



Planning Committee

Date: Tuesday, May 8, 2018
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Alexa Loo
Councillor Harold Steves
Absent: Councillor Chak Au
Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITIONS

It was moved and seconded
That Childcare Providers be added to the agenda as Item No. 6A and Unregulated Programs for Children as Item No. 6B.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on April 17, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair announced that the May 23, 2018, (tentative date) meeting has been scheduled for 1:00 p.m. in the Anderson Room.

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COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9854 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8511 CAPSTAN WAY AND 3360 NO. 3 ROAD (CONCORD PACIFIC)**
(File Ref. No. 08-4055-01; 12-8060-20-009854) (REDMS No. 5750265 v. 2)

It was moved and seconded

That Housing Agreement (8511 Capstan Way and 3360 No.3 Road) Bylaw No. 9854 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 17-769242.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY FOR A HERITAGE ALTERATION PERMIT AT 3711 AND 3731 CHATHAM STREET**
(File Ref. No. HA18-818536) (REDMS No. 5816205)

Wayne Craig, Director, Development, reviewed the application, noting that the Heritage Alteration Permit allows for foundation restoration work, and that future Heritage Alteration Permits will be required for further restoration works to the building, including potential grant funding requests.

It was moved and seconded

That a Heritage Alteration Permit which would permit the construction of a new concrete foundation for the protected heritage building at 3711 and 3731 Chatham Street be issued.

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3. **APPLICATION BY ORIS DEVELOPMENTS (HAMILTON) CORP. FOR REZONING AT 23200 GILLEY ROAD (PARCEL 1 HAMILTON VILLAGE) FROM “COMMUNITY COMMERCIAL (CC)” ZONE TO “RESIDENTIAL / LIMITED COMMERCIAL (ZMU35) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)” ZONE**
(File Ref. No. 12-8060-20-009764; RZ 16-754305) (REDMS No. 5811449 v. 3)

Mark McMullen, Senior Coordinator, Major Projects, reviewed the application, noting that (i) two mixed-use buildings with a total of 225 units are proposed, (ii) the proposed project is consistent with the Hamilton Area Plan (HAP) land use designation and consists of two four-storey buildings sitting atop a parkade, (iii) the applicant will undertake various environmental enhancement work along the Queen Canal Corridor, (v) the applicant will provide enhancements to roads and pathways in the surrounding area, (vi) 15 affordable housing units and 135 basic universal housing units are proposed, and (vii) the applicant will provide a community amenity contribution to the Hamilton Area Capital Reserve Fund of approximately \$1 million in accordance with the Hamilton Area Plan.

In reply to queries from Committee, staff advised that (i) the community amenity contribution will be deposited into the Hamilton Area Capital Reserve Fund, (ii) the affordable housing units will be dispersed throughout the proposed development, (iii) options to include family-friendly affordable housing units can be examined, (iv) the Richmond School District No. 38 and TransLink will be contacted regarding traffic management during construction of Gilley Road, and (v) options to utilize sustainable energy such as geothermal sources can be examined.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9764, to create the “Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)” zone, and to rezone 23200 Gilley Road from “Community Commercial (CC)” to “Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)”, be introduced and given first reading.

CARRIED

4. **APPLICATION BY BENE RICHMOND DEVELOPMENT LTD. FOR REZONING AT 6560, 6600, 6640 AND 6700 NO. 3 ROAD FROM "DOWNTOWN COMMERCIAL (CDT1)" TO "HIGH DENSITY MIXED USE (ZMU36) – BRIGHOUSE VILLAGE (CITY CENTRE)"**
(File Ref. No. 12-8060-20-009855; RZ 15-694855) (REDMS No. 5794819)

Conceptual development plans for the site were distributed (copy on file, City Clerk’s Office).

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Mr. Craig reviewed the application, noting that the proposed mixed-use development consists of (i) 166 residential units, (ii) nine affordable housing units, made up of one to three bedroom units (iii) retail, restaurant and office uses on the bottom four storeys, and residential units above, (iv) 25 basic universal housing units, and (v) a significant Transportation Demand Management Measures package.

In reply to queries from Committee, Mr. Craig advised that three car share spaces are proposed; however staff will continue to examine other car share opportunities in the City Centre. He noted that there are no proposed bike share options; however the proposed development will include space for bicycle storage.

Staff then noted that staff will be working with the applicant on options to connect the site to a District Energy Utility in the future. Also, it was noted that the Sustainability Department is examining a Service Area Bylaw for this location, which will be brought forward for Council consideration.

In reply to further queries from Committee, Mr. Craig noted that (i) staff will bring forward a report on potential BC Step Code implementation, (ii) all nine affordable housing units will meet the basic universal housing requirements, and (iii) a Servicing Agreement will allow for frontage improvements and upgrades to No. 3 Road including a bike lane, sidewalk, and boulevard improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9855, to create the "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)" zone, and to rezone 6560, 6600, 6640 and 6700 No. 3 Road from "Downtown Commercial (CDT1)" to "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)", be introduced and given first reading.

CARRIED

5. **RECENT DECISION BY THE EXECUTIVE COMMITTEE OF THE AGRICULTURAL LAND COMMISSION ON AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE BY SANSTOR FARMS LTD. AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5816224)

John Hopkins, Planner 3, noted that the Agricultural Land Commission (ALC) Executive Committee has reversed the decision made by the South Coast Panel and denied the application for a sand storage depot on the subject property. He added that Committee would be advised should the applicant pursue an appeal.

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It was moved and seconded

That the staff memorandum titled "Recent Decision By The Executive Committee of The Agricultural Land Commission on Agricultural Land Reserve Application for Non-Farm Use by Sanstor Farms Ltd. at 14671 Williams Road", dated April 25, 2018, be received for information.

CARRIED

6. SECONDARY SUITES IN DUPLEXES

(File Ref. No. 12-8060-20-009865; 08-4100-01) (REDMS No. 5627478 v. 2)

Steven De Sousa, Planner 1, briefed Committee on the history of duplexes in the city, noting that secondary suites within duplexes are currently prohibited. He added that the proposed bylaws will allow duplex owners the opportunity to legitimize secondary suites. It was further noted that staff anticipates that the costs to meet BC Building Code requirements for secondary suites may be significant, and as a result may limit the number of potential applicants.

As a result of queries from Committee, Mr. Craig noted that should the proposed bylaws proceed to Public Hearing, public notification will be made through advertisements in the local newspaper. He added that should the proposed bylaws be adopted, a bulletin on the new regulations can be posted on the City's website and at the Front of House in City Hall.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9865, to allow secondary suites as a permitted use in standard two-unit dwelling (duplex) zones, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, to allow secondary suites as a permitted use in arterial road duplexes, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, 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 found to be consistent with the said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*

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- (5) *That upon submission of a Building Permit application for construction of a secondary suite in a two-unit dwelling (duplex), staff is authorized to discharge any restrictive covenants on title limiting the use of the property to a maximum of two dwelling units; and*
- (6) *That Council Policy 5042 “Rezoning Applications for Two-Family Housing Districts – Involving Existing Non-Conforming Two-family Dwellings” adopted March 29, 2005, be amended to remove the requirement for the registration of a legal agreement limiting the use of the property to a maximum of two dwelling units.*

CARRIED

6A. CHILDCARE PROVIDERS

(File Ref. No.)

A letter from the Child Care Development Advisory Committee, dated April 23, 2018, was distributed (copy on file, City Clerk’s Office), and discussion ensued with regard to the shortage of early childhood educators in BC.

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

It was moved and seconded

That the letter from the Child Care Development Advisory Committee regarding the shortage of quality early childhood educators, dated April 23, 2018, be referred to staff.

CARRIED

6B. UNREGULATED PROGRAMS FOR CHILDREN

(File Ref. No.)

Letters from Child Care Development Advisory Committee and Vancouver Coastal Health, regarding unregulated programs for children was distributed (copy on file, City Clerk’s Office). Committee expressed concern regarding the operation of such businesses in Richmond as recent incidents indicate that particular businesses, despite having a valid business licence, do not necessarily comply with industry standards, and in particular with Technical Safety BC regulations.

Discussion took place on the potential to consider manners in which the City can ensure industry standards are in place when considering a business licence application. Also, it was noted that the City’s facilities, such as the Richmond Olympic Oval and community centres, should be examined to ensure compliance with industry standards.

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

It was moved and seconded

- (1) *That staff examine the City's business licence bylaws to ensure that particular businesses comply with industry standards prior to the issuance of a business licence and report back; and*
- (2) *That staff prepare a resolution for submission to the Union of British Columbia Municipalities (UBCM) for consideration calling for provincial regulations for trampoline parks to comply with current ASTM International standards and report back.*

The question on the referral motion was not called as the Chair remarked that in their letter dated April 24, 2018, Vancouver Coastal Health has requested that the City work with Union of British Columbia Municipalities (UBCM) supporting the call for provincial regulations for trampoline parks to comply with current ASTM International standards. It was noted that submission of resolutions for consideration at UBCM follow particular guidelines and deadlines.

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

7. **MANAGER'S REPORT**

(i) Heritage Awards

Barry Konkin, Manager, Policy Planning, noted that the Heritage Commission has awarded three Heritage Awards this year to (i) the Steveston Development Corporation for the retention and use of the original concrete murals from the Fisherman's Credit Union, (ii) the Steveston Historical Society for its Walking Tour Vignettes Program, and (iii) Mr. John Campbell, a volunteer with the Friends of Richmond Archives.

(ii) Steveston Village Permit Application Process

Mr. Konkin advised that staff have developed a new process for all applications in the Steveston Village Heritage Conservation Area to streamline communications and the permit review approval. The City's Heritage Planner will take on a 'project manager' role and will be the single point of contact. He added that a new bulletin will be available at the Front of House at City Hall and may be of interest to those inquiring about development, signs, and required heritage permits in Steveston Village.

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(iii) Metro Vancouver – Flavelle Site

Mr. Konkin advised that the Flavelle Mill site in Port Moody has applied for a Regional Growth Strategy amendment. He noted that Richmond is not directly affected, but the proposal does result in loss of industrial land in the region. Mr. Konkin then remarked that staff can prepare a response to Metro Vancouver voicing the City's concerns regarding the loss of industrial land.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:32 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, May 8, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator