



Planning Committee

Date: Tuesday, June 6, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves (entered at 4:01 p.m.)
Mayor Malcolm Brodie

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

Cllr. Steves entered the meeting (4:01 p.m.).

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 16, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 20, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

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COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9728 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD (POLYGON TRAFALGAR SQUARE DEVELOPMENTS LTD.)**

(File Ref. No. 08-4057-05) (REDMS No. 5405184 v. 2)

In reply to queries from Committee, Joyce Rautenberg, Affordable Housing Coordinator, noted that approximately 5% of the units in the development will be allocated for affordable housing.

It was moved and seconded

That the Housing Agreement (Polygon Trafalgar Square Development Ltd.) Bylaw No. 9728 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 Affordable Housing Units required by Rezoning Application 16-734204.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY NEW CONTINENTAL PROPERTIES INC. AND AFFILIATES FOR REZONING OF THE PROPERTIES AT 8320, 8340, 8360 & 8440 BRIDGEPORT ROAD FROM "LAND USE CONTRACT 126"; AT 8351 SEA ISLAND WAY FROM "LAND USE CONTRACT 126"; AND, AT 8311 SEA ISLAND WAY FROM "AUTO-ORIENTED COMMERCIAL (CA)" AND "LAND USE CONTRACT 126" TO "HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY"**

(File Ref. No. RZ 13-628557) (REDMS No. 5180246)

Wayne Craig, Director, Development, and Janet Digby, Planner 3, reviewed the application, highlighting that (i) the proposed development may accommodate retail, hotel, office, restaurant and education space, (ii) the proposed development will be in proximity to the Canada Line, (iii) the proposed development's design will be consistent with the City Centre Area Plan (CCAP), (iv) the proposed development will provide a cash-in-lieu contribution towards community amenities and a voluntary cash contribution for local area connectivity improvements, (v) the proposed development will provide frontage and lane improvements as well as water main and sewer upgrades, and (vi) the proposed development will comply with the maximum density and the maximum building height permitted within the CCAP.

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Discussion ensued with regard to (i) the varying heights of the proposed development's buildings, (ii) the area of the proposed development that will be allocated for educational uses, (iii) utilizing transit passes and transit shuttles to reduce parking demand, (iv) the site's parking rate, and (v) traffic management in the surrounding area.

In reply to queries from Committee, Mr. Craig and Victor Wei, Director, Transportation, noted that (i) a legal agreement through the rezoning process will be utilized to secure transit passes for students and education staff, (ii) dorm facilities have been excluded to restrict long-term residential use on the site, (iii) there is a long-term plan to convert bike lanes into bike boulevards in the city centre area, and (iv) funds to secure the Capstan Canada Line Station are being collected and staff anticipate all funds required for the station should be in place within the next 12 to 24 months.

It was moved and seconded

(1) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, to amend the Bridgeport Village Specific Land Use Map - Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:

(a) adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and

(b) or the above-noted properties, providing for up to 50% of the 1.0 FAR Village Centre Bonus floor area to be allocated to education uses,

be introduced and given first reading;

(2) That Bylaw 9628, 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 882 (3) (a) of the Local Government Act;

(3) That Bylaw 9628, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, to create the "High Rise Commercial (ZC39) – Bridgeport Gateway" zone and to rezone the properties at 8320, 8340, 8360 & 8440 Bridgeport Road from "Land Use Contract 126", the property at 8351 Sea Island Way from "Land Use Contract 126", and the property at 8311 Sea Island Way from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) – Bridgeport Gateway" and to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/ CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), be discharged for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way be introduced and given first reading.*

CARRIED

3. **APPLICATION BY MAXIMR ENTERPRISES LTD. FOR REZONING AT 7591 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. RZ 16-724066) (REDMS No. 5397986)

In reply to queries from Committee, Cynthia Lussier, Planner 1, noted that the most suitable place for the proposed sundecks would be facing the rear lane, on the same level as the living space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9724, for the rezoning of 7591 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY KANARIS DEMETRE LAZOS FOR A HERITAGE ALTERATION PERMIT AT 12111 3RD AVENUE (STEVESTON HOTEL)**

(File Ref. No. HA 17-766440) (REDMS No. 5394773)

It was moved and seconded

That a Heritage Alteration Permit to authorize the removal of a window from the front (east) elevation and to replace it with a new entry and door to match an existing door in the front (east) elevation of the heritage-protected property at 12111 3rd Avenue, be issued.

CARRIED

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5. **RICHMOND RESPONSE: THE VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR) 2037 MASTER PLAN HIGHLIGHTS DOCUMENT**

(File Ref. No. 01-0153-01) (REDMS No. 5390227 v. 2)

Terry Crowe, Manager, Policy Planning, and Tina Atva, Development Coordinator, reviewed Richmond's response to Vancouver International Airport Authority's (YVR) 2037 Master Plan Highlights Document, noting that YVR will be considering options for (i) a third runway, (ii) a high capacity vehicle lane for the airport, (iii) the extension of Templeton Road, (iv) pedestrian and cycling amenities, and (v) a regional airport strategy.

Discussion ensued with regard to the potential location of a third runway.

In reply to queries from Committee, Mr. Crowe and Ms. Atva noted that (i) the City will request that YVR provide a final copy of the Master Plan to the City for comment prior to submission to the Minister of Transport, (ii) YVR plans to maximize the existing runway capacity before considering a third runway, and (iii) YVR discusses some airport issues with airports in the region.

It was moved and seconded

(1) *Provided that the City of Richmond be given a copy of the final comprehensive YVR 2037 Master Plan document for comment, before it is submitted to the Minister of Transport for approval, the Vancouver International Airport Authority (YVR) be advised that the City of Richmond supports YVR's 2037 Master Plan Highlights document outlining YVR's plans to grow to an estimated 35 million passengers by 2037 and that YVR:*

- (a) *Maximize the capacity of all existing runways, justify the need for any future runway and work with the City to protect the City's interests prior to pursuing any new runway;*
- (b) *Maintain existing transportation capacity on Sea Island for non-airport users, including the preservation of the existing lanes on the Arthur Laing Bridge, Moray Channel Swing Bridge, the Airport Connector Bridge, and Russ Baker Way for both airport and non-airport traffic;*
- (c) *Explore alternatives to the proposed extension of Templeton Road which may include widening existing corridors, a more effective use of Cessna Drive and encouraging alternate modes of travel; and*

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- (d) Continue to minimize and mitigate noise, light and other impacts on Richmond residents that may result from airport-related activities;*
- (2) That the City and the Vancouver International Airport Authority (YVR) continue to work together to coordinate land use, transportation, transit, servicing, amenity and environmental planning;*
- (3) That the Vancouver International Airport Authority (YVR), in conjunction with other regional airports and stakeholders (e.g., NAV CANADA), be encouraged to prepare a Regional Airport Strategy; and*
- (4) That a copy of this report be forwarded to the Vancouver International Airport Authority (YVR).*

CARRIED

6. RICHMOND HERITAGE COMMISSION 2016 ANNUAL REPORT AND 2017 WORK PROGRAM

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 5387270)

Helen Cain, Planner 2, reviewed the Richmond Heritage Commission's 2016 activities, noting that the Commission will continue to review heritage applications, sponsor community events and projects, and be involved in the City's policy work.

Committee thanked the Commission work their work in the community.

It was moved and seconded

- (1) That the staff report, "Richmond Heritage Commission 2016 Annual Report and 2017 Work Program", dated May 15, 2017, from the General Manager, Planning and Development, be received for information; and*
- (2) That the Richmond Heritage Commission 2017 Work Program, as presented in this staff report, be approved.*

CARRIED

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7. **ADVISORY COMMITTEE ON THE ENVIRONMENT 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 5384842)

Kevin Eng, Planner 2, and Lorne Wise, member of the Advisory Committee on the Environment (ACE) reviewed ACE's 2016 activities, noting that (i) the Committee will continue to promote awareness on sustainability and dialogue on city issues such as the development of the Garden City Lands and the George Massey Tunnel Replacement Project, (ii) ACE assisted with the City's Dike Master Plan, and (iii) ACE would like to be involved in the review of the City's tree protection policies.

Discussion ensued with regard to (i) the City's urban forest and tree protection strategies, (ii) utilizing drought-resistant species of trees in the city, (iii) utilizing water bags to preserve trees, and (iv) the proper methods of planting trees.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that the City uses tree water bags and encourages the public to water trees during dry conditions. She added that the City will consult with ACE on the development of an urban forest management plan.

Committee thanked ACE for their work in the community.

It was moved and seconded

- (1) *That the staff report titled "Advisory Committee on the Environment 2016 Annual Report and 2017 Work Program", dated May 3, 2017 from the General Manager, Planning and Development, be received for information; and*
- (2) *That the Advisory Committee on the Environment 2017 Work Program, as presented in this staff report, be approved.*

CARRIED

8. **UPDATE: PROPOSED STEVESTON AREA PLAN VILLAGE CONSERVATION AND LONG-TERM STREETScape VISIONS FOR BAYVIEW, MONCTON AND CHATHAM STREETS**

(File Ref. No. 08-4045-20-04) (REDMS No. 5346627)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Ms. Cain and Sonali Hingorani, Transportation Engineer, reviewed the proposed Steveston Area Plan, highlighting proposed considerations for the (i) preservation of heritage and urban design, (ii) streetscape enhancements, (iii) design guidelines for exterior finishes, (iv) density and building height for developments in the Steveston Village, (v) potential rooftop structures, (vi) future development along the waterfront, and (vii) traffic and parking options.

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In reply to queries from Committee, Mr. Crowe spoke on the consultation process, noting that open houses will be scheduled for the public and for Steveston Village business and property owners and consultation meetings will be scheduled for other stakeholders.

Cllr. Au left the meeting (5:03 p.m.) and returned (5:04 p.m.).

Discussion ensued regarding limiting parking and traffic in the area and providing public access to the waterfront.

In response to queries from Committee, staff noted that (i) there are no plans to implement paid street parking in the area, (ii) there may be a limitation on regulating parking fees on private property, and (iii) the City will work with TransLink on an off-street bus exchange in the area.

Cllr. Day left the meeting (5:11 p.m.) and returned (5:12 p.m.).

Discussion ensued with regard to (i) expanding proposals to include areas east of No. 1 Road, (ii) using alternative materials for the pedestrian walkways, (iii) developing a tram line in the area, (iv) restricting street art in the area, (v) discussing the size of buildings that will be permitted along the waterfront, and (vi) relocating the handicap parking.

Ken Chow, representing Interface Architecture, expressed concern that the proposals for the Steveston Village may negatively impact a rezoning application in the area.

Staff noted that the application in question is outside of the proposal area. The Chair added that the applicant is welcome to discuss any concerns with staff.

Lorne Sly, 11911 3rd Avenue, commented on the proposals for Steveston Village and expressed concern with regard to the limited resident parking in the area.

In reply to queries from Committee, Mr. Wei noted that TransLink is currently undergoing public consultation on options for an off-street bus exchange in the Steveston Village.

Discussion took place on the consultation process for the proposed Steveston Area Plan and Mr. Crowe noted that staff anticipate that the public consultation will be completed by the end of July 2017 and staff can report back to Council in October 2017.

It was moved and seconded

That Council direct staff to undertake public consultations regarding the proposed Steveston Area Plan Village Conservation changes and the proposed long-term streetscape vision for Bayview Street, Moncton Street and Chatham Street, to be completed by July 31, 2017 as outlined in the report, and report back to Planning Committee in October 2017 on the feedback and recommendations.

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9. **MANAGER'S REPORT**

Non-Farm Use Application for Former Mylora Site

Mr. Craig advised that the executive committee of the Agricultural Land Commission (ALC) has denied the non-farm use application for the former Mylora site and that the applicant will not seek an appeal on the decision, has withdrawn their application and are actively considering selling the property.

Discussion ensued with regard to the ALC's approval process and the potential implication of the decision to the City's No. 5 Road Backlands Policy.

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

It was moved and seconded

That staff write a letter to Agricultural Land Commission seeking clarification on the recent denial of the Mylora non-farm use application and the implication to the City's No. 5 Road Backlands Policy.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:35 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, June 6, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator