



Planning Committee

Date: Tuesday, June 16, 2009
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Absent: Councillor Evelina Halsey-Brandt, Chair
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, June 2, 2009, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **July 7, 2009**, at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY LEDINGHAM MCALLISTER COMMUNITIES LIMITED FOR REZONING AT 6760, 6780, 6800 ECKERSLEY ROAD, 8500, 8520, 8540 PARK ROAD, 6751, 6760, 6771, 6780, 6791, 6800, 6831 PARK PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA R1/E (R1/R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/200)**
(File Ref. No. 12-8060-20-8439) (RZ 07-397063) (REDMS No. 2648468, 2530285, 2515378, 2514927)

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Brian J. Jackson, Director of Development, advised that amendments to the terms outlined in the staff report, including the order of construction of the three proposed buildings, were proposed and, as outlined in the memo attached to these Minutes as Schedule 1, staff supported the amendments.

Discussion ensued between staff and Committee on the following topics:

- if changes are made by Council to the Richmond Affordable Housing Strategy, the applicant would want to take advantage of the changed strategy; the number of bedrooms in affordable units is not mandated by the City, but staff works with developers to ensure that a range of unit sizes are available throughout the City;
- staff negotiated with the applicant to provide a 12-month transit pass to 70% of the proposed units; further details regarding the implementation strategy of providing transit passes would be forthcoming during the Development Permit application phase;
- typically in the development industry, if a property is constructed according to Leadership on Education and Energy Design (LEED) standards, developers use LEED in marketing material as a selling point;
- the applicant will participate in the public art initiative to develop an on-site program;
- the proposed development does not meet the 50 student requirement that would then trigger the referral to the School Board; and
- the application does not currently contemplate green roofs over the residential or geothermal heating; this will be discussed further with the applicant prior to Development Permit Panel.

It was moved and seconded

That Bylaw No. 8439 to create CD/200, and to rezone 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place and the surplus portion of the Park Place road allowance from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/200)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY POLYGON DEVELOPMENT 222 LTD. FOR REZONING AT 9420, 9460, 9480, 9500 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/201)**
(File Ref. No. 12-8060-20-8440) (RZ 08-408104) (REDMS No. 2468800, 2501773, 2648592, 2501845)

In response to queries, staff provided the following information:

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- the proposed development is the first in the City to include a solar assist system for domestic hot water heating; the applicant will communicate with staff regarding the success of the system, and staff would then assist other applicants with future developments that could include the solar assist system;
- the applicant will present details regarding proposed building materials and colour schemes to the Development Permit Panel (DPP) during the Development Permit application phase;
- 204 of the units will incorporate basic universal housing features; and
- staff works with each applicant to ascertain whether transit passes, or another component that encourages public transit, takes higher priority; in this applicant's case, the fully accessible bus shelter, to be located at the northbound bus stop on Garden City Road located immediately north of Odlin Road, was of higher priority than were transit passes.

A comment was made with regard to sustainability features, and that the application does not include green roofs. It was observed that other sustainability elements would enhance the development as well as the solar assist system.

During a brief discussion, staff advised that all aspects of the application proposes to address LEED standards, and that the applicant is expected to exceed the bylaw required size of: (i) landscaping space and (ii) outdoor amenity space.

Mr. Jackson noted that before any of the applications on the Committee agenda of June 16, 2009, including Polygon's application, go to a Public Hearing, staff would discuss the potential consideration of geothermal with each applicant. Staff would then inform Council of the applicants' comments with regard to sustainability.

In response to a final question, Steve Jedreicich of Polygon advised that a strata council would establish an overnight occupancy rate for the use of the guest suite.

It was moved and seconded

That Bylaw No. 8440, to create Comprehensive Development District CD/201, and for the rezoning of 9420, 9460, 9480, 9500 Odlin Road from "Single-Family Housing District, Subdivision Area (R1/F)" to "Comprehensive Development District (CD/201)", be introduced and given first reading.

CARRIED

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5. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 8051/8091/8111 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.7D)**

(File Ref. No. 12-8060-20-8499/8504) (RZ 08-417995) (REDMS No. 2486589, 2480346, 2638534)

In response to queries, Mr. Jackson provided the following information:

- in accordance with the recommendations of the Richmond Affordable Housing Strategy, the proposed townhouse development is typical in that it would implement the density bonus zoning district R2-0.7D (Townhouse District Zoning Schedule), and the derived benefit is a cash contribution per buildable square foot towards the City's affordable housing reserve; and
- the applicant would provide a cross access easement to accommodate easy movement by residents of any future redevelopment of 8031 Williams Road (to the west of the subject site).

It was moved and seconded

- (1) *That Bylaw No. 8499, to create "Townhouse District (R2-0.7D)" that addresses the requirements of the City's Affordable Housing Strategy, be introduced and given first reading; and*
- (2) *That Bylaw No. 8504, for the rezoning of 8051, 8091, 8111 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7D)", be introduced and given first reading.*

CARRIED

6. **APPLICATION BY FNDA ARCHITECTURE INC. FOR REZONING AT 9560, 9580 CAMBIE ROAD AND 9531, 9551, 9571 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO ASSEMBLY DISTRICT (ASY)**

(File Ref. No. 12-8060-20-8501) (RZ 04-270168) (REDMS No. 2595616, 1790634, 2646458, 2645565)

Mr. Jackson remarked that the applicant has: (i) worked with staff to develop a new place of worship, the Richmond Ismaili Muslim Jamatkhana and (ii) provided a monetary contribution toward the Alexandra Neighbourhood Development Agreement. He added that construction of a new road between Cambie and Odlin Roads is one outcome of this rezoning application.

In response to a sustainability query Mr. Jackson stated that the applicant and staff worked together to maximize ways to reduce storm water run off, and the permeable paving located in all the court yards is one method to achieve this.

In response to another query Amin Alidina, Project Manager, advised that the nine classrooms on site are utilized for Saturday morning religious study classes, and are not intended to be, or to become, an on-site school.

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It was moved and seconded

That Bylaw No. 8501, for the rezoning of 9560, 9580 Cambie Road and 9531, 9551, 9571 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Assembly District (ASY)", be introduced and given first reading.

CARRIED

7. **AM-PRI CONSTRUCTION LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9320, 9340, GRANVILLE AVENUE AND 7011, 7031, 7051 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND 9360, 9380 GRANVILLE AVENUE FROM "TWO-FAMILY HOUSING DISTRICT (R5)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)" IN ORDER TO DEVELOP 40 TOWNHOUSE UNITS.**

(File Ref. No. 12-8060-20-8502) (RZ 08-417993) (REDMS No. 2603611, 2652960, 2650385, 2650383)

In response to a query regarding sustainability, Mr. Jackson advised that when the applicant presents the proposed development to the DPP, Am-Pri Construction Ltd. will be asked for details regarding sustainability elements such as: (i) the extent of landscaping and (ii) on-site permeable paving. During the Development Permit application process, staff and panel members encourage applicants to enhance sustainability features.

It was moved and seconded

That Bylaw No. 8502 for the rezoning of 9320, 9340 Granville Avenue and 7011, 7031, 7051 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" and 9360, 9380 Granville Avenue from "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY 797460 B.C. LTD. FOR REZONING AT 9371 AND 9411 ALEXANDRA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/206)**

(File Ref. No.: 12-8060-20-8505) (RZ 08-410760) (REDMS No. 2530285, 2587317, 2653951, 2638798)

Mr. Jackson advised that the proposed development is situated on the north side of Alexandra Road, within the Alexandra Neighbourhood of the West Cambie Area Plan, and that the establishment of at-grade, small retail use sites are meant to create a 'High Street', a unique pedestrian oriented area in which people shop, dine, work and socialize.

Mr. Jackson added that the applicant has provided a voluntary contribution toward the child care, the public art, and the City public realm beautification funds.

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In response to a query regarding the vacant parcel to the west of the subject site, Mr. Jackson stated that the site's owner can consolidate the site with properties to the west and, should it be developed in the future, the current designation of "Mixed-Use" zoning would apply.

In response to a further query regarding the proposed treatments of rooftops, Mr. Jackson advised that the outdoor amenity space is located on the parkade roof. Staff will discuss the treatment of the buildings flat roofs with the applicant before the development proceeds to the Development Permit application phase.

Committee directed staff to work with the applicant to further devise landscaping treatments.

It was moved and seconded

- (1) *That Bylaw No. 8505, an amendment to Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw 7100, which clarifies that the small floor plate retail use applies where sites abut the High Street but not throughout the "Mixed-Use" designated area, be introduced and given first reading;*
- (2) *That Bylaw No. 8505, 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 deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8505, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8494, to create "Comprehensive Development District (CD/206)", and for the rezoning of 9371 and 9411 Alexandra Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to Comprehensive Development District (CD/206), be introduced and given first reading.*

CARRIED

9. MANAGER'S REPORT

- (1) *Official Community Plan (OCP)*

Terry Crowe, Manager, Policy Planning reported that staff is preparing detailed terms of reference for each study component for the City's OCP update. In addition, in advance of the public consultation process due to take place in the fall, 2009, staff is creating the public consultation schedule.

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(2) ***Social Planning Strategy***

Mr. Crowe reminded Committee that the staff Social Planning Strategy workshop would take place on July 7, 2009 following the Planning Committee meeting.

(3) ***Richmond School Board***

Mr. Crowe reported that correspondence received from Linda McPhail, Chair of the School Board, asks that efforts to develop the Steveston Secondary School properties at 10440 No. 2 Road and 10460 No. 2 Road be halted, due to the possibility that the School Board might be able to sell the properties.

(4) ***Ocean Spray***

Mr. Jackson advised that the Waste Management Committee of Metro Vancouver's Greater Vancouver Sewerage and Drainage District (GVS&DD) Board approved the boundary extension application by Ocean Spray of Canada Ltd. and that the application would be before the Metro Vancouver Board for consideration at its June 26, 2009 meeting. After that date, the next step for Ocean Spray would be a rezoning application.

In response to an inquiry, Mr. Jackson advised that the GVSDD imposed no restrictions on the existing site.

(5) ***Affordable Housing Forum***

Mr. Jackson noted that a total of 51 affordable units were included in the six applications considered by Committee on the agenda. In response to a query, he clarified that the 51 units are over and above those already in the City's affordable housing inventory.

Joan D'Angola, Affordable Housing Coordinator addressed Committee and reported that the June 15, 2009 Forum on Affordable Housing, attended by social housing providers and developers, was a success. Its intent was to connect agencies involved in all aspects of the affordable housing issue, and the event attracted over 50 people. Panel participants included representatives from the Canadian Mortgage and Housing Corporation, BC Housing, and developers, represented by Dana Westermark.

Joe Erceg, General Manager, Planning and Development Department, advised that staff meets regularly with BC Housing staff to: (i) advance the Memorandum of Understanding approved by Council and (ii) enhance the possibility of funding from the Province.

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In response to requests from Committee, staff agreed to submit: (i) follow-up information with regard to outcomes of the affordable housing forum, (ii) information regarding the amount of funds in the City's various fund accounts, (iii) and information on the amount it would take for a housing complex composed completely of affordable housing units.

Ms. D'Angola added that at the Monday, June 22, 2009 meeting of City Council, a resolution on affordable housing would be considered for submission to the 2009 Union of British Columbia Municipalities (UBCM) Convention.

(6) *Development Cost Charge (DCC) Fund*

In response to a query regarding the status of the City's Development Cost Charge fund, Mr. Erceg advised that after the City reduced the rate by approximately 10% from that approved last year by City Council.

(7) *Richmond 101*

Mr. Crowe reported that on Tuesday, June 23, 2009 Planning and Development staff will host a workshop entitled "Richmond 101" for community agencies in order to provide them with a better understanding of key City roles, policies, and processes, thereby helping the agencies' efforts to establish partnerships with and gain support from the City on matters of mutual concern.

(8) *State of the Environment Report*

Mr. Crowe stated that staff would prepare a memo advising Council the timing of the annual State of the Environment report.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:48 p.m.).

CARRIED

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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 16, 2009.

Councillor Bill McNulty
Vice-Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department



SCHEDULE 1 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING OF TUESDAY, JUNE 16,
2009.

Memorandum

To: Planning Committee **Date:** June 15, 2009
From: Brian J. Jackson, MCIP **File:** RZ 07-397063
Director of Development
Re: **Application by Ledingham McAllister Communities Limited for Rezoning at 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place and the Surplus Portion of the Park Place Road Allowance – Amendment to the Order of Building Construction and City Tree Removal Fees**

The following amendments to terms outlined in the rezoning staff report (RZ 07-397063) are proposed and supported by staff.

Amendment to the Order of Building Construction

Three (3) buildings are proposed to be constructed on the site. Originally, the largest building, consisting of approximately 142 units located adjacent to the south property line, was identified as the first building to be constructed, and the smallest building, consisting of approximately 63 units located adjacent to the east property line, was identified as the second building to be constructed. The order of construction is proposed to be reversed.

As a result, reference to the timing of the introduction of affordable housing units is affected. Support for the associated amendments includes consideration of the following:

- The total area of affordable housing units provided on-site remains unchanged;
- All affordable housing units will be provided within either Building 1 or Building 2;
- The total area that will be secured as affordable housing units within Building 1 is greater than 5% of the building's total floor area; and
- The total area that will be secured as affordable housing units within Building 2 is greater than 5% of the building's total floor area.

Amendment to the order of building construction requires associated adjustment to terms outlined in the Rezoning Considerations (**Attachment 12**) including the following replacement clauses:

5. Registration of the City's standard Housing Agreement(s) to secure 21 affordable housing units (consisting of 7 one-bedroom units in Building 1, and 13 one-bedroom units and 1 three-bedroom unit in Building 2). The terms of the Housing Agreement(s) will include:
 - one-bedroom unit(s) must have a minimum area of 52 m² (568 ft²) and may be rented at a rate of \$650/month to an eligible tenant having an annual income of \$30,500 or less;

- three-bedroom unit(s) must have a minimum area of 88 m² (948 ft²) and may be rented at a rate of \$930/month to an eligible tenant having an annual income of \$42,000 or less; and
- the agreement's term is in perpetuity.

7. Registration of a legal agreement preventing:

- occupancy of Building 1 until 7 affordable housing units (7 one-bedroom units) are constructed within Building 1;
- occupancy of Building 2 until the 14 affordable housing units (13 one-bedroom units and 1 three-bedroom unit) are constructed in Building 2 and Building 1 has been constructed; and
- occupancy of Building 3 units Building 1 and 2 have been constructed.

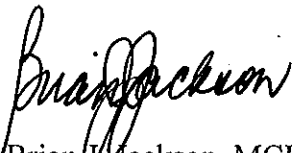
Amendment to City Tree Removal Fee

Four (4) City trees (Tree #42, 43, 44 and 45) are identified for removal. Based on consideration of the condition of the trees, the Parks Department supports compensation for removal of the trees at one-half of the standard rate.

As a result, the term associated with removal requires the following replacement clause in the Rezoning Considerations (**Attachment 12**):

10. Contribution of \$2,000 paid to the Parks Department tree compensation fund for the removal of four (4) City trees;

The amendments proposed maintain the fundamental use and density terms articulated in the rezoning staff report, and comply with existing policy; therefore, staff recommend support for the proposed amendments.



Brian U. Jackson, MCIP
Director of Development

DN:blg