



Planning Committee

Date: Tuesday, July 18, 2017

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

Also Present: Councillor Derek Dang (entered at 4:01 p.m.)
Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITION

It was moved and seconded
*That Space Needs for Non-Profit Organizations be added to the agenda as
Item No. 9A.*

CARRIED

Cllr. Dang entered the meeting (4:01 p.m.).

MINUTES

It was moved and seconded
*That the minutes of the meeting of the Planning Committee held on July 5,
2017, be adopted as circulated.*

CARRIED

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NEXT COMMITTEE MEETING DATE

September 6, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9227, AMENDMENT BYLAW NO. 9732 TO PERMIT THE CITY OF RICHMOND TO AMEND THE EXISTING HOUSING AGREEMENT SECURING AFFORDABLE HOUSING UNITS LOCATED AT 8111 GRANVILLE AVENUE / 8080 ANDERSON ROAD (STOREYS DEVELOPMENT)**

(File Ref. No. 08-4057-01) (REDMS No. 5425344 v. 10)

It was moved and seconded

That Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 be introduced and given first, second, and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.

CARRIED

2. **AFFORDABLE HOUSING STRATEGY UPDATE – FINAL POLICY RECOMMENDATIONS**

(File Ref. No. 08-4057-01) (REDMS No. 5443935 v. 35)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Kim Somerville, Manager, Community Social Development, and Joyce Rautenberg, Affordable Housing Coordinator reviewed the Affordable Housing Strategy, noting that:

- consultation included meetings with community groups, developers and senior levels of government, as well as public feedback;
- there is interest from non-profit groups to partner with developers to develop innovative affordable housing options;
- the development community has expressed that a phased approach should be considered when increasing developer contribution requirements towards affordable housing;
- staff are recommending that 10% of a development's floor area be allocated towards affordable housing for developments with 60 or more units;

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- in-stream applications would follow current affordable housing regulations, provided that the application is presented to Council within one year of the proposed policy's implementation;
- staff are recommending an increase to cash-in-lieu contribution rates to the Affordable Housing Reserve Fund;
- staff are recommending that the annual cash-in-lieu target be set to \$1.5 million to support current and future affordable housing projects;
- staff will be reviewing contribution rates bi-annually; and
- it is anticipated that the draft Affordable Housing Strategy will be presented to Council in the Fall of 2017 and there will be opportunities for further public and stakeholder consultation prior to adoption.

Discussion ensued with regard to the economic analysis that was completed and the potential effect of the proposed rate increases on development.

In reply to queries from Committee, staff noted that (i) the annual cash-in-lieu target of \$1.5 million was based on past contributions, potential needs of future projects, and an allocation to the contingency fund, (ii) non-market rental units rates were set 25% below Canadian Mortgage and Housing Corporation's (CHMC) rates to ensure rents would stay below market rates, (iii) the phased approach to the contribution rates would allow adjustment of future developments to factor additional costs, (iv) other municipalities do not apply consistent affordable housing contribution requirements to all developments, (v) it is not anticipated that the proposed affordable housing contribution requirements will negatively impact development in the city, and (vi) staff are exploring various types affordable housing options.

It was moved and seconded

- (1) *That the recommended policy actions, as outlined in the staff report titled, "Affordable Housing Strategy Update – Final Policy Recommendations," dated June 26, 2017 from the General Manager, Community Services, be adopted for incorporation into the updated Affordable Housing Strategy;*
- (2) *That the following changes to the Low-End Market Rental Policy be adopted:*
 - (a) *an increase in the built unit contribution for apartments from 5% to 10%; and*
 - (b) *a decrease in the built unit threshold for apartments from 80 units to 60 units;*

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- (3) *That the following changes to the cash-in-lieu contribution rates be adopted:*
- (a) *\$4 per square foot for single family rezonings;*
 - (b) *\$8.50 per square foot for townhouse developments;*
 - (c) *\$10 per square foot for wood-frame apartment and mixed use developments involving 60 units or less;*
 - (d) *\$14 per square foot for concrete apartment and mixed use developments involving 60 units or less; and*
 - (e) *the above rates be examined and adjusted on a bi-annual basis; and*
- (4) *That the in-stream development applications received prior to Council's adoption of the proposed recommendations 2 and 3 be processed under the existing Affordable Housing Strategy policies, provided that the application is presented to Council for consideration within one (1) year of the effective date of the revised Low-End Market Rental policy and cash-in-lieu contribution rates.*

The question on the motion was not called as discussion ensued with regard to (i) the timeline of implementation, (ii) the management capacity of non-profit affordable housing providers, and (iii) opportunities for additional public and stakeholder consultation.

The question on the motion was then called and it was **CARRIED** with Cllr. McNulty opposed.

3. **2017-2022 RICHMOND CHILD CARE NEEDS ASSESSMENT AND STRATEGY**

(File Ref. No. 07-3070-01) (REDMS No. 5440334 v. 10)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Coralys Cuthbert, Child Care Coordinator, reviewed the 2017-2022 Richmond Child Care Needs Assessment and Strategy, noting that (i) there has been a 46% increase in licensed child care spaces in the city since 2009, (ii) the information gathered from the City's community engagement process will be used to refine the proposed Child Care Strategy, (iii) respondents of the engagement process have expressed that the supply of child care spaces in the city is inadequate, (iv) the City will be partnering with the senior levels of government to support child care programs, and (v) once adopted, staff will be providing an update on the implementation of the recommendations in one year's time.

Discussion ensued regarding (i) the potential displacement of child care spaces as a result of new development, (ii) the demand for child care spaces, and (iii) the resources required to develop child care spaces.

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In reply to queries from Committee, Ms. Cuthbert noted that staff have factored school enrolment data into the proposed Child Care Needs Assessment and Strategy.

Discussion then ensued with regard to retaining existing child care spaces in their current sites.

As a result of the discussion, a referral motion for staff to examine zoning and amenity contribution requirements to promote retention of child care spaces was introduced; however failed to receive a seconder.

In reply to queries from Committee, staff noted that policies in the Official Community Plan (OCP) are in place to encourage the retention of child care spaces and that resources required for implementation of the Strategy will be submitted to the City's 2018 budget process.

It was moved and seconded

- (1) *That the recommended actions and implementation plan outlined in the staff report titled, "2017-2022 Richmond Child Care Needs Assessment and Strategy", dated June 28, 2017, from the General Manager of Community Services, be adopted; and*
- (2) *That staff report back after one year of the "2017-2022 Richmond Child Care Needs Assessment and Strategy" being adopted to provide an update on the implementation plan.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY GRAFTON ENTERPRISES LTD. FOR A STRATA TITLE CONVERSION AT 12331/12351 BRIDGEPORT ROAD**

(File Ref. No. SC 17-771962) (REDMS No. 5408903)

Jordan Rockerbie, Planning Technician, reviewed the application noting that there will be no changes to the site's zoning or OCP designation. He added that the conversion will facilitate the utility metering of individual units.

It was moved and seconded

- (1) *That the application for a Strata Title Conversion by Grafton Enterprises Ltd. for the property located at 12331/12351 Bridgeport Road be approved on fulfilment of the following conditions:*
 - (a) *payment of all City utility charges and property taxes up to and including the current year;*
 - (b) *registration of an aircraft noise sensitive use covenant (Area 1A) on Title;*

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- (c) registration of a flood indemnity covenant on Title identifying a minimum habitable elevation of 2.9 m GSC;*
 - (d) submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of a Council resolution; and*
 - (e) submission of a Landscape Security, based on a cost estimate provided by a Registered Landscape Architect for the installation of the proposed landscaping, plus a 10% contingency; and*
- (2) That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

5. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592)

(File Ref. No. TU 17-764698) (REDMS No. 5462025)

Letters of support for the application was distributed (attached to and forming part of these minutes as Schedule 1).

Kevin Eng, Planner 2, reviewed the application, noting that the Temporary Commercial Use Permit would allow a night market event and a winter festival event on-site. He added that illuminated signboards will be utilized to direct traffic in the area.

It was moved and seconded

- (1) That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on September 5, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

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- (a) *“That a Temporary Commercial Use Permit be issued effective on November 1, 2017 to Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting a night market event between May 11, 2018 to October 28, 2018 (inclusive), May 10, 2019 to October 27, 2019 (inclusive) and May 8, 2020 to October 31, 2020 (inclusive) and a winter festival event between December 1, 2017 to January 7, 2018 (inclusive), November 23, 2018 to January 6, 2019 (inclusive) and November 29, 2019 to January 5, 2020 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and*
- (2) *That the Public Hearing notification area to be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated July 5, 2017 from the Director of Development.*

CARRIED

6. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9511 AND 9531 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-009740; RZ 15-703334) (REDMS No. 5442364)

In reply to queries from Committee, staff noted that access to the site will be shared through the adjacent property and the arterial road. It was further noted that should the application proceed to Public Hearing, direct mail notification will be sent to the adjacent property.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, to rezone 9511 and 9531 Williams Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED

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7. APPLICATION BY BEEDIE (GRAYBAR RD) RICHMOND PROPERTY LTD. TO ESTABLISH "LIGHT INDUSTRIAL (IL)" ZONING AND DISCHARGE "LAND USE CONTRACT 127" ON A PORTION OF 6311 GRAYBAR ROAD

(File Ref. No. 12-8060-20-009741; RZ 17-772644) (REDMS No. 5447842 v. 2)

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, to rezone a 0.71 ha. portion of 6311 Graybar from "Land Use Contract 127" to the "Light Industrial (IL)" zone, be introduced and given first reading; and*
- (2) *That "Land Use Contract 127" entered into pursuant to "Farrell Estates Ltd. Land Use Contract Bylaw No. 3613", be discharged from 6311 Graybar Road.*

CARRIED

8. INCLUDING EXISTING COMMUNITY AMENITY CONTRIBUTION RATES IN COUNCIL POLICIES WITHIN THE OFFICIAL COMMUNITY PLAN AND AREA PLANS

(File Ref. No. 08-4000-01) (REDMS No. 5235703 v. 11)

Terry Crowe, Manager, Policy Planning, commented on the integration of existing community amenity contribution rates in Council policies within the OCP and area plans, noting that there has been no change to the amenity contribution rates.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9625, which amends Official Community Plan Bylaw 9000 by amending Section 14.4.5D of the Development Permit Guidelines to include the cash-in-lieu of indoor amenity contribution rates now within Council Policy 5041 (Cash In Lieu of Indoor Amenity Space), be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9626, which amends Official Community Plan Bylaw 7100, by:*
 - (a) *amending Section 4.0 of Schedule 2.4 - Steveston Area Plan to include the heritage contribution rates now within the Steveston Village Conservation Strategy and Implementation Program; and*

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(b) amending Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to include the affordable housing, childcare, city beautification and community planning contribution rates now within Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines);

be introduced and given first reading;

(3) That Bylaw 9625 and Bylaw 9626, 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;

(4) That Bylaw 9625 and Bylaw 9626, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and

(5) That Council Policy 5041(Cash in Lieu of Indoor Amenity Space) and Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines), be repealed upon adoption of Bylaw 9625 and Bylaw 9626.

CARRIED

9. APPLICATION BY SANSTOR FARMS LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SAND STORAGE) AT 14671 WILLIAMS ROAD

(File Ref. No. AG 16-734186) (REDMS No. 5333733 v. 8)

John Hopkins, Planner 3, reviewed the application, noting that (i) authorization to submit a non-farm use application to the Agricultural Land Commission (ALC) requires Council endorsement and staff are recommending that the application be denied, (ii) the applicant is proposing to use five hectares of the subject site as a permanent facility for sand storage, (iii) should the facility be decommissioned, the subject site can be reclaimed for agricultural use, (iv) the proposed facility would displace a significant Environmentally Sensitive Area (ESA) and would require off-site ESA compensation, (v) the proposed facility is not consistent with the OCP and the City discourages non-farm use on the Agricultural Land Reserve (ALR), and (vi) staff are working with the applicant to seek alternative sites within industrial zones including potentially leasing City-owned sites.

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Discussion ensued with regard to (i) efforts to seek alternative sites for the proposed facility, (ii) the timeline of the potential relocation, (iii) the business history of Sanstor Farms Ltd. in Richmond, and (iii) the services provided by Sanstor Farms Ltd. to the farming community in the city.

In reply to queries from Committee, Mr. Hopkins noted that the subject site has not been previously farmed, however can be reclaimed for agricultural use.

Bruce Mathers, and Brian French, Sanstor Farms Ltd., spoke on the proposed application, noting that (i) the current sand storage site will be redeveloped for warehousing in the future, (ii) efforts to locate an alternative site began in 2014, (iii) the subject site may not be suitable for farming due to the shallow layer of organic soil, the high acidity level, and the high mineral content, (iv) the subject site may contain diseased European Birch trees, and (v) the subject site is suitable for the proposed facility because of its size and proximity to the river.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the non-farm application was submitted to City in June 2016.

As a result of the discussion, a motion to deny authorization of Sanstor Farms Ltd. to apply to the ALC for a non-farm use to allow the storage of sand at 14671 Williams Road was introduced; however failed to receive a seconder.

It was moved and seconded

That authorization for Sanstor Farms Ltd. to apply to the Agricultural Land Commission for a non-farm use to allow the storage of sand at 14671 Williams Road, be approved.

CARRIED

Opposed: Cllr. Steves

9A. SPACE NEEDS FOR NON-PROFIT ORGANIZATIONS

(File Ref. No.)

A letter from the Richmond Community Services Advisory Committee (RCSAC), dated June 23, 2017, regarding a request to fund a review of space needs issues for non-profit organizations in the city was distributed (attached to and forming part of these minutes as Schedule 2).

Discussion ensued with regard to space needs for non-profit organizations in the city and the following **referral motion** was introduced:

It was moved and seconded

That staff examine the Richmond Community Services Advisory Committee's request for \$13,000 to complete the Richmond Non-Profit Review Project and report back with options at a future Planning Committee meeting.

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The question on the motion was not called as discussion ensued with regard to previous reports completed by staff on the matter.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that staff can examine if previous staff reports on space needs can be applied to the RCSAC request.

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

10. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:45 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 18, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, July 18, 2017.

ON TABLE ITEM

Date: July 18, 2017
Meeting: PLANNING committee
Item: 5 (TUI7-764698)



GREAT CANADIAN GAMING CORPORATION

July 14, 2017

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Whom It May Concern:

The purpose of this letter is to indicate that Great Canadian Gaming Corporation, the owner/operator of the River Rock Casino Resort, has no objection to the "Canada 150 – Winter Magic" proposed for the current Night Market location immediately adjacent to the River Rock complex, subject to a city-mandated traffic management plan ("TMP") that, as part of its purpose, mitigates impact to River Rock and its visitors.

Although our initial experience with the addition of the Night Market several years ago proved challenging for the River Rock operation and did negatively impact its business, those concerns have been largely resolved, but only because of the rigorous TMP that was a precondition of the Night Market's operating permit. Should that precondition also be mandated for the Canada 150 – Winter Magic event, we believe any congestion or site access issues will be mitigated.

Assuming the City grants an operating permit to the organizers of this proposed event, we wish them every success in the future.

Sincerely,

GREAT CANADIAN GAMING CORPORATION

Chuck Keeling
VP, Stakeholder Relations and Responsible Gaming



ON TABLE ITEM

Date: JULY 18, 2017
Meeting: PLANNING COMMITTEE
Item: 5 (T017-764698)



205 South Tower
5811 Cooney Road
Richmond, BC V6X 3M1

T 604.821.5474
F 604.821.5475

July 14, 2017

George Duncan
Chief Administrative Officer
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

RE: RICHMOND NIGHT MARKET TEMPORARY COMMERCIAL USE PERMIT

Dear George,

Tourism Richmond is providing this letter in support of the Richmond Night Market's application for a Temporary Commercial Use Permit for the continued operation of the event in the city of Richmond.

The Richmond Night Market, since its inception in 2000 has been a draw for both local and international visitors. The impact of the Night Market to the local visitor economy has over time been significant and we hope that it has the opportunity to continue to be a valued contributor to tourism.

Sincerely,

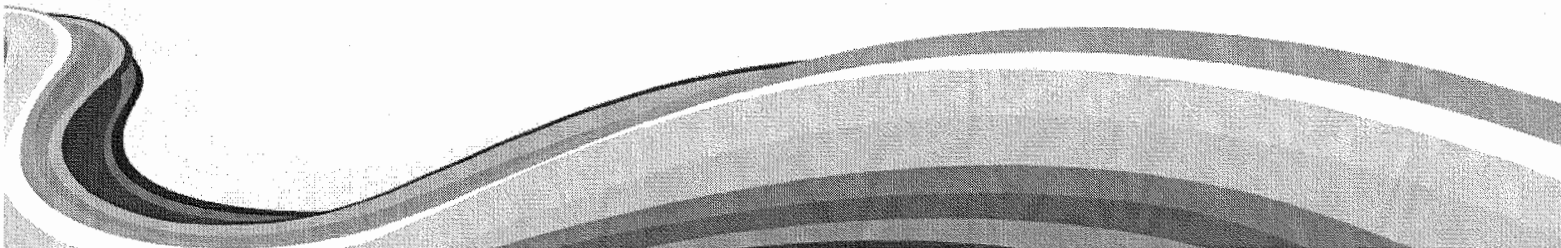
A handwritten signature in black ink, appearing to read "Bruce Okabe".

Bruce Okabe
Chief Executive Officer
Tourism Richmond



Cc:

Neonila Lilova, Economic Development Manager, City of Richmond





RCSAC | **Richmond Community Services
Advisory Committee**

June 23, 2017

To Mayor Brodie and Councillors, City of Richmond:

Over the last number of years the City of Richmond has experienced significant growth and building development. In the City Centre, many small, older buildings have been replaced with large, primarily residential, buildings. Although this growth and development has many benefits for the City, the impact on non-profit societies delivering essential social services in the community is increasingly problematic.

Many non-profit societies, with limited resources, lease space in these older buildings. As these buildings are demolished and replaced by new and more expensive buildings, increasingly non-profit societies are being displaced. Furthermore, in new areas, limited consideration has been given to the need for space for social services in these new, densely populated areas (e.g. area near the Oval). A thriving and healthy community must have a strong foundation of social services. These social services must be available and distributed throughout a community.

The Richmond Community Services Advisory Committee (RCSAC) has recognized the need to address the growing space needs issue for non-profit societies in Richmond for some time. To this end, RCSAC has endeavoured to gather information regarding the space needs of non-profits in Richmond through a number of online surveys. Although the RCSAC has made a valiant attempt in this regard, members lack the expertise and resources to develop, conduct and analyze the data. Consequently, the results of these surveys have not allowed the RCSAC or the City of Richmond staff to truly explore and understand the space needs of all non-profit societies in the City.

In 2016 a task group was created to explore the space needs issue. This committee was successful in obtaining a \$2500 grant from the *Richmond Community Foundation* to retain a consultant to develop the framework for a comprehensive review of the space needs issues for non-profit societies in Richmond. In January 2017 the *Richmond Non-Profit Space Review Phase #1: Summary of Current Status and Proposal for Next Steps (attached)* was completed and released. This first document reviewed the reports and work completed to date on this issue by the City of Richmond and the RCSAC and made the following recommendations:

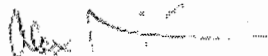
- Develop and administer an **updated, straightforward, “easy to fill out” survey that can both stand alone and be comparable across years, and that establishes agency-specific space needs** as well as the significance of the services these agencies provide the community.
- **Research and recommend alternative responses to address the non-profit organization space needs issue in the City of Richmond.**

In order to complete the recommended work, the consultant developed a work plan and budget. The complete cost of the second phase is \$23,000. The Task Group has been successful in obtaining a second grant for \$10,000 from the *Richmond Community Foundation* to help complete the work plan. The Task Group has worked hard to obtain funds and develop a framework and plan for this important work.

We are now requesting the City of Richmond to fund the remaining balance required to complete this important work. We know the City of Richmond's Mayor, Councillors and staff value the essential work of non-profit societies in our community. However, it is now time that the City of Richmond consider the implications of the rapid development in our City on the foundation of social services in Richmond. The completion of this important work will allow the City of Richmond to make strategic and fulsome decisions to support the preservation of a strong foundation of community and social services in our community. Furthermore, the work plan involves the development of a comprehensive survey of NPO's space needs which can be replicated each year. This will allow the City of Richmond, in partnership with the RCSAC, to track, monitor and analyze the space needs of NPO's in the City over time. This is essential work that has not been done to date.

Lastly, the City of Richmond has recently completed a review and analysis of their Affordable Housing Strategy. It is an ideal time, in association with the affordable housing consultancy work, to explore opportunities and cross-over between the City of Richmond's approach to Affordable Housing and their support for the space needs and sustainability of community social services.

Sincerely,



Chairs, Kathie Chiu and Alex Nixon, Richmond Community Services Advisory Committee (RCSAC)

cc. Cathy Carlile, Kim Somerville & Lesley Sherlock