



Planning Committee

Date: Tuesday, June 18, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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 Wednesday, May 22, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Monday, July 3, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 8693 TO PERMIT THE CITY TO TERMINATE THE HOUSING AGREEMENT REFERRED TO IN HOUSING AGREEMENT (9340, 9360, 9400 ODLIN ROAD) BYLAW NO. 8626 AND TO ENTER INTO A NEW HOUSING AGREEMENT REGARDING 9388 ODLIN ROAD (FORMERLY 9340, 9360, 9400 ODLIN ROAD)**

(File Ref. No. 12-8060-20-8693/8626) (REDMS No. 3160235 v.2)

It was moved and seconded

That Bylaw No. 8693 be introduced and given first reading to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd.

CARRIED

2. **APPLICATION BY BARSTOW CONSTRUCTION LTD. FOR REZONING AT 10480 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-9029; RZ 13-631570) (REDMS No. 3842553)

Wayne Craig, Director of Development, stated that the application for rezoning allows for the creation of two residential lots consistent with the Official Community Plan, Single-Family Lot Size Policy, and the pattern of development in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

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3. APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO REMOVE THE REQUIREMENT TO PROVIDE AFFORDABLE HOUSING AT 6611, 6622, 6655, 6811 AND 6899 PEARSON WAY (RIVER GREEN)

(File Ref. No. 12-8060-20-9035; ZT 12-610289) (REDMS No. 3847558 v.7)

Mr. Craig provided background information, noting that the application built upon recent work of the Affordable Housing Department with Affordable Housing Value Transfers which provide Council with the flexibility to provide funds for the construction of affordable housing elsewhere in the City.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9035, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" zone to decrease the allowable floor area ratio (FAR) to a maximum of 2.9 and other amendments regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green) be introduced and given first reading; and*
- (2) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (ZT 12-610289) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

CARRIED

4. APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING TEXT AMENDMENT TO "RESIDENTIAL MIXED USE COMMERCIAL (ZMU17) – RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)" AND HOUSING AGREEMENT TERMINATION REGARDING 10011, 10111, 10199 AND 10311 RIVER DRIVE

(File Ref. No. 12-8060-20-9036/9037/8815; ZT 12-611282) (REDMS No. 3859148 v.2)

Mr. Craig noted that this is similar to the previous application with the exception that a Housing Agreement had previously be registered to secure the provisions of the Affordable Housing in Phase 1, and as part of the Affordable Housing Value Transfer this Housing Agreement will be discharged.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9036, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone, to decrease the allowable Floor Area Ratio (FAR) to a maximum of 1.38 for 10011, 10111, 10199 and 10311 River Drive (Parc Riviera), be introduced and given first reading;*

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- (2) *That Termination of Housing Agreement (Parc Riviera) Bylaw 9037, to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815, be introduced and given first reading; and*
- (3) *That the affordable housing contribution resulting from the Zoning Text Amendment regarding 10011, 10111, 10199 and 10311 River Drive (ZT 12-611282) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.*

CARRIED

5. **MANAGER'S REPORT**

(i) *Planning and Development Department Updates*

Mr. Craig provided an update on the Lingyen Mountain Temple, noting that the Temple will be hosting an open house on Wednesday, June 26, 2013 and will be presenting revised concept plans.

In response to a query from Committee, Joe Erceg, General Manger, Planning and Development, noted that the Temple is aware of staff and Council's concerns regarding maximum building height for the proposed expansion. He further noted that staff is encouraging the protection of the agricultural land and is looking for definitive information from the Agricultural Land Commission with respect to the transfer of farm use designation to the adjacent property.

Mr. Craig advised that staff have received correspondence from Polygon and Kiwanis with a suggested road name for the new road on the site. Staff will be bringing forward a report and recommendation for consideration by the Committee.

Mr. Craig commented that a rezoning application from Pinnacle for Phase 2 of Capstan Village is currently being considered by staff. Pinnacle has requested an amendment to the Official Community Plan for increased density. Staff are reviewing Pinnacle's proposal to determine if the implications to the design and form of the development would warrant any consideration for additional density.

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In response to a query, Mr. Craig advised that ONNI has confirmed a grocery store and financial institution as proposed tenants for the Bayview site. ONNI is currently working with the Transportation Department on the Traffic Impact study for the site. ONNI has tentatively indicated that upon resolution of the traffic study a public consultation process will be conducted in July. Mr. Erceg advised that staff could provide standards or criteria for the information presented at the consultation meetings.

Mr. Craig commented that MediJean will be submitting a rezoning application later this week. Mr. Erceg noted that under the new Zoning Bylaw agricultural uses are permitted in an Industrial Zone as a secondary use.

Mr. Erceg provided an update on the SmartCentres proposal, noting that there has been movement and a marked improvement with the developer and that a report may be brought forward in this regard.

Terry Crowe, Manager, Policy Planning, provided an update on the Hamilton Area Plan concept, noting that an open house will be held on Thursday, July 27, 2013 at 6:30 p.m. with notice being provided through newspaper, mail, and City website.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:49 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 18, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Committee Clerk