



## Planning Committee

Date: Tuesday, March 4, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves

Absent: Councillor Evelina Halsey-Brandt

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 Tuesday, February 18, 2014, be adopted as circulated.*

**CARRIED**

### COMMUNITY SERVICES DEPARTMENT

1. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**

(File Ref. No.) (REDMS No. 4126749)

In reply to queries from Committee, Coralys Cuthbert, Childcare Coordinator and Linda Shirley, Chair, Child Care Development Advisory Committee (CCDAC) advised that the CCDAC is supportive of the concept of a publicly-funded childcare initiative. However, concerns remain regarding how the \$10/Day Childcare Plan (“\$10/day Plan”) proposed by the Coalition of Child Care Advocates of BC, would be funded and implemented.

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Ms. Cuthbert, noted that there is a lack of information on the \$10/Day Plan in order to adequately address the concerns of the CCDAC. As a result of this concern, the CCDAC was unable to endorse the proposed \$10/Day Plan and make a recommendation to Council.

Discussion ensued with regard to the proposed \$10/Day Plan and its potential effects on current for-profit and not-for-profit childcare providers and the supply of childcare spaces.

Discussion then took place with regard to an upcoming visual art event that the CCDAC is hosting in May 2014.

In reply from queries from Committee, Ms. Cuthbert and Ms. Shirley noted that childcare providers vary in the way they operate and offer programs suited for children of different ages. Ms. Shirley was of the opinion that demand for certain childcare programs vary, which may lead to an over-capacity of childcare spaces. It was further noted that demand for certain childcare programs can vary as a result of provincial policy changes, such as the implementation of all day kindergarten.

Discussion ensued with regard to the distribution of childcare centres in the City. It was noted that childcare centres are not necessarily distributed evenly within the City and as a result, some areas may have an oversupply of childcares spaces.

Ms. Shirley noted that the CCDAC has advised Council of its interest in providing input on the placement of new childcare centres within the City in order to effectively anticipate the demand of childcare services. Staff were directed to liaise with the CCDAC regarding the development of new childcare centres and service models.

Ms. Cuthbert noted that staff are currently working with the CCDAC on the Childcare Needs Assessment anticipated to be brought forward in 2016. She noted that the Childcare Needs Assessment includes a survey that will help better anticipate the future demand for childcare services. Staff were directed to move the Childcare Needs Assessment to a closer date.

It was moved and seconded

***That the Child Care Development Advisory Committee's 2014 Work Program be approved.***

**CARRIED**

## PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8400 GENERAL CURRIE ROAD AND 7411/7431 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSES (RTH2)**

(File Ref. No. 12-8060-20-009111; RZ 13-643346) (REDMS No. 4144384)

In reply to queries from Committee, Wayne Craig, Director, Development noted that the site was previously restricted to two-family dwellings only through a legal agreement on title; however a condition of the proposed rezoning is that this legal agreement be removed.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, for the rezoning of 8400 General Currie Road and 7411/7431 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH2)", be introduced and given first reading.*

CARRIED

3. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 7120, 7140, 7160, 7180, 7200, 7220, 7240 AND 7260 BRIDGE STREET, AND 7211, 7231 AND 7271 NO. 4 ROAD FROM "SINGLE DETACHED (RS1/F)" TO "SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)" AND "TOWN HOUSING (ZT70) – SOUTH MCLENNAN"**

(File Ref. No. 12-8060-20-009106/009107; RZ 12-605038) (REDMS No. 4121861 v.5)

Mr. Craig provided introductory comments and noted that the proposed development contains a total of 11 parcels. Two areas will be set aside for townhouses and another area for single-family houses. Also, he noted that road network improvements are proposed, including a new traffic light and an east-west connection between Bridge Street and No. 4 Road. He highlighted that the proposed plans include an indoor amenity building that would be heated and cooled using geothermal energy. Also, he advised that a cluster of existing trees around the amenity space would be retained as part of the proposed development.

In reply to queries from Committee, Mr. Craig noted that the entire east frontage of Bridge Street will be upgraded. He added that there will be a common fence along the single-family and townhouse portions of the site.

In reply to queries from Committee, Mr. Craig advised that the geothermal system was limited to the amenity building because of its long distance from the district energy utility in the Alexandra area.

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Discussion ensued with regard to opportunities to utilize alternative energy sources such as geothermal energy and solar energy in new developments.

Discussion ensued with regard to the City's guidelines for alternative energy use in new developments. Staff were directed to review current City policy for alternate energy use in new developments and examine the potential impacts of updating such policies to incorporate requirements for new developments to be fitted with alternative energy features.

In reply to queries from Committee, Taizo Yamamoto, Architect, Yamamoto Architecture Inc., noted that incorporating a geothermal connection for all units in the site is not possible due to the location of the geothermal wells. He added that the developer has concerns that consumer demand for geothermal energy systems is limited. However, he noted that fitting the individual units to become solar energy ready is an option.

Allan McBurney, 7171 Bridge Street, expressed concern with the proposed application and was of the opinion that the project would not benefit current residents, and may negatively affect property values. He suggested that the City include plans whereby both sides of Bridge Street are upgraded. Also, he believed that the anticipated increase in population will increase traffic and reduce parking availability along Bridge Street.

In reply to queries from Committee, Mr. Craig advised that only the east frontage of Bridge Street will be upgraded at this time, however, upgrades to the west side of Bridge Street is possible with future developments. He added that the proposed road network enhancements, including the new traffic light, should improve traffic flow.

Aydin Kilic, Development Manager, Hui Yuan Investments (Canada) Inc. advised that fitting individual units to a geothermal energy source is not possible due to engineering challenges. However, the developer is willing to examine the option of including solar energy features in the individual units.

In reply to queries from Committee, Mr. Kilic commented on the option of adding heat pumps to the individual units. He was of the opinion that the high installation costs may limit consumer demand for the heat pumps.

Discussion ensued with regard to the different types of solar energy technologies currently available.

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9106, to: re-designate the eastern 62 m of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from “Residential, Historic” to “Residential, 2 ½ Storeys” in the Land Use Map in Schedule 2.10D (McLennan South Sub-Area Plan); and to amend the Character Area Key Map in Schedule 2.10D (McLennan South Sub-Area Plan) for the same portion of the site from “Single Family” to “Townhouse 2 ½ Storeys”, be introduced and given first reading;*
- (2) *That Bylaw 9106, having been considered in conjunction with:
  - (a) the City’s Financial and Capital Program; and
  - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby found to be to be consistent with said program and plans in accordance with Section 882 (3) of the Local Government Act;*
- (3) *That Bylaw 9106, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9107, to: create “Town Housing (ZT70) – South McLennan””; to rezone the eastern portions of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street, and the lots at 7211, 7231 and 7271 No. 4 Road from “Single Detached, (RS1/F)” to “Town Housing (ZT70) – South McLennan””; and to rezone the western 28 metres of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from “Single Detached, (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)””; be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to alternative energy options that could be included as part of the proposed project.

Staff were directed to provide Council with the following information prior to the Public Hearing on Tuesday, April 22, 2014:

- information on alternative energy options available for the proposed project; and
- a list of alternative energy options that could be provided in developments similar to the proposed project.

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Discussion further ensued and in reply to a query from the Chair, Mr. Crowe advised that prior to the April 22, 2014 Public Hearing, staff would provide additional information on overall sustainability initiatives, and in particular, such initiatives for the proposed application.

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

4. **MANAGER'S REPORT**

*Changes to Federal Government Policies*

Terry Crowe, Manager, Policy Planning, advised that the Federal Government is seeking input from the City with regard to possible changes to its cellular tower policies by March 31, 2014 and noted that staff are preparing a report for Council's consideration

Discussion ensued with regard to the proposed changes to the Federal Government's immigration policy and funding for English as a Second Language programs for new immigrants.

As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

*That the Richmond Community Services Advisory Committee (RCSAC) provide Council with:*

- (1) background information of the proposed changes to the Federal Government's immigration policy;*
- (2) information regarding the proposed changes to federal funding for English as a Second Language programs; and*
- (3) how the proposed changes could impact the community.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:57 p.m.).*

**CARRIED**

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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, March 4, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk