



Planning Committee

Date: Tuesday, July 5, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Also Present: Councillor Evelina Halsey-Brandt

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 21, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 19, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **CHILD CARE DEVELOPMENT GRANTS**

(File Ref. No.:) (REDMS No. 3235141)

Discussion ensued between Lesley Sherlock, Social Planner, and Committee regarding the criteria used to approve Child Care Provider applications.

A comment was made that the Child Care Development Fund Guidelines, developed in 1994, were outdated in that they did not allow the Child Care Development Advisory Committee (CCDAC) to recommend Child Care Grants for purposes other than minor capital expenses.

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A suggestion was made that the recommendation include a direction to staff to develop new Terms of Reference for the Child Care Development Grant Program to allow the CCDAC to expand their ability to recommend grants for more than minor capital expenses.

It was moved and seconded

That:

- (a) ***an allocation of \$26,050 as approved in the 2008 Capital Plan be approved for Child Care Development Grants in the following amounts:***
- (i) ***\$5,050 for the East Richmond Community Association Out-of-School Care Program for equipment and furnishings;***
 - (ii) ***\$11,000 to the Richmond Society for Community Living for Youth Connections playground renovation and the Supported Child Development Program Lending Library;***
 - (iii) ***\$10,000 for Volunteer Richmond Information Services' Child Care Resource and Referral Centre for resource kits and lending library materials supporting infant/toddler and school-age care; and***
- (b) ***staff develop new Terms of Reference for the Child Care Development Grant Program to expand their ability to recommend grants for more than minor capital expenses.***

CARRIED

The Chair (i) commended the CCDAC on their work, and (ii) requested of staff that the new Terms of Reference be brought back to Committee in 2012.

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY HOME RUN DEVELOPMENTS LTD. FOR REZONING AND OCP AMENDMENT AT 8540 ALEXANDRA ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "HOTEL COMMERCIAL (ZC 31) – ABERDEEN VILLAGE (CITY CENTRE)"**
(File Ref. No.: 12-8060-20-8728/8729, RZ 08-423207) (REDMS No. 3142495)

Brian Jackson, Director of Development, commented that the proposed development is a 10-storey hotel building with 101 guest rooms and parking for 113 vehicles. He added that:

- 25 per cent of the site is dedicated for widening Kwantlen Street, Alexandra Road, and an extension of Alderbridge Way;
- the design details of the proposed hotel development will be presented at a future meeting of the Development Permit Panel; and

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- development of this site was initiated while the City Centre Area Plan (CCAP) process was underway, and the applicant has accordingly reduced the proposed height from 45 metres to 32 metres to meet the CCAP requirements.

It was moved and seconded

- (1) *That Bylaw No. 8728, to amend the City Centre Area Plan current land use designation by adding a "Village Centre Bonus" designation to 8540 Alexandra Road in the Generalized Land Use Map (2031) and Specific Land Use Map: Aberdeen Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading;*
- (2) *That Bylaw No. 8728, 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 said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8728, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8729, to create "Hotel Commercial (ZC-31) – Aberdeen Village (City Centre)" and for the rezoning of 8540 Alexandra Road from "Auto-Oriented Commercial (CA)" to "Hotel Commercial (ZC 31) – Aberdeen Village (City Centre)", be introduced and given first reading; and*
- (5) *That Official Community Plan Bylaw No. 8728 and Rezoning Bylaw No. 8729 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

3. **APPLICATION BY WESTERN MAPLE LANE HOLDINGS LTD. FOR REZONING AT 9160 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**
(File Ref. No.: 12-8060-20-8769, RZ 10-516267) (REDMS No. 3213418)

Mr. Jackson provided the following information regarding the proposed development of 18 three-storey townhouse units fronting No. 2 Road, with vehicle access from Maple Road:

- the site is identified for townhouse development under the Arterial Road Redevelopment Policy of 2006;

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- staff is aware of opposition to the application expressed by residents surrounding the subject site;
- the applicant has agreed to maintain the existing site grade along No. 2 Road to preserve eight of the ten trees on the subject site and they will be preserved at their existing elevation;
- the height of the proposed townhouse units will be mitigated by the lower than normal amount of fill on the subject site;
- the applicant will widen Maple Road to two lanes westbound and another lane, to allow for a left turn;
- after undertaking a traffic study, Transportation staff advised that signalization by a traffic light is not warranted at this time at the corner of No. 2 Road and Maple Road;
- each proposed townhouse unit is assigned two side-by-side parking spaces; four parking spaces for visitors are located on site, in compliance with the bylaw requirement; and
- during the Development Permit process issues of form and massing will be addressed.

For the benefit of residents attending the meeting the Chair noted it was recommended by staff that the application would move forward to the Public Hearing on Tuesday, July 26, 2011, at which time members of the public could speak to Council regarding the proposed development.

In response to a query from John Ptucha, 6420 Maple Road, staff advised Committee that some residents had contacted Planning staff to inquire whether the proposed development could be on the Wednesday, September 7, 2011 Public Hearing agenda, and not on the July 26, 2011 Public Hearing agenda.

As a result of the advice the following motion was introduced:

It was moved and seconded

That Bylaw No. 8769 be forwarded to the Public Hearing to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.

The question on the motion was not called as Committee heard from applicant Thomas Leung who stated his desire that the proposed development be addressed at the July 26, 2011 Special Public Hearing. He noted that he has worked on the project for a year and a half, and that he has tried to address all the concerns raised by residents of the neighbourhood.

The Chair noted that two members of the Planning Committee were absent from the meeting, and he further noted that the possibility was high that not all members of Council would be at the July 26, 2011 Public Hearing meeting. He remarked that it would be preferable to have as many members of Council present for a Public Hearing to discuss the proposed development.

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Susanne Plett, 6611 Maple Road, stated that she understood why townhouse are proposed for arterial roads, but asked that the City consider two, not three storey townhouse units for the subject site, as, in her opinion three storey townhouse units would diminish the beautiful appearance of the neighbourhood.

John Ptucha, 6420 Maple Road, commented that he took issue with the planning for trees on site. He then stated that a project of this size is contrary to the lifestyle of the residents in the neighbourhood and it would change the ambience, liveability and nature of the area. He objected to the commercial nature of a townhouse development, and stated that the subject site, despite being on an arterial road, should be used for development of single-family residences.

Michael Ng, 6091 Maple Road, requested that the proposed townhouse units be two, not three-storeys, and stated his concern with an increase in the density, and the resulting problems of more vehicles using Maple Road for parking. He questioned how Maple Road could be widened and still have space for parked cars.

Klaas Focker, 6220 Maple Road, objected to the Maple Road access for the proposed development and commented that No. 2 Road should be used for access to the proposed development. He stated that at present there are too many traffic accidents on Maple Road, and that rush hour traffic around No. 2 Road and Maple Road in the area is already problematic. He asked that the City take action to address this, and other issues, such as heavy trucks working at construction sites in the area impeding traffic.

In response to a query regarding the potential of traffic from the proposed development exiting the site on No. 2 Road, not Maple Road, Mr. Jackson advised that staff kept three separate components in mind when addressing the issue:

- (i) the only access off No. 2 Road would be right in/right out, thereby causing traffic to go around the block;
- (ii) the applicant had consulted occupants of the senior's building to the south of the subject site and had been told that residents preferred that the proposed development's driveway be located away from the seniors' building; and
- (iii) efforts to retain a number of the mature trees on the No. 2 Road frontage would be reduced if there were right in/right out access anywhere but Maple Road.

Mr. Jackson added that: (i) the applicant had indicated his preference for access off Maple Road; and (ii) although Transportation staff advised that it was preferable that Maple Road provide access to the subject sit, Maple Road was not the only option.

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Discussion ensued regarding:

- the subject site's address is on No. 2 Road, not Maple Road, where medium density is allowed under the zoning bylaw;
- traffic management, traffic signals, the idea to move access to the subject site from Maple Road to No. 2 Road; and
- rationale for the Public Hearing notification area being expanded from the standard 50 m radius.

The question on the motion was not called. There was general agreement that Part (3) of the following motion would address the issue of the date of the Public Hearing for the application.

It was moved and seconded

- (1) *That Bylaw No. 8769, for the rezoning of 9160 No. 2 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading;*
- (2) *That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 14; and*
- (3) *That Bylaw No. 8769 be forwarded to the Regular Public Hearing, to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

Committee requested that, prior to the Public Hearing, Council be provided with information from the Transportation staff regarding signalization at the corner of Maple Road and No. 2 Road.

4. APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 9099 COOK ROAD FROM "SINGLE DETACHED (RS1/F)" TO "HIGH RISE APARTMENT (ZHR8) – NORTH MCLENNAN (CITY CENTRE)"

(File Ref. No.: 12-8060-20-8782, **RZ 10-557918**) (REDMS No. 3183272)

Staff advised that there was a typographical error in Bylaw 8782 and in the staff report, and copies of the corrected Bylaw and staff recommendation were circulated to reflect the accurate zone (ZHR9), and not the inaccurate zone (ZHR8).

Mr. Jackson drew Committee's attention to the following details of the proposed development of approximately 142 units within a 16-storey high-rise residential tower, and a six-storey mid-rise building, with 11 two-storey townhouse units at ground level:

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- the applicant will introduce: (i) a pedestrian path, and greenway system linking public open spaces within the neighbourhood; (ii) roads in the neighbourhood; and (iii) landscaping along the Garden City frontage;
- the 16 -storey high-rise is designed specifically to reduce the impact of views;
- seven of the 142 units in the high-rise will be affordable housing units;
- among the enhancements the applicant is to contribute to the Garden City Community Park are: (i) tennis court paving; and (ii) expansion of specimen trees in the Arboretum;
- the applicant is required to provide a significant amount of road dedication; and
- the proposed development's density meets the bylaw requirement.

A brief discussion ensued regarding parking requirements. In response to a query regarding the outdoor amenity area, the applicant used display boards to highlight:

- the children's play area, including play apparatus and benches for guardians to sit while supervising play;
- a rooftop water feature and putting green; and
- environmentally friendly features considered by the applicant include: (i) water conserving plumbing fixtures; (ii) a green roof over the indoor amenity space to reduce heat loss/ gain; and (iii) Energy Star appliances.

Mr. Jackson advised that the site is not in an area that is identified for installation of a geothermal system, but that staff has worked with the applicant on a package of environmental features that meets the City's objectives.

A resident of 9188 Hemlock Drive stated that the sign on the subject site advising the public of the rezoning application is situated at the southwest corner and he is concerned that: (i) many people in the area are not aware of the rezoning application; and (ii) there is insufficient time for people in the area to learn about the project before it goes to the July 26, 2011 Public Hearing.

Mr. Jackson advised that the signage has been up for some time and that it is clearly visible on Garden City Road. He further advised that some, but not many, residents have called the Planning department with queries, and that notices for the July 26, 2011 Public Hearing will be sent to residents who live within a 50 metre radius of the subject site.

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It was moved and seconded

- (1) *That Bylaw No. 8782, to create "High Rise Apartment (ZHR9)– North McLennan (City Centre)" and for the rezoning of 9099 Cook Road from "Single Detached (RS1/F)" to "High Rise Apartment (ZHR9) – North McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8782 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 pm, in the Council Chambers.*

CARRIED

5. **APPLICATION BY XUE YAN AND HAN LIU FOR REZONING AT 7531 AND 7551 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No.: 12-8060-20-8783, RZ 10-539727) (REDMS No. 3235143)

Mr. Jackson advised that the application is in conformance with the area plan.

It was moved and seconded

- (1) *That Bylaw No. 8783, for the rezoning of a portion of 7531 and 7551 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8783 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011 at 7:00 pm in the Council Chambers.*

CARRIED

6. **MANAGER'S REPORT**

Terry Crowe, Manager, Policy Planning, reported that as part of the 2041 Official Community Plan update process, staff is examining options regarding how the Hamilton Shopping Centre densification process may occur.

He noted that land assembly by a developer has occurred and discussed options for undertaking further planning in the neighbourhood.

Joe Erceg, General Manager, Planning and Development, reported that he met recently with the new president of NAIOP – The Commercial Real Estate Development Association, to discuss the method by which the association ranks municipalities within its municipal fee survey, and to discuss a joint initiative to focus attention on new office development within the Richmond City Centre.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:23 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, July 5, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk