



Planning Committee

Date: Tuesday, June 19, 2012
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes (arrived at 4:04 p.m.)
Councillor Harold Steves
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 Tuesday, June 5, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, July 4, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Steveston Heritage Zone and Port Metro Vancouver Map would be added to the Agenda as Items 6 and 7.

COMMUNITY SERVICES DEPARTMENT

1. **PROVINCIAL OFFICE OF THE SENIORS ADVOCATE**
(File Ref. No.:) (REDMS No. 3553326)

Lesley Sherlock, Social Planner, made reference to revisions to the proposed UBCM resolution as suggested by the Richmond Seniors Advisory Committee.

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

- (1) *That the following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:*

WHEREAS the BC Ombudsperson released "The Best of Care: Getting it Right for Seniors (Part 2)" with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released "Improving Care for B.C. Seniors: An Action Plan" in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson's recommendations:

- (a) be an independent officer of the legislature and fully resourced;*
 - (b) focus on home and community care, as well as health promotion services;*
 - (c) provide proactive, systemic advocacy;*
 - (d) ensure that effective procedures are in place regarding seniors' care facility complaints, inspections and reporting;*
 - (e) be accessible and responsive to BC's diverse and growing seniors population; and*
 - (f) support local and provincial seniors' organisations.*
- (2) *That a letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.*

CARRIED

2. **PROJECT SPECIFIC FINANCIAL AND POLICY CONSIDERATIONS FOR THE PROPOSED KIWANIS TOWERS AFFORDABLE HOUSING DEVELOPMENT AT 6251 MINORU BOULEVARD**

(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

Brian J. Jackson, Director of Development, provided background information and advised that the proposed policy changes are necessary in order to facilitate what he believes to be an exciting affordable housing project.

Planning Committee

Tuesday, June 19, 2012

Mr. Jackson stated that the City has been working the applicants, Polygon Carrera Homes Ltd. (Polygon) and the Kiwanis Seniors Citizens Housing Society (Kiwanis) in an effort to provide a feasible financial structure to move forward with 296-units of dedicated seniors affordable housing. Also, he stated that the proposed policy changes would provide flexibility in an effort to provide rents below those set out in the City's Affordable Housing Strategy.

Cllr. Barnes entered the meeting (4:04 p.m.).

Dena Kae Beno, Affordable Housing Coordinator, provided the following information regarding the three sections of the staff report:

Section A – Proposed Financial Structure

- the proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent, referred to as Affordable Housing Value Transfers (AHVT); and
- the proposal is requesting consideration of City contributions toward the development cost charges, service cost charges, and development application and building permit fees;
- also, the proposal is requesting additional contributions to support related capital expenditures;

Section B – Proposed Policy Changes

- the City Centre Area Plan needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area;
- the West Cambie Area Plan (CCAP) needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area;
- the Affordable Housing Strategy Policy Area 2 needs to be amended to uphold the City's preferred method of securing units through the density bonusing approach and will allow for the AHVT contributions to City approved affordable housing projects in special development circumstances;

Section C – Special Development Circumstances

- the proposal is considered to be a special development circumstance as it is striving to secure rents in perpetuity below the rates stipulated in the Affordable Housing Strategy.

In reply to queries from Committee, Ms. Beno advised that (i) the Kiwanis would be the affordable housing providers; (ii) a housing agreement would ensure that a needs assessment for standard annual verification for tenancy would be in place; and (iii) Kiwanis has operated seniors housing in Richmond since 1959 and are registered non-profit society.

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

- (1) *That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:*
 - (a) *Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and*
 - (b) *Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured;*
- (2) *That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard;*
- (3) *That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (4) *The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (5) *That Bylaws No. 8915 and No. 8916, 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;*

are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

Planning Committee

Tuesday, June 19, 2012

- (6) *That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (7) *That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in Attachment 3 of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy;*
- (8) *That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming;*
- (9) *That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects; and*
- (10) *That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. APPLICATION BY POLYGON CARRERA HOMES LTD. FOR REZONING AT 6251 MINORU BOULEVARD FROM SCHOOL AND INSTITUTIONAL USE (SI) TO HIGH RISE APARTMENT (ZHR11) BRIGHOUSE VILLAGE (CITY CENTRE)

TERMINATION OF HOUSING AGREEMENT BYLAW NO. 8677 (MAYFAIR PLACE) AND BYLAW NO. 8687 (CAMBRIDGE PARK) AND TERMINATION OF ASSOCIATED HOUSING AGREEMENTS

ZONING TEXT AMENDMENTS INITIATED BY THE CITY OF RICHMOND TO REMOVE REQUIREMENTS TO PROVIDE AFFORDABLE HOUSING AT 9399 (ODLIN ROAD (MAYFAIR PLACE), 9500 ODLIN ROAD (CAMBRIDGE PARK) AND 9566 TOMICKI AVENUE (FISHER GATE / WISHING TREE)

(File Ref. No: 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577, HX 12-605913 & 12-605922; REDMS No. 3476878)

Mr. Jackson reviewed the proposed application and the following information was noted:

Planning Committee

Tuesday, June 19, 2012

- the applicants have applied to the City for permission to rezone 6251 Minoru Boulevard from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of five high-rise towers;
- two of the towers (Kiwaniis towers) will have 296 seniors affordable housing units to be owned by Kiwanis and the remaining three towers (Carerra towers) will have 335 market housing units to be owned by Polygon;
- the project will result in a new east-west half road along the existing property's northern property line that will connect to Minoru Boulevard, and eventually connect north to Westminster Highway; and
- a ten metre wide road dedication combined with an adjacent 3.5 metre public right of passage are required along the northern property line to accommodate the new east-west road, sidewalk and boulevard; this will act as a new pedestrian connection from Minoru Boulevard to Minoru Park.

Mr. Jackson commented on the current site and noted that the proposed project required that the applicants and the City be creative in achieving their goals in the absence of Federal and Provincial funds for affordable housing.

He reviewed the proposed financial structure and noted that the City would contribute approximately \$5 million from the Affordable Housing Capital Reserve Fund, forgiving costs such as development cost charges, service cost charges, and development application and building permit fees.

He spoke of the nine development sites that are proposed to assist in the financial aspect of the proposed project. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed 'donor' site and are converted to a dollar equivalent using the appropriate AHVT rates. As a result of this mechanism, Kiwanis will require a significantly smaller mortgage, thereby allowing them to keep rents at the lowest possible.

Mr. Jackson stated that the total capital project cost of the Kiwanis affordable housing aspect of the proposed project is expected to be approximately \$58.5 million.

Mr. Jackson stated that the proposed project would provide a net gain of an estimated 40 affordable housing units. Also, he highlighted that the proposal would see the delivery of all the affordable housing units anticipated to be built faster than if they were to remain on their individual sites. Also, he commented that although five of the six proposed donating sites are located in the West Cambie Area, there remains substantial opportunities to potentially build other affordable housing units in the area; therefore, the West Cambie Area will remain a mixed income area.

Planning Committee

Tuesday, June 19, 2012

He commented on the proposed projects consultation, noting the applicant has consulted with the School District No. 38, the Richmond Seniors Advisory Committee, the Minoru Seniors Society Executive Board, Vancouver Coastal Health, and the existing Kiwanis residents. Also, Mr. Jackson advised that considerable effort has been made by both Polygon and Kiwanis to keep the existing Kiwanis tenants informed of the proposed project. For instance, Polygon has established a site office with a community liaison to meet with each of the residents. Also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing.

Mr. Jackson advised that as per the City Centre Area Plan, the City has the discretion to determine whether the proposed density is appropriate given the community benefit derived from the proposed project.

Mr. Jackson spoke of the various road and intersection improvements and the following information was noted:

- the proposal includes 91 vehicle stalls for the Kiwanis project, including ten stalls located within the Carrera parkade;
- the proposal includes 466 vehicle stalls for Carrera residents and visitors; and
- rezoning considerations include the requirement of (i) electrical outlets and specified voltages; (ii) cash contribution for a bus shelter; and (iii) two dedicated visitor stalls for health care workers.

Also, Mr. Jackson commented on the proposed project's public art contribution and utilities, highlighting that the Carrera towers would connect to the City's district energy utility when it becomes available.

In reply to queries from Committee, Mr. Jackson accompanied by Ms. Beno and David Brownlee, Planner II, provided the following information regarding the proposed project:

- the dedicated stalls for health care workers are part of the project's visitor parking analysis;
- there will be sufficient space in the garbage / recycling area to accommodate green waste receptacles;
- the Kiwanis towers will consist of one-bedroom units only;
- the Kiwanis towers incorporate utility efficiencies such as glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings;
- at the Development Permit stage, staff will ensure that that the design allows that the project be accessible by all and connect to Minoru Park;
- if the project were not approved, the City would be left with 40 less affordable housing units and would only see the existing affordable housing units built as opportunities arise;

Planning Committee

Tuesday, June 19, 2012

- given the site's proximity to transit, shopping, medical services, and other amenities like Minoru Park and Minoru Seniors Centre, staff feel that a concentration of seniors in this area is suitable;
- rezoning considerations include elements that will ensure that the various towers of the project proceed in a timely manner;
- Polygon has established a site office with a community liaison to meet with each of the residents; also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing, and assisting with the costs of moving;
- utilizing the 2006 Census, approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter) and of these households, 1,995 spend at least 50 percent of their income on rent; and
- in 2011, BC Housing reported that it had 243 Richmond seniors on their applicant registry waiting list.

In reply to queries from Committee, Jack Mulleney, representing Kiwanis and Chris Ho, Vice-President of Development, Polygon, provided the following information:

- one-bedroom units are more suitable for affordable seniors housing versus the current bachelor or two-bedroom suites as in the past, if a tenant's spouse passed away, the tenant would be requested to move into a smaller suite;
- one-bedroom units will be able to accommodate two twin beds;
- the Carrera towers will consist of approximately 80 percent two-bedroom units, 10 percent three-bedroom units, and 10 percent one-bedroom units;
- existing Kiwanis residents will have priority tenancy at the proposed new Kiwanis towers;
- Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata; however, the Strata indicated that they had no interest in meeting with Polygon on the project;
- Polygon will be holding a public presentation on Tuesday, June 26, 2012 at the Sheraton Vancouver Airport Hotel from 5:00 p.m. to 8:00 p.m.;
- Polygon will be doing a letter carrier walk that will distribute information regarding the project to residents in the immediate vicinity;

Planning Committee

Tuesday, June 19, 2012

- there will be 14,000 square feet of amenity space that will accommodate a large meeting area, a fitness studio, a games room, and an arts and crafts room;
- the Kiwanis towers do not have guest suites; and
- 80 percent of the Kiwanis towers' units will have universal design features.

As requested by Committee, Mr. Ho indicated that he would monitor the construction and operating costs associated with the two different proposed utilities for the towers.

Mr. Jackson advised that the City has received a total of 71 pieces of correspondence, all but one are opposed to the proposed project.

In reply to a query from Committee, Mr. Jackson advised that the proposed height of the towers is typical of buildings in the City Centre.

Committee was pleased to hear that Polygon will be doing letter carrier walk to inform those in the immediate area of the proposed project.

The Chair advised that should Council endorse this proposal, it would go Public Hearing on Monday, July 16, 2012 at 7:00 p.m. in the Council Chambers.

Adrian Sandu, 6080 Minoru Boulevard, stated that he was opposed to the proposed development. He indicated that he is a member of the Strata Council for the Horizon Towers and stated that the Strata did not want to meet with Polygon on this matter as they did not see any value to such a meeting. Mr. Sandu stated concerns related to excessive density, additional traffic, and the environment. He commented that he was not opposed to the affordable seniors housing aspect of the proposal, however he believed that a low-rise development would better suit seniors. Furthermore, Mr. Sandu cited concern related to the potential shadowing effects the proposed towers would have on the seniors care facility to the north of the subject site. Also, he was concerned with potential aircraft collisions.

In reply to a query from Committee, Ms. Beno advised that the Federal government disinvested in capital funding for affordable housing in 1994 and transferred this obligation to Provinces through social agreements. She stated that currently there is no substantial capital funding available for new affordable housing construction. Also, she stated that the proposed project is an innovative public, private, non-profit partnership approach to achieve the City's affordable housing vision.

In reply to comments from Committee, Mr. Jackson stated that a shadowing study would be conducted. Also, he commented on the proposed parking, noting that there would be approximately 547 stalls for the entire project. As per the CCAP, the site is suitable for higher density and is near transit.

Cllr. Steves left the meeting (5:17 p.m.).

Planning Committee

Tuesday, June 19, 2012

Mr. Jackson provided a brief overview of the CCAP and highlighted the following information:

- the CCAP was adopted by Council in 2009;
- the CCAP sets the stage for future generations to live, work, play and learn in Richmond's City Centre; and
- some key features of the CCAP include (i) a transit-oriented downtown planned to maximize the benefits of the Canada Line light rapid transit system and encourage a shift from car-oriented uses and lifestyles to ones that are more transit- and pedestrian-oriented; and (ii) a network of six "urban villages" in the form of higher-density, transit- and pedestrian-oriented communities.

Mr. Jackson advised that more detailed information on the CCAP is available on the City's website.

Francis Lau, 6080 Minoru Boulevard, stated that the Strata Council for the Horizon Towers advised residents that they could not represent them at an information meeting. He stated that a lot of residents are concerned with the proposal and would like to see changes; however, he noted that it is very difficult to organize such a large group.

Cllr. Steves returned to the meeting (5:20 p.m.).

Richmond resident, 6088 Minoru Boulevard, stated that he believed that the proposed project was not suitable for the site. He agreed that the City requires affordable housing, however he commented that he believed high-rises are the last thing the City needs more of. He believed that low-rise, low-density housing is more appropriate for the proposal's site.

It was moved and seconded

- (1) ***That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading;***
- (2) ***That Bylaw No. 8910, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

Planning Committee

Tuesday, June 19, 2012

- (3) *That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park);*
- (5) *That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading;*
- (6) *That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading;*
- (7) *That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812;*
- (8) *That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading; and*
- (9) *That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

CARRIED

4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8751 COOK ROAD FROM LOW DENSITY TOWNHOUSES (RTL1) TO HIGH DENSITY TOWNHOUSES (RTH3)**
(File Ref. No. 12-8060-20-8917, RZ 04-265950) (REDMS No. 3428667)

In reply to a query from Committee, Edwin Lee, Planning Technician – Design, advised that the initial development sign was vandalized; however, now that a revised proposal has been submitted, a new sign will be put up.

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from “Low Density Townhouses (RTL1)” to “High Density Townhouses (RTH3)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY PENTA BUILDERS GROUP FOR A HERITAGE ALTERATION PERMIT AT 3531 BAYVIEW STREET**
(File Ref. No. HA 12-610486) (REDMS No. 3531833)

In reply to a query from Committee, Sara Badyal, Planner II, stated that a Heritage Alteration Permit (HAP) is required as the property is within the Steveston Village Heritage Conservation Area.

It was moved and seconded

That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:

- (a) the demolition and removal of the building;*
- (b) the excavation and removal of associated infrastructure;*
- (c) the temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;*
- (d) the securing of the site; and*
- (e) the installation of new fencing (if needed) with a landscape buffer.*

CARRIED

6. **STEVESTON HERITAGE ZONE**
(File Ref. No.:)

The Chair provided background information and noted that better heritage planning from the Atagi Boatworks to London Farm would ensure the preservation of the area. As a result, the following **referral** was introduced:

It was moved and seconded

That staff examine creating a heritage planning and design approach from the former Atagi Boatworks up to and including London Farm and report back.

The question on the referral was not called as discussion ensued and it was noted that better heritage planning would ensure that all stakeholders including the Steveston Harbour Authority (SHA) would better conserve Steveston heritage.

Discussion further took place regarding the SHA's recent efforts to design some of their buildings.

Planning Committee
Tuesday, June 19, 2012

Mr. Jackson advised that staff could examine this and bring back a memorandum addressing issues related to design.

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

7. **PORT METRO VANCOUVER MAP**

(File Ref. No.:)

Councillor Steves distributed a map (attached to and forming part of these Minutes as Schedule 1) and commented that the Port has now bought land north to Westminster Highway. As a result, the following **referral** was introduced:

It was moved and seconded

That the designation of the Gilmore Farm and additional Port Metro Vancouver land as indicated on Port Metro Vancouver's Fraser Arms Area Map be referred to staff to investigate and report back to Committee with actions the City can take in an effort to curb the expansion of the Port.

CARRIED

8. **ROW-HOUSES**

(File Ref. No.:)

Discussion ensued regarding recent amendments to the *Land Title Act* that allow for clear party wall agreements that run with the land in perpetuity. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine whether there are suitable sites in Richmond for row houses and report back to the Planning Committee.

CARRIED

9. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:51 p.m.).

CARRIED

Planning Committee
Tuesday, June 19, 2012

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 19, 2012.

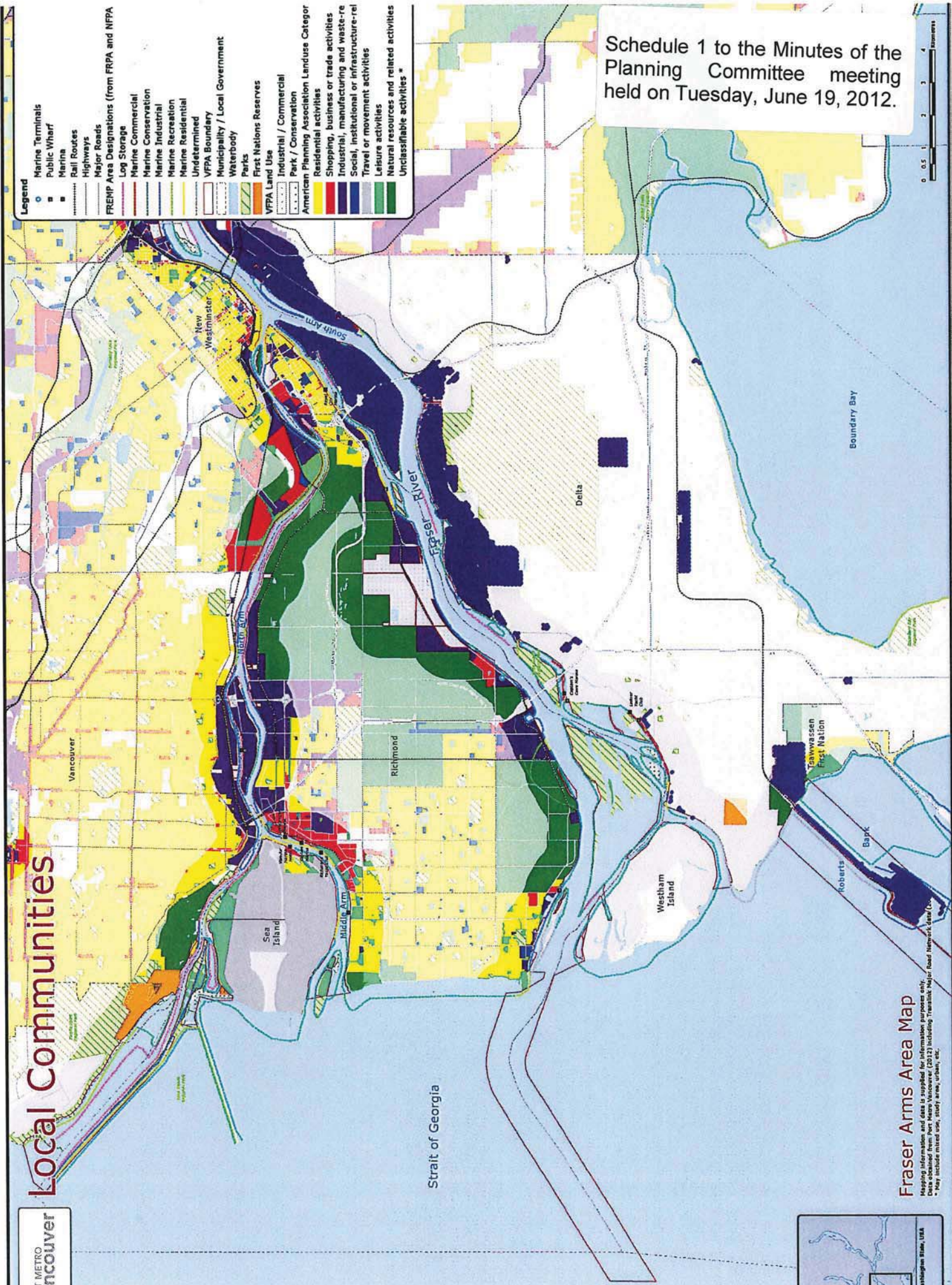
Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk

Legend

- Marine Terminals
- Public Wharf
- Marina
- Rail Routes
- Highways
- Major Roads
- Log Storage
- Marine Commercial
- Marine Conservation
- Marine Industrial
- Marine Recreation
- Marine Residential
- Undetermined
- VPPA Boundary
- Municipality / Local Government
- Waterbody
- Parks
- First Nations Reserves
- VPPA Land Use
- Industrial / Commercial
- Park / Conservation
- American Planning Association Landuse Categor
- Residential activities
- Shopping, business or trade activities
- Industrial, manufacturing and waste-re
- Social, institutional or infrastructure-rel
- Travel or movement activities
- Leisure activities
- Natural resources and related activities
- Unclassifiable activities *

FREMP Area Designations (from FRPA and NFPA)



Schedule 1 to the Minutes of the Planning Committee meeting held on Tuesday, June 19, 2012.



Fraser Arms Area Map

Mapting information and data is supplied for information purposes only.
Data obtained from Port Metro Vancouver (2012) including 'Treatable' Major Road Network, Level 1.
* May include mixed use, study area, urban, etc.

