



## Planning Committee

Date: Tuesday, July 19, 2016

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Carol Day  
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 July 5, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

September 7, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

**Planning Committee**  
**Tuesday, July 19, 2016**

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**COMMUNITY SERVICES DIVISION**

1. **REQUEST FROM HABITAT FOR HUMANITY FOR DEVELOPMENT COST CHARGE GRANT FROM THE AFFORDABLE HOUSING RESERVE FUND**

(File Ref. No. 08-4057-01) (REDMS No. 5029734 v. 15)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the request from Habitat for Humanity, noting that (i) the six units will be provided to Richmond residents, (ii) owners will pay no more than 30% of their income towards to the mortgage, (iii) mortgage payments will be returned to the owners when they decide to sell the property, (iv) other models for affordable home ownership involve price ceilings for homes, and (v) the Co-op housing model differs from Habitat for Humanity in that Co-op residents own a share in the Co-op.

In reply to queries from Committee, Dennis Kouttes, CEO, Habitat for Humanity, noted that (i) there are no down payments required and mortgage payments are based on the owner's income, (ii) the units are returned to Habitat for Humanity when owners decide to move, (iii) most families put the returned mortgage payments towards home ownership, (iv) potential owners are required to log at least 500 hours in "sweat equity" towards the home, (v) owners will be charged for any damage to the home, and (vi) Habitat for Humanity ReStore outlet sells donated building materials and the revenue is put towards the operating costs of the organization.

Discussion ensued with regard to the sustainability of the Habitat for Humanity affordable housing model.

It was moved and seconded

- (1) *That \$134,538 be paid to the Habitat for Humanity Society of Greater Vancouver towards development cost charges associated with the six (6) affordable homeownership units and six (6) affordable secondary rental suites located at 8180 Ash Street; and*
- (2) *That the 5-Year Financial Plan (2016-2020) be amended to include an additional \$134,538 from the Affordable Housing Capital Reserve Fund for the City's grant towards the development.*

**CARRIED**

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**PLANNING AND DEVELOPMENT DIVISION**

2. **APPLICATION BY FARZANA AND TRILOCHAN KHOKHAR FOR REZONING AT 10644 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LARGE LOT ARTERIAL ROAD COACH HOUSE (RCH2)**

(File Ref. No. 12-8060-20-009498; RZ 14-662864) (REDMS No. 4768168)

Wayne Craig, Director, Development, reviewed the application, noting that should the application proceed, notification will be sent prior to the Public Hearing and that Council direction would be required to expand the notification area to include properties that back onto the lane and are more than 50 metres from the subject site.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, to create the "Large Lot Arterial Road Coach House (RCH2)" zone, and to rezone 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Large Lot Arterial Road Coach House (RCH2)" zone, be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY GBL ARCHITECTS, ON BEHALF OF TRANS-PACIFIC BUSINESS CORPORATION, INC. NO. 33797 FOR REZONING AT 7260 WESTMINSTER HIGHWAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO MID-RISE CONGREGATE HOUSING AND COMMERCIAL USE (ZR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-009547; RZ 14-676714) (REDMS No. 5055504 v. 2)

Mr. Craig and Diana Nikolic, Senior Planner/Urban Design, briefed Committee on the proposed development, noting that (i) the proposed development will include commercial, congregate care and residential uses, (ii) the proposed building height is consistent with the City Centre Area Plan, (iii) the congregate care units will be for-profit and the applicant will provide a cash contribution for affordable housing for the residential portion of the development, (iv) the lot approximately 80 metres west of the subject site is owned by the Richmond Hospital Foundation, and (v) the indoor amenity area is proposed on the third floor.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9547 to create the “Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighthouse Village (City Centre)” zone, and to rezone 7260 Westminster Highway from “Auto-Oriented Commercial (CA)” to “Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighthouse Village (City Centre)”, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY 1037533 BC LTD. FOR REZONING AT 8620 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT80) – RAILWAY AVENUE**

(File Ref. No. 12-8060-20-009563; RZ 15-709884) (REDMS No. 5045918)

Mr. Craig reviewed the application, highlighting that three affordable housing units, subject to the City’s Housing Agreement, are proposed for the development.

Discussion ensued with regard to encouraging more development of affordable housing units.

In reply to queries from Committee, Cynthia Lussier, Planner 1, noted that one affordable housing unit is provided at ground level and the other two affordable units will be built on top. She added that vehicle parking will include a mix of side-by-side and tandem configurations.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9563, to create the “Town Housing (ZT80) – Railway Avenue” zone, and to rezone 8620 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Town Housing (ZT80) – Railway Avenue” zone, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY TRENDSETTER HOMES LTD. FOR REZONING AT 11920/11940 DUNAVON PLACE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009571; RZ 15-704505) (REDMS No. 5013082 v. 2)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, for the rezoning of 11920/11940 Dunavon Place from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/A)”, be introduced and given first reading.*

**CARRIED**

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6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 6700/6720 NO. 1 ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009583; RZ 15-705932) (REDMS No. 4964928)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, for the rezoning of 6700/6720 No. 1 Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**CARRIED**

7. **APPLICATION BY 8572534 CANADA LTD. FOR REZONING AT 5960 NO. 6 ROAD TO ALLOW A LICENSED HEALTH CANADA MEDICAL MARIHUANA PRODUCTION FACILITY**

(File Ref. No. 12-8060-20-9109/9592; RZ 14-665028) (REDMS No. 5069273)

Mr. Craig reviewed the application, noting that (i) staff are recommending that Bylaw 9109 be abandoned since the company that submitted the application did not fulfill the rezoning considerations and has ceased operations, (ii) license approval by Health Canada for medical marihuana production is pending and the City must receive confirmation of Federal licensing prior to rezoning bylaw adoption, and (iii) there will be on-going consultation with Richmond Fire-Rescue and the Richmond RCMP regarding security and fire safety.

In reply to queries from Committee, Zack Ross, representing the applicant, noted that (i) security requirements are regulated by Health Canada, (ii) the proposed facility will be smaller and utilize a different business model compared to the previous applicant, (iii) the site will be rented from a family member, (iv) the proposed facility will not displace adjacent businesses, (v) the facility will have not have direct patient transactions on-site and product deliveries will occur via postal services, and (vi) Health Canada has adjusted regulations to allow commercial production of medicinal marihuana and uphold quality standards.

It was moved and seconded

*(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (Z111)" zoning district and rezone 11320 Horseshoe Way (RZ 13-639815) to "Licensed Health Canada Pharmaceutical Production (Z111)", be abandoned; and*

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- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9592, for the rezoning of 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility and supporting uses on a site-specific basis in the "Light Industrial (IL)" zoning district, be introduced and given first reading.*

**CARRIED**

8. **MANAGER'S REPORT**

*Landsdowne Mall Development*

Mr. Craig briefed Committee on the proposed development for the Landsdowne Mall, noting that the master plan for the mall is in the preliminary stages and that staff will bring forward a report on the matter later this year with the intent of having Planning Committee and Council endorse the master plan for public consultation.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the City Centre Area Plan has provisions for affordable housing and community amenity contributions. He added that any requirements directed by Council may be applied to site at the time of rezoning and that significant park land development is required according to the City Centre Area Plan.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:48 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 19, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator