.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 to:

- (1) Include the Hamilton Area Plan density bonus and community amenity provisions within the “High Density Townhouses (RTH1)” zone; and*
- (2) Rezone 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “High Density Townhouses (RTH1)”;*

be introduced and given first reading.

CARRIED

7. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5271445 v. 2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from “Single Detached (RS1/F)” to “Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)”, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, February 21, 2017

8. **APPLICATION BY AMAN HAYER FOR REZONING AT 3411/3431 LOCKHART ROAD FROM “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”**

(File Ref. No. 12-8060-20-009683; RZ 15-716841) (REDMS No. 5302073)

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development will provide secondary suites on both proposed lots.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, for the rezoning of 3411/3431 Lockhart Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

3. **RCSAC MUNICIPAL RESPONSES TO CHILD AND YOUTH POVERTY REPORT**

(File Ref. No. 11-7000-01) (REDMS No. 5127996 v. 5)

Deidre Whalen, representing the Richmond Poverty Response Committee, read from her submission (attached to and forming part of these minutes as Schedule 1), and spoke on developing a poverty reduction strategy for the city.

Discussion ensued with regard to (i) the City’s living wage policies and composition of regular and contract staff, (ii) the living wage policies of other municipalities, (iii) measuring the levels of poverty in the city and the statistics from the 2016 Census, (iv) City programs and policies that target poverty reduction, and (v) the role of higher levels of government in poverty reduction.

Brenda Denchfield, representing the Canadian Federation of University Women, read from her submission (attached to and forming part of these minutes as Schedule 2), and expressed support for developing a poverty reduction strategy for the city.

Deanna Ogle, representing the Living Wage for Families Campaign, encouraged the City to work towards living wage certification and spoke on other municipalities that have received certification and the living wage certification process for organizations.

Alex Nixon, Co-Chair, RCSAC, expressed support for the City’s poverty reduction efforts and commented on (i) advocating senior levels of government for support on poverty reduction initiatives, (ii) the poverty reduction efforts at the municipal level, and (iii) developing a poverty reduction strategy for Richmond.

Planning Committee
Tuesday, February 21, 2017

It was suggested that the RCSAC report on “Municipal Responses to Child and Youth Poverty” be sent to Richmond Members of Parliament and Members of the Legislative Assembly.

It was moved and seconded

- (1) *That the Richmond Community Services Advisory Committee (RCSAC) Report on “Municipal Responses to Child and Youth Poverty”, identified in Attachment 1 of the staff report titled “RCSAC Municipal Responses to Child and Youth Poverty Report”, dated January 30, 2017, from the General Manager, Community Services be received for information; and*
- (2) *That the Richmond Community Services Advisory Committee (RCSAC) Report on “Municipal Responses to Child and Youth Poverty”, identified in Attachment 1 of the staff report titled “RCSAC Municipal Responses to Child and Youth Poverty Report”, dated January 30, 2017, from the General Manager, Community Services, be sent to the Premier, Leader of the Opposition, Richmond Members of Parliament, Richmond Members of the Legislative Assembly, and Richmond Members of the Legislative Assembly candidates.*

CARRIED

Discussion then ensued with regard to the City’s wage policies and composition of regular and contract staff, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff provide a report on the wages of contracted services within the City.

CARRIED

9. **MANAGER’S REPORT**

- (i) *Public Consultation on House Size Regulations in the Agricultural Land Reserve (ALR)*

Terry Crowe, Manager, Policy Planning, briefed Committee on the upcoming public open house on ALR house size regulations scheduled for March 2, 2017 in City Hall. He noted that consultation materials have been sent to Council and will be available on the City’s website and Let’s Talk Richmond. He added that an information meeting with the Agricultural Advisory Committee and the Richmond Farmer’s Institute is scheduled on March 7, 2017 in City Hall.

Cllr. Au left the meeting (5:24 p.m.) and returned (5:26 p.m.).

Planning Committee
Tuesday, February 21, 2017

Discussion ensued with regard to simplifying information related to house size regulations in the ALR. Staff advised that, as the matter is technical, the information should not be shorted and that staff will be available to respond to queries in the upcoming public open house.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:28 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 21, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator