



Planning Committee

Date: Wednesday, July 4, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day

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 June 19, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 17, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

- 1. OFFICIAL COMMUNITY PLAN LAND USE DESIGNATIONS FOR RAILWAY AVENUE CORRIDOR AND 11552 DYKE ROAD/WOODWARDS LANDING**
(File Ref. No. 06-2345-03) (REDMS No. 5862487 v. 5)

Planning Committee
Wednesday, July 4, 2018

It was moved and seconded

That the staff report titled "Official Community Plan Land Use Designations for Railway Avenue Corridor and 11552 Dyke Road/Woodwards Landing," dated June 13, 2018, from the General Manager, Community Services, be received for information.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY 1082009 BC LTD. FOR REZONING AT 10760, 10780 BRIDGEPORT ROAD AND 3033, 3091, 3111 SHELL ROAD FROM "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM3)"**

(File Ref. No. 12-8060-20-009834; RZ 16-754158) (REDMS No. 5685945)

Wayne Craig, Director, Development and Edwin Lee, Planner 1, reviewed the application, noting that (i) 19 townhouse units are proposed, (ii) site access will be through Shell Road and frontage improvements are proposed, (iii) two secondary suites will be developed as part of the affordable housing contribution, (iv) the existing emergency shelter on-site can remain until the second quarter of 2019 and will be eventually relocated within the city, and (v) leases for existing tenants have been extended until the end of September 2018.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9834, for the rezoning of 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY TOWNLINE VENTURES INC. FOR REZONING AT 5591, 5631, 5651 AND 5671 NO. 3 ROAD FROM "OFFICE COMMERCIAL (ZC8)", "OFFICE COMMERCIAL (ZC9)" AND "AUTO-ORIENTED COMMERCIAL (CA)" TO "HIGH DENSITY MIXED USE (ZMU38) - LANSDOWNE VILLAGE (CITY CENTRE)"**

(File Ref. No. 12-8060-20-009860; RZ 17-779262) (REDMS No. 5863560 v. 4)

Planning Committee
Wednesday, July 4, 2018

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Mr. Craig and Janet Digby, Planner 3, reviewed the application, highlighting that, (i) the proposed mixed-use development consists of one office and three residential towers over a podium, (ii) 365 residential units are proposed, including 20 affordable housing units, (iii) the proposed development is consistent with the City Centre Area Plan (CCAP), (iv) the developer will be providing a cash-in-lieu contribution of approximately \$1 million to the City's Child Care Development Reserve Fund and the Child Care Operating Reserve Fund, and an in-kind contribution for on-site community amenity space, (v) a portion of the proposed Lansdowne Linear Park will be designed and constructed by the developer and will be transferred to the City, and (vi) a low carbon energy plant connected to the City's District Energy Utility system is proposed.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9860, to create the "High Density Mixed Use (ZMU38) - Lansdowne Village (City Centre)" zone, and to rezone 5591, 5631 5651 and 5671 No. 3 Road from "Office Commercial (ZC8)", "Office Commercial (ZC9)" and "Auto-Oriented Commercial (CA)" to "High Density Mixed Use (ZMU38) - Lansdowne Village (City Centre)", be introduced and given first reading; and*
- (2) *That staff be directed to prepare a Service Area Bylaw to provide district energy services to the development at 5591, 5631, 5651 and 5671 No. 3 Road.*

CARRIED

4. **MARKET RENTAL HOUSING POLICY**

(File Ref. No. 08-4057-08; 12-8060-20-009879/9886/9889/9899) (REDMS No. 5812743 v. 7)

Discussion ensued with regard to (i) proposed tenant relocation assistance options, (ii) the possibility of developments which are deemed family-friendly rental units to include four bedroom units, (iii) proposed reduction to the required parking rates for rental developments, (iv) enforcement of short-term rental housing regulations and options to survey vacant and occupied existing secondary suites, (v) the process and requirements for legitimizing secondary suites and compliance with the BC Building Code, and (vi) existing regulations and proposed policies related to maintenance of rental buildings.

Planning Committee
Wednesday, July 4, 2018

In reply to queries from Committee, staff noted that (i) there is an outstanding referral for small lot subdivisions which will bring forward further bylaw amendments, and may provide additional opportunities for market rental housing, (ii) the character of the surrounding neighbourhood is a factor staff considered in developing the proposed bonus density scheme to ensure that market rental developments are appropriate for the area, (iii) there are options to fast track development applications, (iv) staff will monitor the proposed policy and can recommend adjustments if necessary, and (v) in-stream applications will have the option to amend designs in order to comply with the proposed policy.

McGregor Wark, Headwater Projects, spoke on the proposed policy and commented on the economic viability of rental market developments and options to incentivise developers. He expressed concern with regard to proposed regulations requiring family-friendly units in market rental developments and encouraged the City to reduce application times.

Cllr. Day left the meeting (4:40 p.m.) and did not return.

It was moved and seconded

- (1) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, to incorporate the Market Rental Housing Policy into OCP Bylaw 9000 and a companion policy to ensure family-sized units are provided in all multi-family developments, be introduced and given first reading;***
- (2) ***That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, to incorporate a Market Rental Housing Policy provision into the West Cambie Area Plan, be introduced and given first reading;***
- (3) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, and Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, 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;***

are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

Planning Committee
Wednesday, July 4, 2018

- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, and Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9886, to introduce new parking rates for market rental housing and new parking rates and other provisions related to secondary suites in townhouse units, be introduced and given first reading; and*
- (6) *That upon adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, existing Council Policy 5012, “Strata Title Conversion Applications – Residential” be rescinded.*

CARRIED

5. **MANAGER’S REPORT**

New Staff

Mr. Craig introduced Joshua Reis as the new Program Coordinator, Development.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:43 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 Wednesday, July 4, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator