



Planning Committee

Date: Wednesday, April 23, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Derek Dang
Councillor Ken Johnston
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, April 8, 2014, be adopted as circulated.*

CARRIED

The Chair advised that the order of the agenda would be varied to consider
Item No. 6 first.

PLANNING & DEVELOPMENT DEPARTMENT

6. **APPLICATION BY JAMES K.M. CHENG ARCHITECTS FOR
REZONING AT 10060 NO. 5 ROAD FROM ROADSIDE STAND (CR)
AND ASSEMBLY (ASY) TO SITE-SPECIFIC ASSEMBLY (ZASY)**
(File Ref. No. RZ 13-641554) (REDMS No. 4202675)

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Joe Erceg, General Manager, Planning and Development, provided background information regarding the proposed application and noted that the applicant would require discussion with staff to make revisions to the proposed application.

In reply to queries from Committee, Mr. Erceg commented on procedures related to revisions to the proposed application.

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

It was moved and seconded

That staff examine the options to revise the application for the rezoning of 10060 No. 5 Road from "Roadside Stand (CR)" Zone and Assembly (ASY)" to "Site-Specific Assembly (ZASY)" and report back.

The question on the referral was not called as discussion ensued regarding the following:

- the proposed revisions and the preference that they should comply, relatively speaking with current City policies for the area and zoning guidelines;
- the proposed expansion in the number of permanent residents and the dormitory facilities;
- the timing of further revisions at this stage in the application process;
- concerns with potential negative effects of the development on the surrounding neighbourhood, in particular effects relating to building height, density and parking;
- the procedural approach followed and jurisdiction of the Agricultural Land Commission with regard to the use of the agriculture designated backlands, referred to in a zoning map (attached to and forming part of these minutes as **Schedule 1**)
- the potential effects of future projects such as the proposed expansion of Highway 99 on the proposed application;
- the concerns expressed by residents including, traffic generation, view impact, encroachment into the agriculture designated backlands, containment of the development to the westerly 110 metres of the site, and the building footprint and scale; and
- the decision-making process inclusive of all stakeholders that would put forward a development that would benefit the community as a whole.

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The Chair commented on the unconventional process to date and noted that more information about the proposed revisions is needed before the decision-making stage. He added that the revisions should address the concerns expressed by the community and that the project should benefit the community as a whole. Also, he remarked that the development application process should be equitable and fair to all groups.

The Chair raised concern regarding the applicant's direct application with the Agricultural Land Commission and was of the opinion that the applicant was circumventing the application process.

The Chair expressed his concern with regard to traffic congestion along the No. 5 Road corridor as a result of the proposed expansion of the site. Also, he expressed his concern with regard to the unknown effects of the anticipated Highway 99 expansion.

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

The meeting was recessed at 4:20 p.m.

The meeting reconvened at 4:25 p.m. with all members of Planning Committee present, including Cllrs. Dang, Johnston, and McPhail.

COMMUNITY SERVICES DEPARTMENT

1. **UNESCO WORLD HERITAGE DESIGNATION FOR STEVESTON**
(File Ref. No. 11-7000-01) (REDMS No. 4166319)

It was moved and seconded

That \$20,000 be allocated from Council Contingency to prepare a submission for National Historic Site designation for Steveston Village as outlined in the staff report titled UNESCO World Heritage Designation for Steveston, dated April 3, 2014 from the Director, Arts, Culture and Heritage Services.

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2. **APPROVAL TO REPLACE HOUSING AGREEMENT (10820 NO. 5 ROAD) BYLAW NO. 8937 WITH TERMINATION OF HOUSING AGREEMENT (10820 NO. 5 ROAD) BYLAW NO. 9118, HOUSING AGREEMENT (10820 NO. 5 ROAD) BYLAW NO. 9119, AND MARKET RENTAL HOUSING AGREEMENT (10820 NO. 5 ROAD) BYLAW NO. 9123**

(File Ref. No. 12-8060-20-009123) (REDMS No. 4163018 v.5)

In reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator advised that the City's Basic Universal Housing standards used previously will be applied to the affordable housing units.

It was moved and seconded

- (1) *That Termination of Housing Agreement (10820 No. 5 Road) Bylaw No. 9118 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (10820 No. 5 Road) Bylaw No. 8937 and the repeal of Housing Agreement (10820 No. 5 Road) Bylaw No. 8937;*
- (2) *That Housing Agreement (10820 No. 5 Road) Bylaw No. 9119 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Zoning Text Amendment No. 14-656053 and Development Application No. 13-641796; and*
- (3) *That Market Rental Housing Agreement (10820 No. 5 Road) Bylaw No. 9123 be introduced and given first, second, and third readings to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the market rental housing units required by Zoning Text Amendment No. 14-656053 and Development Application No. 13-641796.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY KULWANT K. BHULLAR FOR REZONING AT 11440 AND 11460 SEABROOK CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009133; RZ 13-650094) (REDMS No. 4183896)

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9133, for the rezoning of 11440 and 11460 Seabrook Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC. FOR REZONING AT 3200, 3220, 3240, 3300, AND 3320 NO. 3 ROAD AND 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, AND 3371 SEXSMITH ROAD FROM "SINGLE DETACHED (RS1/F)" TO "RESIDENTIAL/LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) - CAPSTAN VILLAGE (CITY CENTRE)" AND "SCHOOL & INSTITUTIONAL USE (SI)"**

(File Ref. No. 12-8060-20-009135, RZ 12-610011) (REDMS No. 4204605)

Wayne Craig, Director, Development briefed Committee on the proposed application and highlighted the following:

- the proposed application will include a mix of residential, commercial and public amenity uses spread over four phases of development;
- the proposed application will include 63 affordable housing units as well as 17 subsidized affordable housing units for professional artists;
- the second phase of development will include a City-owned Early Childhood Development Hub;
- the proposed development is anticipated to provide approximately \$8.8 million in funding towards the proposed Capstan Station on the Canada Line;
- the proposed application will include approximately two and a half acres of park and public open space;
- the proposed application will include provisions for public art;
- the proposed development will be for district energy ready and is anticipated to be rated LEED Silver; and
- the proposed application will include car share parking stalls as well as electric car charging stations.

In reply, to queries from Committee, Mr. Craig advised that the developer will contribute all the affordable housing units and noted that the completion of the amenities and the affordable housing units will be spread through the different phases of development. Also, he noted that all affordable housing units will have access to the different amenities on site.

5.

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Discussion ensued with regard to the development of residential and commercial space in relation to the different phases of development and the proposed Capstan Station on the Canada Line.

Discussion then ensued with regard to the zoning mix in the area and the anticipated population growth.

In reply to queries from Committee, Mr. Craig advised that the proposed zoning would limit residential development. Also, he noted that any proposed changes to zoning would have to be brought forward to Council for consideration.

In reply to queries from Committee, Mr. Craig noted that the orphaned sites adjacent to the proposed application have been provided and some of the development sites will have a restriction on development until development concepts for the adjacent lands are consolidated or the development parameters for the sites are known.

Discussion ensued with regard to the timeline of phases of development in relation to the completion of the proposed park.

In reply to queries from Committee, Mike De Cotiis, Pinnacle International and John Bingham, Bingham Hill Architects, advised that the market housing and the affordable housing units would the same standard of finishing.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9135, to amend the Richmond Zoning Bylaw 8500 to create "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and for the rezoning of 3200, 3220, 3240, 3300, and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, and 3371 Sexsmith Road from "Single Detached (RS1/F)" to "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and "School & Institutional Use (SI)", be introduced and given first reading; and*
- (2) *That the Conceptual Parks Plan for the Neighbourhood Park, as described in the staff report dated April 10, 2014, from the Director of Development, be approved.*

CARRIED

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5. **WEST CAMBIE: ALEXANDRA NEIGHBOURHOOD BUSINESS / OFFICE AREA REVIEW**

(File Ref. No. 12-8060-20-009121) (REDMS No. 4204568)

Terry Crowe, Manager, Policy Planning, briefed Committee on the West Cambie Area Review and summarized the land use implications for the different development scenarios including options to introduce residential use. He advised that residential use can be added but emphasis should be placed on attracting employment use as designated in the Official Community Plan (OCP) for the area.

Discussion ensued with regard to the vacancy rates for office space in the area. Mr. Erceg noted that vacancy rates can vary in relation to specific types of office spaces.

Discussion then ensued with regard to the types of employment and the level of wages that will be attracted to the area.

Concern was expressed that the areas designated for commercial use will not fully be utilized and in reply to queries from Committee, Mr. Crowe advised that commercial use could be phased in and complement the introduction of residential use.

The Chair expressed concern with regard to the economic data included in the report and the proposal to add more office space when there is a significant amount of vacant office space. He also was concerned that the area would only attract industries that offer lower wages.

Discussion ensued with regard to the area's accessibility to the Canada Line and how businesses favour locations close to rapid transit. In reply to queries from Committee, Mr. Crowe noted that not all commercial areas of the City can be concentrated on areas serviced by rapid transit.

Discussion then ensued with regard to the types of industries that could be suitable for the area.

Discussion ensued with regard to the consultation process for the proposed development. In reply to queries from Committee, Mr. Crowe noted that the City would consult with Vancouver Airport Authority with regard to the Aircraft Noise Policy if residential use is introduced in the area.

In reply to queries from Committee, Mr. Erceg clarified that the vacancy rate for office space is approximately five percent for buildings within 500 metres of a rapid transit line. He added that overall office space vacancy rates have decreased.

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In reply to queries from Committee, Mr. Crowe noted that introducing residential use could set a precedent for changing the designated use in neighbouring areas. He added that introducing a mix use can create neighbourhoods where residents can live, work and play. These areas would be monitored and the City can examine other ways to generate employment.

Discussion ensued with regard to the mix of office space and retail space. Mr. Crowe noted that not all of the commercial space can be assigned for retail and that some office space would have to be retained.

Discussion ensued with regard to the economic consultation process. It was noted that consultant who authored the economic study included in the staff report was not present to provide additional information regarding the study.

Discussion then ensued regarding ownership of vacant property and how owners are able offset revenue losses from vacant sites with occupied sites in another location.

It was noted that the proximity to amenities can affect vacancy rates. In reply to queries from Committee, Mr. Crowe noted that in the long term there is opportunities to increase office space density around amenities by modifying office space size.

Discussion ensued with regard to the base and bonus density rates in relation to affordable housing contributions. In reply to queries from Committee, Patrick Burke, Senior Planning Coordinator noted that lands used for employment only yield a third of the value compared to land used for residential so efforts are needed to preserve lands used for employment. He added that affordable housing contributions would not apply to commercial uses.

Discussion ensued with regard to the accessibility of the subject area to public transit as well as the increases in land value when the subject area is rezoned for mix use.

In reply to queries from Committee, Mr. Erceg commented on the future population growth and noted that job growth can be attained by protecting employment areas. Also, he added that the addition of residential use in the subject area can jumpstart the employment growth.

As a result of the discussion the following **referral** was introduced:

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It was moved and seconded

That the staff report titled, West Cambie: Alexandra Neighbourhood Business/Office Area Review, dated April 4, 2014 be referred back to staff so that it may be:

- (1) deferred to a subsequent Planning Committee meeting to receive comment from the City's economic land consultant regarding the land use proposals; and*
- (2) referred to the Economic Advisory Committee for feedback.*

CARRIED

Referring to a recommendation endorsed by Nelson City Council (attached to and forming part of these minutes as **Schedule 2**) discussion ensued with regard to the provincial government's March 27, 2014 decision to place some communities in an Agricultural Land Reserve Zone 2.

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

It was moved and seconded

- (1) Whereas the provincial government has, without consultation with the public or with local governments, created two zones for the Agricultural Land Reserve in the Province of BC, thereby discriminating between regions and potentially constraining their ability to achieve and sustain agricultural self-sufficiency and economic development;*
- (2) Whereas not all affected regions wish to see the requirements of the Agricultural Land Reserve weakened in Zone 2;*
- (3) Whereas substantial agricultural activity has historically taken place and is currently being practiced outside of Zone 1;*
- (4) Whereas the local panel system may also be discriminatory between regions;*
- (5) Therefore be it resolved that LMLGA send a letter to the Union of BC Municipalities, Minister of Agriculture Pat Pimm, Minister of Community, Sport and Cultural Development Coralee Oakes, and Premier Christy Clark, with copies to all BC local governments, requesting that the provincial government undertake consultation with the public, local governments, the Union of BC Municipalities, and affected parties, on the proposed two-zone approach and other changes to the ALR and that Bill 24 not be brought into force until such consultation is complete.*

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The question on the motion was not called as discussion ensued regarding the submission process for late resolutions.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:25 p.m.).

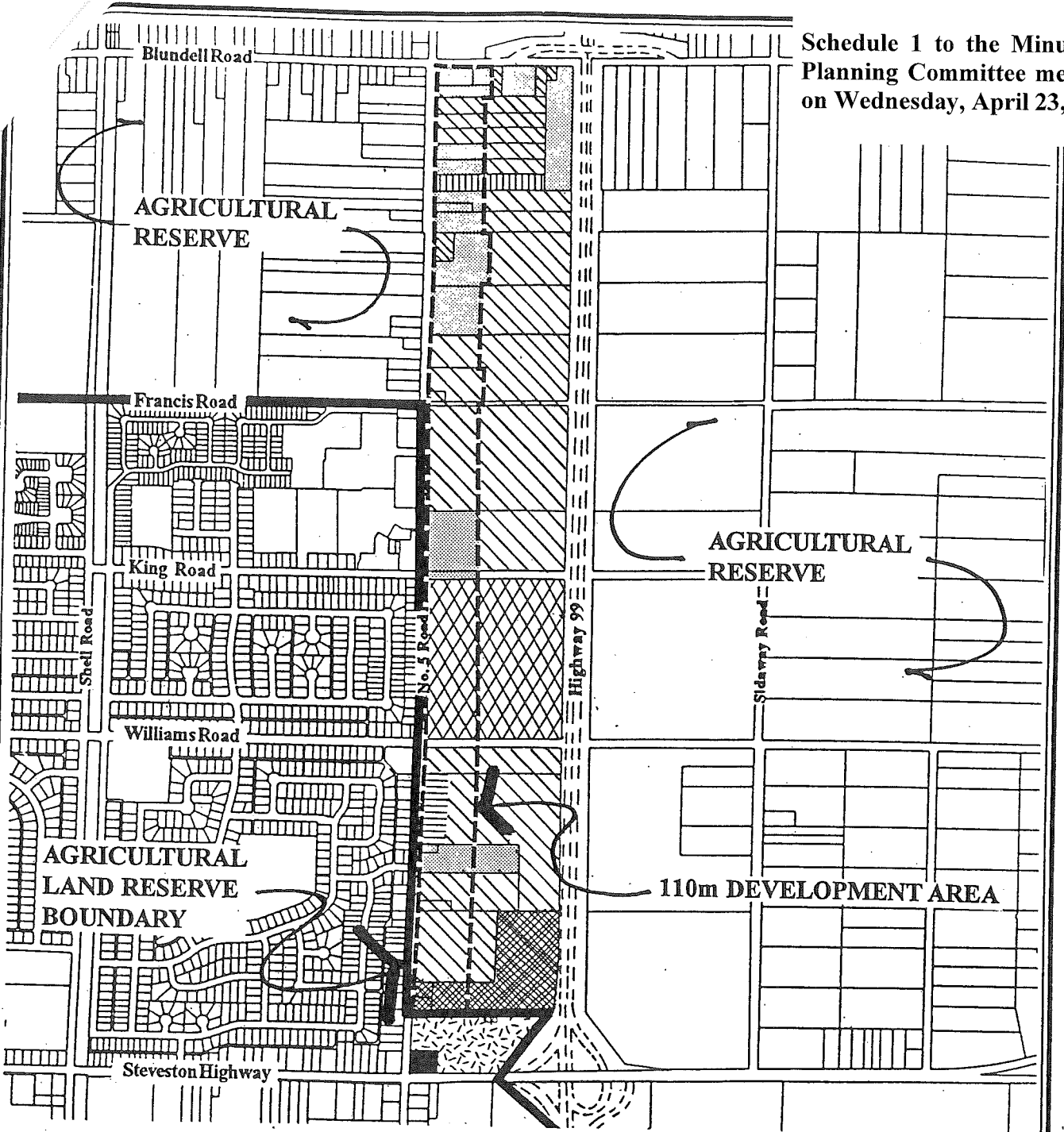
CARRIED

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 Wednesday, April 23, 2014.









Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Planning Committee meeting held on Wednesday, April 23, 2014.



LEGEND

- | | | | |
|---|---------------------------------|---|---------------------------------|
|  | AG1 Agricultural District |  | BG2 Botanical Garden District 2 |
|  | AG2 Golf Course District |  | G2 Service Station District |
|  | ASY Assembly District |  | LUC Land Use Contract |
|  | BG1 Botanical Garden District 1 |  | RSC Roadside Stand District |



Existing Zoning

DATE
08/26/94

That the following recommendation be endorsed by Nelson City Council and submitted as a Special Resolution to the Association of Kootenay & Boundary local Governments at the Annual General Meeting to be held in Creston April 9 -11, 2014.

Special Resolution to AKBLG in Response to the Provincial Government's March 27th, 2014 decision to place some communities in Agricultural land Reserve Zone 2

Whereas the Provincial Government has, without consultation with the public or with local governments in the AKBLG region, created two zones for the Agricultural Land Reserve in the Province of BC and, through the creation of the "Kootenay Panel Region", placed some or all of the AKBLG region in Zone 2, thereby discriminating between regions and potentially constraining their ability to achieve and sustain agricultural self-sufficiency and economic development; and

Whereas not all affected regions wish to see the requirements of the Agricultural Land Reserve weakened in Zone 2; and

Whereas substantial agricultural activity has historically taken place and is currently being practiced outside of Zone 1;

Therefore be it resolved that the AKBLG send a letter to the Union of BC Municipalities, Minister of Agriculture Pat Pimm, Minister of Community, Sport and Cultural Development Coralee Oakes, and Premier Christy Clark, with copies to all BC local governments, requesting that the provincial government undertake consultation with the public, local governments, the Union of BC Municipalities, and affected parties, on the proposed two-zone approach to the ALR; and that Bill 24 not be brought into force until such consultation is complete.