



Planning Committee

Date: Tuesday, May 16, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Kash Heed
Councillor Michael Wolfe
Councillor Laura Gillanders

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 May 2, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 6, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

AGENDA ADDITION

It was moved and seconded
That Early Review of Projects be added to the agenda as Item No. 2A and Spires Road Concerns as Item No. 2B.

CARRIED

1.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MASKEEN (HAMILTON) PROPERTIES CORP. FOR REZONING AT 4651, 4671, 4691 SMITH CRESCENT, 23301, 23321, 23361, AND 23381 GILLEY ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL/LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)” ZONE**

(File Ref. No. RZ 21-942276) (REDMS No. 7158036)

Staff reviewed the application and highlighted that (i) proposed amendments will clarify provisions for additional density and height on sites that provide City-owned community amenity facilities identified in the plan, (ii) the proposed amendments allow new developments on sites with a larger lot area to be considered on a case-by-case basis, such as this proposal, (iii) the proposal will facilitate mixed-use developments with residential and non-residential uses, (iv) the developer has agreed to provide a new turnkey City-owned Community Policing Office on-site, (v) the proposed development will consist of 186 residential units, including 167 strata units and 19 Low-End Market Rental (LEMR) units, (vi) the LEMR units will be secured in perpetuity through a Housing Agreement, (vii) there will be widening and frontage improvements along Smith Crescent to accommodate road, sidewalk planted boulevard and related upgrades, and (viii) through the required Transportation Demand Measures a Transit Pass Program will be provided along with secure bike storage, a shared bicycle maintenance and repair facility, and electrical charging for all residents.

In response to queries from Committee, staff noted that (i) the existing sidewalk and frontage improvements on Gilley were subject to a Servicing Agreement and that staff will inspect the current condition of those works, (ii) there will be a stop sign on Garripie Avenue, (iii) this development will not be connected to the City’s District Energy system due to its location, (iv) due to the density of the proposed development trees are not able to be retained, (v) since the LEMR units are dispersed throughout the development it does not require any non-profit management, and (vi) a statutory declaration is required to ensure that requirements for LEMR tenants are being met.

It was moved and seconded

(1) That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:

(a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);

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- (b) *Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and*
 - (c) *Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.*
- (2) *That Bylaw 10452, 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 found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.*

CARRIED

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2. **APPLICATION BY TOPSTREAM MANAGEMENT LTD. FOR REZONING AT 8635, 8655, 8675 AND 8695 COOK CRESCENT, AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)” ZONE**

(File Ref. No. RZ 22-012904) (REDMS No. 7197758)

Staff reviewed the application and highlighted that (i) this application has been processed under the former land use designation for high density townhouse units in keeping with Council Policy, (ii) the applicant is proposing to purchase the surplus lands, and (iii) the proposed development will contain 27 townhouse units, 2 ground level suites, and 25 multi-level townhouse units with 7 secondary units.

In reply to queries from Committee, staff advised that (i) discussions were had with the developer to urge them to redesign to comply with the current Council policy for the area, however the developer did not agree, (ii) the form of this development makes it difficult to retain the majority of the trees, (iii) trees along the northwest corner and the west edge of the property where there will be a public walkway will be retained, (iv) during construction the trees being retained in the triangular portion will have tree protection fencing, (v) this is the final rezoning application attempting to rezone under the grandfather provisions endorsed by Council, and (vi) townhouse sizes range from 700 square feet to 2000 square feet.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from “Single Detached (RS1/E)” zone to “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, be introduced and given first reading.

The question on the motion was not called as discussion took place on (i) the need for increased density in the area, (ii) affordable housing, and (iii) the necessity for various forms of housing.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

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2A. **EARLY REVIEW OF PROJECTS**

(File Ref. No.)

It was moved and seconded

That staff review how Council can review projects early in the process to allow for Council input on initial concepts prior to final development of a project, and report back.

The question on the motion was not called as materials were distributed (attached to and forming part of these Minutes as Schedule 1) and discussion took place on (i) the need for Council input at the start of the application to ensure the needs of the community are being met, and (ii) streamlining the process for quicker completion of developments.

In response to a query, staff advised that at least two months would be required to respond to the proposed referral and a report back could be provided to a General Purposes Committee.

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

2B. **SPIRES ROAD CONCERNS**

(File Ref. No.)

Materials were distributed (attached to and forming part of these Minutes as Schedule 2). Discussion took place on meeting the needs of the Spires Road community and how to ensure better developments that are suited to the area.

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

It was moved and seconded

That the material titled “Spires Road Concerns” be referred to staff to review and report back with comments via staff memorandum.

CARRIED

3. **MANAGER’S REPORT**

Local Small Building Community

Staff advised that a meeting has been scheduled with the local small building community on Thursday, May 17, 2023, and the agenda topics include providing a preliminary demonstration of the City’s digital building permit application portal.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:09 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, May 16, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate

MOTION : For Staff to review how City Council can review projects early in the process to allow for Council input on initial concepts prior to final development of a project.

RATIONAL: City council ultimately decides on whether projects will be approved or not. Allowing an opportunity to review initial concept design will stream line the process and allow for quicker completion of new developments. Council often refers projects back to staff due to the concepts meeting the needs of the community, this slows down the process and costs the developer financially.

Staff works with developers and direct them in what they feel will be acceptable, but council often has to change direction on new projects as the needs of the people of Richmond change due to the fast moving marketplace, immigration, Federal and Provincial laws and new programs. A prime example of this is the recently announced "Homes for People" a Provincial housing announcement.

An early look at initial concepts by Richmond city Council will benefit the developer, the process and in the end the people of Richmond.

Spires Crescent Project concerns

Provincial Government report “ Homes for People” States

Focus on supply of Attainable small scale Multi unit developments

Helping those who need it the most

Fighting Speculation and Profiteering

Put Housing ahead of Profits

Deliver more homes near Transit

Supply homes for middle income people

Close the gap between Housing Supply and Housing Demand

New Purpose Built rentals are required

Comments:

This three and FOUR Storey Townhouse development is not the best use of this property. The same space could easily allow for many more units that are affordable and smaller in scale. If these units are bought by first time buyers or rented by the new owners they could accommodate more people.

This location is very close to a Canada Line station and is ideal for higher density. Not far from this location are high rise apartments on all four sides Garden City Road, Granville Ave, Cooney road and Westminster highway.

The Goal of City Council should be to

Build what we need more affordable homes for more people.