



Planning Committee

Date: Tuesday, June 21, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Linda McPhail

Also Present: Councillor Derek Dang

Call to Order: The Vice-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 June 7, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 5, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. Cindy Lee and Steve Guthrie, representing Save Richmond Trees, with the aid of a visual presentation and referencing speaking notes (copy on file, City Clerk's Office), spoke on tree protection in the city, and expressed concern with regard to the retention and replacement of trees in relation to new construction in the city.

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Discussion ensued with regard to (i) the ecological benefits of trees, (ii) best practices for the retention of trees, (iii) the City's current requirements for tree retention, (iv) tree retention policies in the City of Vancouver, (v) the removal and replacement of trees to comply with City's Floodplain Management Policy, and (vi) increasing the city's tree canopies.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that (i) the City requires that trees must be replaced if they cannot be retained, (ii) a cash contribution to the City is provided in lieu of the trees that cannot be replaced on the development application site, (iii) generally trees are replanted on the same site, and (iv) trees are assessed prior to the City granting tree removal permits.

It was moved and seconded

That staff review the recommendations from the Save Richmond Trees group and report back.

CARRIED

COMMUNITY SERVICES DIVISION

2. **AFFORDABLE HOUSING STRATEGY UPDATE - NON-MARKET
(SUBSIDIZED) RENTAL POLICY INFORMATION
BACKGROUND**

(File Ref. No. 08-4057-01) (REDMS No. 5018999 v. 23)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the Affordable Housing Strategy Update, noting that the City will be hosting an upcoming open house on June 28, 2016 at the Richmond Cultural Centre, and that it is anticipated that the final community profile will be presented to Committee in the third quarter.

Discussion ensued with regard to (i) expiring operating agreements of co-op and non-profit housing, (ii) advocating senior levels of government to support local co-op, non-profit housing and affordable housing, and (iii) the city's low vacancy rate.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that the City may send a position paper on co-op housing in the city to the senior levels of government however, advised that the City first complete its affordable housing review. She added that Council has had past meetings with the Minister Responsible for Housing regarding issues related to affordable housing in the city.

Discussion ensued with regard to opportunities to increase density in developments and the risks of servicing large mortgages.

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It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update – Non-Market (Subsidized) Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

CARRIED

3. **AFFORDABLE HOUSING STRATEGY UPDATE - LOW END MARKET RENTAL POLICY INFORMATION BACKGROUNDER**

(File Ref. No. 08-4057-01) (REDMS No. 5018990 v. 22)

It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update – Low End Market Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

CARRIED

4. **AFFORDABLE HOUSING STRATEGY UPDATE - AFFORDABLE HOMEOWNERSHIP POLICY INFORMATION BACKGROUNDER**

(File Ref. No. 08-4057-01) (REDMS No. 5018998 v. 10)

It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update – Affordable Homeownership Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

CARRIED

Cllr. Dang left the meeting (4:41 p.m.) and did not return.

PLANNING AND DEVELOPMENT DIVISION

5. **APPLICATION BY NAVEED RAZA FOR REZONING AT 10340/10360 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009567; RZ 15-704996) (REDMS No. 5006238)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, for the rezoning of 10340/10360 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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6. **APPLICATION BY MONARCHY HOLDING GROUP INC. FOR REZONING AT 4971/4991 WINTERGREEN AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009569; RZ 16-724552) (REDMS No. 5006184 v. 4)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, for the rezoning of 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

7. **APPLICATION BY SU PING YANG TO DISCHARGE LAND USE CONTRACT AT 9508 PALMER ROAD**

(File Ref. No. 12-8060-20-009572; LU 16-727303) (REDMS No. 5023845)

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the City received 25 Board of Variance applications to appeal the land use contract discharge date, and that the first Board of Variance meeting is scheduled in July 2016.

It was moved and seconded

That Richmond Land Use Contract Discharge Bylaw No. 9572, to discharge the Land Use Contract from the title of 9508 Palmer Road, be introduced and given first reading.

CARRIED

8. **APPLICATION BY 0908206 BC LTD. FOR REZONING AT 9560, 9580 AND 9584 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-9573; RZ 14-677733) (REDMS No. 5004985)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, for the rezoning of 9560, 9580 and 9584 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

CARRIED

9. **MANAGER'S REPORT**

(i) Public Information Meeting for Proposed Townhouse Development

Mr. Craig advised that an applicant is hosting a public information meeting on June 22, 2016 in Woodward's Elementary School to seek neighbourhood input for a proposed townhouse development along No. 5 Road near Steveston Highway. He added that a staff member will be in attendance at meeting.

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In reply to queries from Committee, Mr. Craig noted that (i) mail notification of the meeting is generally consistent with the City's Public Hearing notification area requirements, (ii) driveway access to No. 5 Road is proposed, and (iii) Clerk's staff will respond to a referral to examine the City's notification requirements for various applications submitted to the City.

(ii) *Wolff House Demolition*

Terry Crowe, Manager, Policy Planning, updated Committee regarding public correspondence sent to the *Richmond News* with a copy to Council regarding the demolition of Wolff House noting that, (i) a demolition permit was issued for Wolff House, (ii) the Heritage Registry is a separate list from the Inventory, and (iii) Planning and Community Services staff will be updating the Heritage Inventory and review the Heritage Registry.

Discussion ensued with regard to (i) dissolving the Heritage Inventory, (ii) the 90 day waiting period and City notification required for the demolition of properties in the Heritage Registry, (iii) evaluating properties for inclusion in the Heritage Registry, and (iv) restricting the demolition of properties that are 60 years old or older.

As a result of the discussion, staff were directed to evaluate the Heritage Inventory.

(iii) *New Westminster Official Community Plan*

Mr. Crowe noted that the City was invited by New Westminster to comment on proposed updates to their Official Community Plan. The Vice-Chair advised that staff may provide comment regarding the proposed updates on Committee's behalf.

(iv) *Micro Suites*

In reply to queries from Committee, Mr. Craig noted that (i) units approximately 350 square feet in area or smaller are generally considered micro suites, (ii) a development application along No. 3 Road near the Brighthouse Station is proposing to build micro suites, (iii) staff are preparing a report on micro suites for Planning Committee consideration, and (iv) there are examples of micro suites in the City of Vancouver and the City of Surrey.

Discussion ensued with regard to the liveability of micro suites and the suitability of micro suites in an urban area.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:01 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 21, 2016.

Councillor Bill McNulty
Vice-Chair

Evangel Biason
Legislative Services Coordinator