



Planning Committee

Date: Tuesday, April 21, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Carol Day (entered at 4:02 p.m.)
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Bill McNulty
Councillor Chak Au

Also Present: Councillor Alexa Loo

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 8, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 5, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **EXAMINING EMERGENCY SHELTER AND TRANSITIONAL HOUSING OPTIONS**

(File Ref. No. 08-4055-01) (REDMS No. 4540813 v.4)

Councillor Day entered the meeting (4:02 p.m.).

Planning Committee
Tuesday, April 21, 2015

Dena Kae Beno, Affordable Housing Coordinator, briefed Committee on emergency shelter and transitional housing options available in the city and noted that senior levels of government are no longer prioritizing funding for stand-alone emergency facilities. In response to the housing approach from senior levels of government, the City will utilize available resources in the community to explore options for emergency and transitional housing. She added that in the long term, the City will examine housing options that would include a permanent facility.

It was moved and seconded

- (1) *That, in accordance with the approach outlined in the staff report titled **Examining Emergency Shelter and Transitional Housing Options**, dated March 24, 2015, from the General Manager of Community Services, staff be directed to advance dialogue with BC Housing, Vancouver Coastal Health Authority, Ministry of Social Innovation, Ministry of Children and Family Development and community stakeholders about partnership opportunities to:*
- (a) *identify a host agency that would enter into rental agreements on behalf of an individual with private landlords, which would include a commitment by the agency to coordinate and/or delivery wrap-around supports, life skills, housing stabilization transition support, and community support connections;*
 - (b) *pursue the potential development of a Cooperation Agreement to support a pilot project for low-income, at risk Richmond individuals to access adequate amounts of combined subsidies to cover monthly shelter costs in the private rental market for an extended period of time to support housing stabilization and self-sufficiency (e.g.; up to 3 years);*
 - (c) *investigate options for securing a property through partnerships with the appropriate zoning to utilize as an interim shelter option, to be staffed and operated by a non-profit housing provider experienced in working with the targeted population and supported through a network of health and community service providers;*
 - (d) *develop a sustainable operating model and funding rationale for emergency and transitional housing options; and*

Planning Committee
Tuesday, April 21, 2015

- (e) explore the joint development of an Expression of Interest to be issued by the City, BC Housing and Vancouver Coastal Health for the construction of an integrated housing development that includes a continuum of emergency, transitional and supportive housing with programmed community and health service spaces for individuals who are experiencing or who are at-risk of homelessness; and*
- (2) That the report be sent to the appropriate Ministers, Members of Parliament (MPs), Members of the Legislative Assembly (MLAs), Vancouver Coastal Health, BC Housing, Richmond Community Services Advisory Committee, and the Richmond Homelessness Coalition.*

CARRIED

Committee expressed thanks to Ms. Beno for her service to the City of Richmond and wished her well on her future endeavours.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9560 ALEXANDRA ROAD FROM "SINGLE DETACHED (RS1/F)" TO "TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)"**
(File Ref. No. 12-8060-20-009240; RZ 14-669511) (REDMS No. 4340284 v.6)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that (i) the site is the last lot on the western edge of the area to be brought forward for rezoning for townhouse development, (ii) access to the site is from the adjacent site to the east, (iii) a right-of-way has been secured along the northern edge of the property for a greenway which will form part of the trail network noted in the West Cambie Area Plan, and (iv) the proposed development will include Environmentally Sensitive Area (ESA) enhancements to the northern trail area and landscaping enhancements along the southern edge of the site.

In reply to queries from Committee, David Brownlee, Planner 2, noted that (i) a servicing agreement would include frontage improvements along Alexandra Road, (ii) pedestrian and cycling trails will be included in the greenway, (iii) the greenway will be enhanced with native plants, coordinated by Parks staff, and (iv) the proposed tree retention plan would remove 20 trees and replace them with 44 trees.

Planning Committee
Tuesday, April 21, 2015

Discussion ensued with regard to solar heating systems in new developments. Terry Crowe, Manager, Policy Planning, advised that staff are investigating solar instalments in new developments as part of the Steveston Village Plan review which may be presented at an upcoming Planning Committee meeting in May 2015.

In reply to queries from Committee, Mr. Craig advised that the subject site is the last lot in the area to be brought forward for development and added that the subject site could not be acquired with the adjacent lots during previous applications. Also, he noted that the subject site will have coordinated driveway access with the adjacent lots.

Discussion took place regarding the proposed tandem parking and in reply to queries from Committee, Mr. Craig advised that the proposed tandem parking configuration is permitted under the ZT67 zoning however; staff can work with the applicant through the Development Permit process on options to minimize the tandem parking configuration.

In reply to queries from Committee, Mr. Brownlee commented on the ESA and the potential for invasive species, noting that the proposed development will have provisions for a long term maintenance plan on ESA enhancements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9240, for the rezoning of 9560 Alexandra Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY CASA MIA PROJECTS LTD. FOR REZONING AT 8491 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-009242; RZ 14-673732) (REDMS No. 4497990)

Mr. Craig commented on the proposed application, noting that the proposed townhouse development is located on a single lot and will have coordinated vehicle access from adjacent developments on the east and west.

In reply to queries from Committee, Mr. Craig advised that the subject site is an orphaned lot and a variance is required for the proposed 20.32 metre lot width.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9242, for the rezoning of 8491 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, April 21, 2015

4. **APPLICATION BY SUKINDER MANGAT FOR REZONING AT 9840 SEATON COURT FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009244; RZ 14-665401) (REDMS No. 4547543)

Mr. Craig briefed Committee on the proposed application noting that (i) the size of the proposed subdivided lots is consistent with the lot size policy in the area, (ii) there will be a servicing agreement to upgrade the rear lane adjacent to the site, and (iii) a covenant will be registered on title to indicate vehicle access will be from the rear lane.

In reply to queries from Committee, Cynthia Lussier, Planning Technician-Design, noted that staff have provided information to adjacent property owners regarding construction practices and tree protection options during the construction phase.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9244, for the rezoning of 9840 Seaton Court from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY 1015553 B.C. LTD. FOR REZONING AT 4760/4780 FORTUNE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009201; RZ 14-677417) (REDMS No. 4527353)

Mr. Craig briefed Committee on the proposed development noting that the proposed application will facilitate the subdivision of an existing duplex. Also, he noted that through the proposed rezoning, there will be a cash contribution to upgrade an adjacent City-owned walkway for wheelchair accessibility.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9201, for the rezoning of 4760/4780 Fortune Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, April 21, 2015

6. **APPLICATION BY LW AND CHEN DEVELOPMENT LTD. FOR REZONING AT 6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD FROM SINGLE DETACHED (RS1/E) TO MID RISE APARTMENT AND TOWNHOUSE (ZLR16) – BRIGHOUSE VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-009241; RZ 10-516067) (REDMS No. 4408991 v. 5)

Mr. Craig briefed Committee on the proposed development, noting that the proposed development will consist of townhouses and apartments and the proposed rezoning application will facilitate the extension of Park Road.

In reply to queries from Committee, Mr. Craig advised that there is a funding strategy in place for the acquisition and construction of Park Road. The City has already acquired the land for the road extension and that the proposed development would provide for the construction of the southern portion of the Park Road extension in-lieu of a cash contribution.

Discussion ensued with regard to the number of units proposed for the subject site and consultation with the Richmond School District No. 38.

In reply to queries from Committee, Mr. Craig advised that the proposed rezoning application is consistent with the City Centre Area Plan and that no additional consultation with the School District is required unless there is an Official Community Plan (OCP) amendment.

Discussion ensued with respect to the possible population increase in the area and it was suggested that the School District be informed of the proposed development.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that consultation policy designed with the School District only requires School District consultation for developments involving OCP amendments with approximately 250 units or greater.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9241 to:

- (1) Create the “Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre)” zone and to rezone 6731, 6751 Eckersley Road and 6740 Cooney Road from “Single Detached (RS1/E)” to “Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre)”;*** and
- (2) Amend Section 5.15.1 (Affordable Housing) to include the “ZLR26” zone and a density bonusing cash in lieu sum in accordance with the Affordable Housing Strategy;***

be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, April 21, 2015

7. **APPLICATION BY PENTA BUILDER'S GROUP FOR A ZONING TEXT AMENDMENT TO THE "COMMERCIAL MIXED USE (ZMU22) - STEVESTON COMMERCIAL" ZONE**
(File Ref. No. 12-8060-20-009235; ZT 15-694251) (REDMS No. 4537641)

Mr. Craig advised that the proposed application will permit animal grooming in the existing zoning. He added that he does not anticipate any exterior building modifications from the proposed application.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9235, to amend the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone by adding "animal grooming" as a permitted use, be introduced and given first reading.

CARRIED

8. **PROPOSED REVISIONS TO THE "COACH HOUSES (RCH, RCH1) ZONE USED ALONG ARTERIAL ROADS**
(File Ref. No. 08-4430-01) (REDMS No. 4531312)

Barry Konkin, Program Coordinator-Development, briefed Committee on the proposed amendments to the Coach Houses (RCH, RCH1) zone and highlighted the following:

- the proposed wider side yard setbacks on the second floor and on one side of the coach house would allow for improvements to façade articulation for coach houses on narrow lots;
- the proposed wider side yard setbacks will allow for the incorporation of wider landscaping strips;
- a permeable pathway is required from the lane to the coach house entry;
- coach houses must be located along the south on interior lots with an east-west orientation to minimize shadowing on neighbouring properties; and
- tandem vehicle parking will be permitted for narrow lots.

In reply to queries from Committee, Ms. Lussier advised that the proposed tandem vehicle parking arrangement would only be permitted for lots 11.5 metres or less in width and would allow for more landscaping on-site.

In reply to queries regarding secondary suites, Mr. Craig noted that the zoning bylaw does not permit secondary suites on sites with a coach house.

Discussion ensued with regard to lot coverage under the proposed amendments. Ms. Lussier noted that the building lot coverage for RCH and RCH1 zones is 45%. She added that paving can cover up to 70% of the lot.

Planning Committee
Tuesday, April 21, 2015

Discussion then ensued with regard to yard space and potential design options available under the proposed amendments.

In reply to queries from Committee, Ms. Lussier noted that the RCH1 zoning introduced in 2013 requires a rear yard between the coach house and the main dwelling.

Dana Westermarck, Oris Consulting Ltd., commented on the City's Affordable Housing Strategy, noting that coach houses and other similar housing alternatives contribute to the supply of affordable housing in the city.

In reply to queries from Committee regarding duplex development and design, Mr. Westermarck noted that (i) duplexes are a popular alternative to single-family housing, (ii) duplexes are similar in size to a single-family dwelling but are more cost-effective, (iii) duplexes could be two and a half stories and incorporate parking between the two units, and (iv) duplexes could be incorporated into single-family neighbourhoods.

In reply to queries from Committee, Mr. Konkin advised that staff are reviewing duplex policies in the City in response to a Planning Committee referral.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9233 to amend the "Coach Houses (RCH, RCH1)" zone, be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding (i) affordable housing alternatives, (ii) densification, and (iii) public consultation.

In reply to queries from Committee, Mr. Craig noted that coach houses in the Edgemere neighbourhood are under different zoning requirements and require a Development Permit. He added that staff will report back to Council following an assessment of a coach house that was approved for the Edgemere neighbourhood.

In reply to queries from Committee regarding public notification, Mr. Craig noted that notification for bylaw amendments would be presented in the local newspaper however; direct mail and newspaper notification will be issued when individual coach house development applications are brought forward to Council.

Discussion then took place with regard to development along arterial roads and incorporating duplex developments and coach houses in non-arterial residential areas.

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

Planning Committee
Tuesday, April 21, 2015

9. **MANAGER'S REPORT**

Onni Bayview Signs

In reply to queries from Committee, Mr. Craig advised that Community Bylaws staff responded to signs installed along the Onni Bayview development. The signs restricted vehicle parking along the development and have since been removed.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 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 21, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk