



Planning Committee

Date: Tuesday, April 19, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Mayor Malcolm Brodie

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, April 5, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 3, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

There was general agreement that the order of the Agenda would be altered to consider Item 8. and Item 9. before consideration of Item 1.

PLANNING AND DEVELOPMENT DEPARTMENT

8. **2041 OCP UPDATE: SECOND ROUND OF PUBLIC CONSULTATION FINDINGS**
(File Ref. No.) (REDMS No. 3193259)

The Chair advised that the discussion would address both the 2041 OCP findings report (Item 8.) and the 2041 OCP concept report (Item 9.)

Terry Crowe, Manager, Policy Planning, and June Christy, Senior Planner, provided background information and in particular they made reference to:

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- the second round of public consultation, including open houses, has been concluded, and that a public survey has been also been concluded;
- a general summary of the 488 city-wide responses to the survey questions and the lessons learned; and
- additional community consultation in the Richmond Gardens, Edgemere and Burkeville areas is planned for May/June, 2011, to solicit more input about coach houses and granny flats; and

The Chair made reference to two petitions, received from the Riverdale and the Gibbons areas, that state concern regarding the densification of these areas and the desire to preserve the single-family lot character of the neighbourhoods.

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

- small lots, lanes, coach houses, granny flats and shopping centres;
- the need to provide clarity to residents;
- the next round of consultation includes a direct mail component; and
- the difference between row housing and non strata row housing.

The Chair invited members of the public to address Committee.

Michael Ciacci, 11540 Westminster Highway, stated that since 2008 he has attempted to find out why half of his property was designated as an Environmentally Sensitive Area, and the other half is not. He noted that the staff report states that in "February 2012, the ESA Strategy will be reviewed by Council", and he questioned why he cannot learn the answer to his question before that time.

The Chair directed Mr. Crowe to speak to Mr. Ciacci regarding his query about his property.

Ian Frier, 4240 Tucker Avenue, spoke in support of duplexes, like those that are prevalent in the Gibbons area. Staff advised that City policies allow duplexes. A brief discussion ensued with regard to the finding that the duplex housing form was not supported by residents in most areas.

Mr. Frier then questioned whether 488 responses provided enough information to determine planning decisions. He also stated that there was little support for the OCP findings west of No. 2 Road, and he encouraged the City to do more to communicate with residents regarding OCP planning.

Paul Dylla, 6526 Gibbons stated that he was concerned that his desire to be engaged in the process had not met with success, and as a result the Chair directed Mr. Crowe to meet with Mr. Dylla to discuss the OCP.

Mr. Dylla's second concern was that the OCP's components were being brought forward to Committee separately, in an uncoordinated manner, and that an idea of what his neighbourhood would be like was unclear.

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In response, Mr. Crowe advised that an incremental, or a “building block approach”, was being taken, and that when the OCP is written, residents will see clarity for each of the City’s neighbourhoods.

It was moved and seconded

That, as per the staff report entitled: “2041 OCP Update: Second Round of Public Consultation Findings”, dated April 8, 2011:

- (1) Regarding coach house and granny flat options:
 - (a) in May-June 2011, prior to the 2041 OCP Update being finalized, more community consultation take place in the Richmond Gardens, Edgemere, and Burkeville areas to seek more input to see if the residents in these three areas want to consider coach houses and granny flats options; and*
 - (b) no other areas will be considered for granny flats and coach houses in the 2041 OCP.**
- (2) Regarding more consultation and planning to densify neighbourhood centres outside the City Centre, after the 2041 OCP is approved:
 - (a) City-led neighbourhood centre master planning processes will be undertaken for East Cambie and Hamilton Neighbourhood Centres;*
 - (b) if the owners of the Blundell and Garden City shopping malls, request in writing to initiate a neighbourhood centre densification planning process which the City will guide and they will undertake and pay for, such requests will be considered by Council;*
 - (c) densification of the Seafair, Terra Nova and Ironwood Neighbourhood Centers, not be considered in the 2041 OCP Update; and*
 - (d) the Broadmoor Neighbourhood Centre can continue its densification, as per the Broadmoor Neighbourhood Centre Master Plan approved by Council in 2010.**
- (3) The above recommendations be incorporated into the 2041 OCP Concept for further community consultation and refinement, prior to inclusion in the 2041 OCP Update.*

CARRIED

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9. **PROPOSED 2041 OCP UPDATE CONCEPT**

(File Ref. No.) (REDMS No. 3192108)

It was moved and seconded

That, as per the staff report entitled: "Proposed 2041 OCP Update Concept", dated April 4, 2011, the proposed 2041 OCP Concept (Attachment 2) be endorsed and staff proceed with the 3rd round OCP consultation process.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT (9500 ODLIN ROAD AND 9399 TOMICKI AVENUE) BYLAW NO. 8687- TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 9500 ODLIN ROAD AND 9399 TOMICKI AVENUE**

(File Ref. No. 12-806-20-8687) (REDMS No. 3084297v3)

A brief discussion took place among Committee, Brian Jackson, Director of Development, and Dena Kae Beno, Affordable Housing Coordinator, regarding the requirement for Housing Agreement Bylaw No. 8687 to be included as part of the May 2011 Public Hearing agenda.

Advice was provided that: (i) Housing Agreement Bylaw No. 8687 requires consideration by Council at a Public Hearing; and (ii) all previous housing agreement bylaws have been considered at a Public Hearing.

It was moved and seconded

That:

- (a) *That Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with Polygon Cambridge Park Homes Ltd., in connection with the properties identified in Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687, all in accordance with section 905 of the Local Government Act.*
- (b) *That after adoption of Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687, the Deputy Chief Administrative Officer be authorized to execute the amended Housing Agreement on behalf of the City and to take all required steps to file a notice of the Housing Agreement in the Land Title Office.*

CARRIED

PLANNING AND DEVELOPMENT DEPARTMENT

2. **APPLICATION BY OVAL 3 HOLDINGS LTD. AND OVAL 4 HOLDINGS LTD. FOR ZONING TEXT AMENDMENT AT 6051 AND 6071 RIVER ROAD AND ROAD B TO AMEND “HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-8685/8686, ZT 09-492885) (REDMS No.3175374)

Mr. Jackson and Suzanne Carter-Huffman, Senior Planner-Urban Design, advised that, concurrent with the application by Oval 3 and Oval 4 Holdings Ltd., Oval 8 Holdings Ltd. (ASPAC Developments) has made an application to rezone lands east of the Richmond Oval, and that Item 3. on the agenda addressed the concurrent application.

Mr. Jackson provided background information regarding the application and noted that as part of ASPAC’s “River Green” development, the application by Oval 3 and Oval 4 Holdings proposes changes to the City’s original subdivision, and zoning, west of the Oval.

Ms. Carter-Huffman provided further background information and stated that the application involved a minor zoning text amendment as well as changes to maps.

Mr. Jackson concluded staff’s remarks by noting that the application:

- is consistent with the Official Community Plan’s Aircraft Noise Sensitive Development policy;
- will increase the area of City-owned park near the riverfront and Richmond Oval;
- supports the City Centre Area Plan (CCAP) objectives such as concentrating pedestrian-oriented retail uses in the new Oval Village;
- represents an increase of less than 3% residential floor area with the conversion of commercial density to residential density, but not any more overall density for ASPAC; and
- contributes to the area’s development as a distinctive riverfront neighbourhood.

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

- the planned new waterfront park will be City-owned;
- the nature of the minor road between parcels A and B, and the resulting allowance of publically accessible public space;
- the lack of necessity to consult the school district;
- the need for signage to direct the general public along River Road and Oval Way; and

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- the maintenance, without change, of the 2/3 to 1/3 commercial-to-residential ratio on the subject site.

It was moved and seconded

(1) That Bylaw No. 8685, to amend the Richmond Official Community Plan to facilitate the creation of new City-owned, waterfront park, reflect proposed changes in subdivision, and amend the boundaries of adjacent land use designations accordingly, including:

(a) Schedule 1, Attachment 1 (Generalized Land Use Map), designate the new City-owned lot as “Public and Open Space Use”; and

(b) Schedule 2.10 (City Centre), Generalized Land Use Map (2031) and Specific Land Use Map: Oval Village (2031), designate the new City-owned lot as “Park”;

be introduced and given first reading.

(2) That Bylaw No. 8685, having been considered in conjunction with:

(a) the City’s Financial Plan and Capital Program; and

(b) the City’s Financial Plan and Capital Program; and

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. 8685, having been considered in accordance with OCP Bylaw Preparation Consultation Policy No. 5043, be referred to the Vancouver International Airport Authority for comment on or before Public Hearing on OCP Amendment Bylaw No. 8685.

(4) That Bylaw No. 8686, to amend the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone to facilitate the creation of new City-owned, waterfront park, permit an increase in maximum permitted residential floor area, reflect proposed subdivision changes, and address related considerations, be introduced and given first reading.

CARRIED

3 APPLICATION BY OVAL 8 HOLDINGS LTD. FOR REZONING AT 5200 HOLLYBRIDGE WAY, 6300, 6380, AND 6500 RIVER ROAD FROM “INDUSTRIAL BUSINESS PARK (IB1)” AND A PORTION OF 6900 RIVER ROAD FROM “SCHOOL & INSTITUTIONAL USE (SI)”, ALONG WITH A PORTION OF THE RIVER ROAD RIGHT-OF-WAY BETWEEN HOLLYBRIDGE WAY AND GILBERT ROAD, TO “HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)”

(File Ref. No. 12-8060-20-8701/8702, RZ 09-460962) (REDMS No.3178681)

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Mr. Jackson and Ms. Carter-Huffman provided background information on the application by Oval 8 Holdings (ASPAC Developments), and in particular on:

- when the developer purchased the site east of the Oval, staff provided details of the CCAP, and the application addresses all of the policies set out in the CCAP that apply to a major new development;
- many staff members, from a wide variety of departments, worked with the applicant, and the report to be considered by Committee demonstrates the holistic approach that was achieved;
- the rezoning proposes two amendments to the Heritage Designation Bylaw No. 5572 to permit land altering activities along the River Road property line, or the east property line of 6900 River Road; and
- the package of community amenities such as: (i) a stand-alone building for affordable housing units; (ii) a child care facility; (iii) a new public pier; and (iv) cost-sharing to raise the dike between Hollybridge Way and Gilbert Road, among other amenities.

Discussion ensued between Committee and staff regarding:

- the site will connect to a District Energy Utility in the Oval Village;
- the dike will be raised from the existing 3.5 metres to 4.7 metres;
- how to utilize (i) seeds, and (ii) wood, from the trees along the Gilbert Road frontage;
- the need for attention to building heights in relation to allowing views through the site, to provide a “porous” appearance, not a “wall-like” appearance;
- the pedestrian-oriented retail nature of the proposed commercial use on site;
- the common parking garage will be shared by drivers using the site for commercial, visitor, residential and restaurant uses;
- the necessary planning and signage to ensure safety for drivers using the new roads, including the “new” River Road, where it intersects with Gilbert Road, near the Dinsmore Bridge;
- the landscaping plans, especially the elements in the 30 metre wide park between the water’s edge and the setback of the proposed buildings;
- the idea of the “new” River Road providing a “spine” that goes through the centre of the Oval neighbourhood, and how pedestrian and cyclist traffic can be encouraged to take advantage of the City’s waterfront;

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- construction of the affordable housing building is proposed for ASPAC's third phase, when its density bonus requires the provision of the affordable housing. The City will be taking financial security to ensure that this occurs; and
- the need to monitor the affordable housing component of the development.

As a result of a request from Committee, staff advised that John Foster, Manager, Community Social Development, would receive information regarding the applicant's plans for: (i) affordable housing units, and (ii) a child care facility, to pass onto the Child Care Development Advisory Committee.

The Chair commended staff on the coordinated work that was undertaken, and noted that the set of reports was complex.

It was moved and seconded

- (1) *That Bylaw No. 8701, to amend the Richmond Official Community Plan, Schedule 2.10 (City Centre), as amended by Official Community Plan Amendment Bylaw No. 8685, including the:*
 - (a) *Generalized Land Use Map (2031), with regard to proposed changes in subdivision and the designation of 6900 River Road as "Park"; and*
 - (b) *Specific Land Use Map: Oval Village (2031), with regard to proposed changes in subdivision and repealing of the "Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages" designation on Hollybridge Way (north of the subject development's new internal street) and along the riverfront between Hollybridge Way and Gilbert Road;*
be introduced and given first reading.
- (2) *That Bylaw No. 8701, 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. 8701, having been considered in accordance with OCP Bylaw Preparation Consultation Policy No. 5043, be referred to the Vancouver International Airport Authority for comment on or before Public Hearing on OCP Amendment Bylaw No. 8701.*

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- (4) *That Heritage Designation Amendment Bylaw No. 8734, to amend the boundary of “Heritage Designation Bylaw No. 5572 – 1990” and permit land altering activities to be undertaken by or on behalf of the City along the south property line (River Road) or the east property line (Gilbert Road) of 6900 River Road without a Heritage Alteration Permit, be introduced and given first reading.*
- (5) *That Bylaw No. 8702, to:*
- (a) *amend the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, as amended by Zoning Amendment Bylaw No. 8686, to permit a mix of high-rise, high-density residential, commercial, and child care uses within the area generally bounded by Hollybridge Way, the Fraser River, Gilbert Road, and the former CP Rail right-of-way (i.e. “new” River Road);*
 - (b) *rezone 5200 Hollybridge Way, 6300, 6380, 6500, and a portion of 6900 River Road, and a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road from “Industrial Business Park (IB1)” and “School & Institutional Use (SI)” to “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”;* and
 - (c) *rezone a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road to “School & Institutional Use (SI)”,*

be introduced and given first reading.

The question on the motion was not called as a comment was made that the landscape architect for this project had made a presentation on behalf of ASPAC Developments to the Heritage Commission at its meeting in October 2010, and the Commission had a discussion at its November, 2010 meeting to assess the heritage impacts of the applicant’s proposal.

Further discussion continued with regard to: (i) how members of the public will be made aware of how to access the parkland; and (ii) the continuation of focus on the proposal’s sustainability features as the application moves forward.

The question on the motion was then called and it was **CARRIED**.

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4. **APPLICATION BY 440363 BC LTD. FOR REZONING AT 10040 AND 10060 LASSAM ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8698, RZ 10-540854) (REDMS No.3132009)

It was moved and seconded

That Bylaw No. 8698, for the rezoning of 10040 and 10060 Lassam Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given First Reading.

CARRIED

5. **APPLICATION BY W.T. LEUNG ARCHITECTS INC. FOR REZONING AT 6331 AND 6351 COONEY ROAD FROM DOWNTOWN COMMERCIAL (CDT1) AND LOW DENSITY TOWNHOUSES (RTL1) TO HIGH RISE APARTMENT (ZHR8) - BRIGHOUSE VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-8721/8738, RZ 09-506908) (REDMS No. 3147474)

Mr. Jackson advised that the applicant proposes a 14-storey residential tower with 79 units on two properties that blend two densities – one zoned prior to the CCAP coming into effect, and the other, lower density, which was recommended with the CCAP passage. The proposed built form reflects the kinds of changes happening in the City Centre, and meets all policies set out in the CCAP.

In response to queries from Committee, the applicant and Mr. Jackson, advised that:

- the low rise element facing Cooney Road includes 2 live/work units, with the work component at the street level, and the live component above;
- the applicant is to provide a cash contribution of \$146,390 for a community art space at a location, other than the subject site, to be determined at a later date;
- no commercial units are planned for the subject site; and
- the level 4 roof deck measures approximately 7000 square feet, and the comprehensive landscape design includes, among other elements: (i) magnolia trees; and (ii) smaller roof deck trees.

In response to a comment regarding the importance of a covenant regarding bus noise on the site Mr. Jackson advised that such a covenant would be added to the application's requirements.

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It was moved and seconded

- (1) *That Official Community Plan, Amendment Bylaw No. 8721 to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan – Brighthouse Village) “Urban Centre T5 (25m)” specifically for 6331 and 6351 Cooney Road to permit a maximum 2.67 FAR, be introduced and given first reading.*
- (2) *That Bylaw No. 8721, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program;*
 - (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. 8721, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8738, to create “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)” and to rezone 6331 and 6351 Cooney Road from “Downtown Commercial (CDT1)” and “Low Density Townhouses (RTL1)” to “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”, be introduced and given first reading.*

CARRIED

6. **APPLICATION BY KAIMAN ENTERPRISES CO. LTD. FOR REZONING AT 22560, 22600 AND 22620 GILLEY ROAD FROM SINGLE DETACHED (RS1/B) TO TOWN HOUSING (ZT11) – HAMILTON**

(File Ref. No. 12-8060-20-8750, RZ 06-344606) (REDMS No. 3170734)

Mr. Jackson advised that vehicle access to the proposed townhouse development will be from the newly constructed Rathburn Drive/Turner Street connection with no vehicle access provided from Gilley Road. He added that the City’s Transportation Division has determined that there is significant capacity to approve of the access through the sub-division.

It was moved and seconded

That Bylaw No. 8750, for the rezoning of 22560, 22600 and 22620 Gilley Road from “Single Detached (RS1/B)” to “Town Housing (ZT11) – Hamilton”, be introduced and given first reading.

The question on the motion was not called as a comment was made that before the application goes to the May, 2011 Public Hearing, Council requests information from Transportation staff regarding the issue of access to the subject site.

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Mr. Jackson advised that Victor Wei, Director of Transportation, would attend the May, 2011 Public Hearing in order to respond to Council's questions.

The question on the motion was then called and it was **CARRIED**.

7. **RAV BAINS HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO AMEND THE RICHMOND OFFICIAL COMMUNITY PLAN – SOUTH MCLENNAN SUB-AREA PLAN CIRCULATION MAP AND TO REZONE 7480 AND 7500 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) IN ORDER TO CREATE 7 SINGLE FAMILY LOTS.**

(File Ref. No. 12-8060-20-8746/8747, RZ 10-545529) (REDMS No. 3185241)

In response to queries Mr. Jackson advised that:

- (i) the applicant is required to build a half-road; and
- (ii) the South McLennan Sub-Area does not have a district energy utility feature, as the single-family lot size nature of the area does not provide the requisite density.

It was moved and seconded

That:

- (1) ***Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8746 proposing to amend the Circulation Map of Schedule 2.10D (McLennan South Sub-Area Plan) by introducing an extension of Breden Avenue between Bridge Street and LeChow Street and labelling it a Local Road, be introduced and given First Reading;***
- (2) ***Bylaw No. 8746, having been considered in conjunction with:***
 - (a) ***the City's Financial Plan and Capital Program;***
 - (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) ***Bylaw No. 8746 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;***
- (4) ***Bylaw No. 8747, for the rezoning of 7480 and 7500 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.***

CARRIED

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10. MANAGER'S REPORT

In response to the Chair's query regarding building heights in Steveston, as they relate to current applications, Joe Erceg, General Manager, Planning and Development Department, advised that staff would provide Council with an information memorandum on the issue.

In response to the Chair's query regarding rezoning application reports that staff are working on, Brian Jackson provided brief updates.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:09 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, April 19, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk