



## Planning Committee

Date: Tuesday, May 16, 2017  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Alexa Loo  
Councillor Harold Steves  
Also Present: Councillor Derek Dang  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### AGENDA ADDITIONS

It was moved and seconded

*That Francis Road Fill Application be added to the agenda as Item No. 6A, Winery at 15380 Westminster Highway be added to the agenda as Item No. 6B, and Winter Night Market be added to the agenda as Item No. 6C.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on May 2, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

June 6, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

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**COUNCILLOR DEREK DANG**

**1. RCSAC PROPOSAL FOR RICHMOND FOOD SYSTEMS ADVISORY COMMITTEE**

(File Ref. No.)

Alex Nixon and Kathie Chiu, representing the Richmond Community Services Advisory Committee (RCSAC), spoke on the proposal from the RCSAC to form a Richmond Food Systems Advisory Committee, noting that there are currently no committees in the City that holistically addresses food systems in Richmond.

Discussion ensued with regard to (i) involving food producers in the proposed advisory committee, (ii) the process to form an advisory committee, and (iii) the potential composition of the proposed advisory committee.

It was moved and seconded

*That staff examine the propriety of forming a Richmond Food Systems Advisory Committee and report back.*

The question on the motion was not called as discussion ensued with regard to involving local food producers and distributors in the proposed advisory committee.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that staff can examine best practices and the potential expansion of the scope of current advisory committees to include food systems.

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

**COMMUNITY SERVICES DIVISION**

**2. AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT POLICY REVIEW AND RECOMMENDATIONS**

(File Ref. No. 5383915) (REDMS No. 5383915 v. 22)

Joyce Rautenberg, Affordable Housing Coordinator, with the aid of a PowerPoint presentation, (copy on-file, City Clerk's Office) reviewed the Affordable Housing Strategy Draft Policy and Recommendations, noting that staff will report back on the proposed policy by August 2017.

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Discussion ensued with regard to (i) the lack of funding dedicated to affordable housing from senior levels of government, (ii) increasing the recommended built affordable housing unit contribution percentage to 15%, (iii) increasing the cash-in-lieu contribution for single-family developments, (iv) further reducing the built unit thresholds to below 60 units, (v) encouraging development of accessible units, (vi) the potential impact of the proposed recommendations on townhouse development, (vii) working with School District No. 38 to build density around low enrolment schools, and (viii) the availability of amenity space for new affordable housing.

It was moved and seconded

*That the recommended Affordable Housing Strategic approach and policy actions, as outlined in the staff report titled, "Affordable Housing Strategy Update – Draft Policy Review and Recommendations," be approved for the purpose of key stakeholder consultation and the results of the consultation be reported back to Planning Committee.*

The question on the motion was not called as discussion ensued with regard to (i) utilizing micro suites for affordable housing, (ii) meeting the demand for affordable housing, and (iii) utilizing not-for-profit organizations to manage affordable housing units.

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that staff will seek opportunities to partner with not-for-profit organizations and senior levels of government to develop affordable housing and that consultation will include feedback from the public.

## PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY DAVA DEVELOPMENTS LTD. TO AMEND ATTACHMENT 1 TO SCHEDULE 1 OF THE OFFICIAL COMMUNITY PLAN AT 9560 PENDLETON ROAD FROM "PARK" TO "NEIGHBOURHOOD RESIDENTIAL", AND FOR REZONING AT 9560 PENDLETON ROAD FROM "SCHOOL & INSTITUTIONAL USE (SI)" ZONE TO "SINGLE DETACHED (ZS28)" – PENDLETON ROAD (WEST RICHMOND) ZONE**

(File Ref. No. 12-8060-20-009661/9662; CP 16-733600; RZ 16-732627) (REDMS No. 5193684)

It was moved and seconded

- (1) *That Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, to re designate 9560 Pendleton Road from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000, be introduced and given first reading;*

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- (2) *That Bylaw 9662, 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 said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9662, 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 9661, to create the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, and to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, be introduced and given first reading.*

**CARRIED**

4. **RICHMOND RESPONSE: METRO VANCOUVER REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1243, 2017 AND RGS PERFORMANCE MONITORING GUIDE**

(File Ref. No. 08-4040-01) (REDMS No. 5386785)

Terry Crowe, Manager, Policy Planning, briefed Committee on Metro Vancouver's proposed Regional Growth Strategy Amendment Bylaw No. 1243, 2017 and the Regional Growth Strategy Performance Monitoring Guide, noting that it was proposed that performance measures be reduced from 55 to 15 key measures.

It was moved and seconded

- (1) *That the staff report titled, "Richmond Response: Metro Vancouver Regional Growth Strategy Amendment Bylaw No. 1243, 2017 and RGS Performance Monitoring Guide", dated May 8, 2017 from the General Manager, Planning and Development, be received for information; and*
- (2) *That the staff recommendation to advise the Metro Vancouver Regional Board that the City of Richmond supports the proposed Metro Vancouver Regional Growth Strategy Amendment Bylaw 1243, 2017 and RGS Performance Monitoring Guide be endorsed.*

**CARRIED**

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**5. RICHMOND RESPONSE: PORT OF VANCOUVER PROPOSED INDUSTRIAL DESIGNATION OF 1700 NO.6 ROAD**

(File Ref. No. 08-4040-01) (REDMS No. 5386969)

It was moved and seconded

- (1) *That the staff recommendation in the report "Richmond Response: Port of Vancouver Proposed Industrial Designation of 1700 No. 6 Road", dated May 8, 2017 from the General Manager, Planning and Development, to advise the Port of Vancouver board that the City of Richmond supports the Port's proposed Industrial designation of 1700 No. 6 Road in the Port's Master Plan be endorsed; and*
- (2) *That the staff recommendation to request the Port of Vancouver Board to work with the City of Richmond to establish the future OCP proposed Knox Way extension, OCP Major Greenway and OCP Major Cycling Route be endorsed.*

**CARRIED**

**6. RICHMOND RESPONSE: YVR PROPOSED PHASE 2 NORTH RUNWAY END SAFETY AREAS (RSEA) OPTIONS**

(File Ref. No. 08-4040-01) (REDMS No. 5387271)

Mr. Crowe spoke on the Vancouver Airport's (YVR) proposed Phase Two North Runway End Safety Areas (RESA) options, noting that YVR is currently completing Phase One of the project and that the RESA consists of softer paving material that will provide a safety buffer for aircraft that overshoot the runway.

It was moved and seconded

- (1) *That the staff report titled "Richmond Response: YVR Proposed Phase 2 North Runway Safety End Areas (RESA) Options", dated May 8, 2017 from the General Manager, Planning and Development be received for information; and*
- (2) *That the staff recommendation to advise the Vancouver International Airport Authority (YVR) that the City of Richmond supports YVR's proposed Option 2 be endorsed.*

**CARRIED**

**6A. FRANCIS ROAD FILL APPLICATION**

(File Ref. No.)

Discussion ensued with regard to informing the Agricultural Land Commission (ALC) on the non-farm use fill application for the property located at the eastern terminus end of Francis Road.

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It was moved and seconded

*That the non-farm use fill application for the property located at the eastern terminus end of Francis Road be referred to the Agricultural Land Commission.*

**CARRIED**

**6B. WINERY AT 15380 WESTMINSTER HIGHWAY**

(File Ref. No.)

It was noted that a development application sign was installed on-site

It was moved and seconded

*That the Agricultural Land Commission be informed of the development application at 15380 Westminster Highway.*

**CARRIED**

**6C. WINTER NIGHT MARKET**

(File Ref. No.)

Discussion ensued with regard to expediting the application for the proposed Winter Night Market.

In reply to queries from Committee, Mr. Craig noted that staff are currently reviewing the application and that staff can liaise with the Canada 150 Committee to meet target dates.

**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, May 16, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator