

## Planning Committee

Date: Tuesday, July 21, 2009  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Evelina Halsey-Brandt, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Harold Steves  
Absent: Councillor Sue Halsey-Brandt  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, July 7, 2009, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on **Wednesday, September 9, 2009**, at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY SCIENCE OF SPIRITUALITY - ECOLOGY CENTRE FOR REZONING AT 11001 AND 11011 SHELL ROAD, 10700 STEVESTON HIGHWAY AND THE UNADDRESSED PARCEL G, PLAN 2870 FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/207)**  
(File Ref. No.: 12-8060-20-7992, **RZ 05-301611**) (REDMS No. 2659662)

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Brian J. Jackson, Director of Development advised that staff supports the application. He noted that the applicant has taken an ordinary school site and has undertaken its transformation and turned it into an oasis of green sustainability by adding landscaping elements such as planted vegetables and fruit trees.

Mr. Jackson further advised that the applicant has plans to upgrade the building to include a green roof and ultimately to turn the former school into an ecology centre that would appeal to all residents of Richmond.

In response to queries Mr. Jackson advised that:

- the applicant was in attendance and would describe how the general public could gain access to the Centre; and
- the applicant could address the question of development activities during the four years that lapsed between when the initiative was proposed and July, 2009.

Arran Stephens, member of the board of the Science of Spirituality-Ecology Centre (the applicant), President and CEO of Nature's Path Foods, and Chair of the Richmond Food Security Society provided, the following information:

- the Science of Spirituality is a non-denominational, non-profit organization that registered as a charity in 1974;
- the Richmond Science of Spirituality (RSS) group sought a location to create a centre that would integrate a place to offer yoga, meditation, sustainability activities, as well as programs and courses, such as organic gardening, offered free to the community;
- the RSS purchased the site at the corner of Shell Road and Steveston Highway, formerly the site of a Richmond School District school;
- the Spirituality-Ecology Centre is open to the public;
- during the four years that elapsed between the first application, the RSS: (i) worked with a number of City planners, (ii) made a series of improvements on the site, and (iii) raised vegetables, berries and fruits; and
- the group's objectives are: (i) to provide a peaceful, tranquil setting to transform a formerly barren site into a beautiful piece of nature; and (ii) to continue to enhance the appearance of the site.

In response to queries from Committee, Mr. Stevens advised that:

- the activities at the Ecology Centre would fit well into the overall activities of the Richmond Food Security Society;
- the Centre is important if ever the City experienced disruptions to its food and transportation systems;

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- the Centre ensures that society does not lose the art of producing its own food;
- Open hours of operation for members of the general public usually fall on weekends, and the Centre has a listed telephone number so people can call to arrange a visit; and
- Carpenter bees pollinate the plants at the Centre, but do not produce honey; members of the Centre will look into creating a partnership with beekeepers in the City.

Mary Gazetas, Richmond Food Security Task Force, spoke in support of the Centre and remarked that the transformation of the site, from a shuttered building and asphalt parking lot into a green space was due to the energy of those involved in the Science of Spirituality – Ecology Centre. She added that the Centre creates a link to other programs undertaken by other groups in the City and the Centre could only enhance these activities.

Arzeena Hamir, Food Security Coordinator, Richmond Food Security Society, spoke in support of the Centre, and stated that she was a former student of the Centre's extended program. She foresaw many links between the Centre and food security activities throughout the City.

Ms. Hamir stated that sites like the Science of Spirituality – Ecology Centre make food security stronger. She concluded her remarks by noting that the Centre would provide an additional, attractive venue to members of the public who might not travel west to the Terra Nova Park area.

It was moved and seconded

*That Bylaw No. 7992, to create “Comprehensive Development District (CD/207)” and for the rezoning of 11001 and 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870 from “Agricultural District (AG1)” to “Comprehensive Development District (CD/207)”, be introduced and given first reading.*

The question on the motion was not called as the Chair stated that she was familiar with the site and was happy that it had been put into green production. She appreciated the actions taken by the RSS group, and noted that their actions, in terms of sustainable agriculture at the Centre, spoke louder than words.

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

4. **APPLICATION BY JUDE AND LILLIAN REMEDIOS FOR REZONING AT 4440 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND 4433 FISHER DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**

(File Ref. No.: 12-8060-20-8448, **RZ 08** - 442356) (REDMS No. 2664771)

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Mr. Jackson advised that the application had come before Committee in March, 2009, and at that time, the applicant had questions regarding the Right-of-Way (ROW). Mr. Jackson added that the applicant has agreed to grant a 4 metre Public Right-of-Passage ROW along the south property line.

It was moved and seconded

*That Bylaw No. 8448, for the rezoning of 4440 No. 4 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” and 4433 Fisher Drive from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area C (R1/C)”, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY PACIFIC COASTAL HOMES LTD. FOR REZONING AT 4311 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(File Ref. No.: 12-8060-20-8508, **RZ 09** - 461562) (REDMS No. 2658052)

In accordance with Section 100 of the Community Charter, Councillor Linda Barnes declared herself to be in a potential conflict of interest as she lives in the vicinity of the properties that are the subject of Items 5 and 6, and left the meeting (4:22 p.m.).

It was moved and seconded

*That Bylaw No. 8508, for the rezoning of 4311 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY BIZ MANAGEMENT LTD. FOR REZONING AT 4900 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(File Ref. No.: 12-8060-20, **RZ 09** - 465180) (REDMS No. 2658054)

It was moved and seconded

*That Bylaw No. 8509, for the rezoning of 4900 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.*

**CARRIED**

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Councillor Linda Barnes, who had declared herself to be in a potential conflict of interest as she lives in the vicinity of the properties that are the subject of Items 5 and 6, returned to the meeting (4:28 p.m.).

7. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 5580, 5600 AND 5620 MONCTON STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 – 0.6D)**

(File Ref. No.: 12-8060-20-8515, **RZ 08** - 425926) (REDMS No. 2661264)

Mr. Jackson reported that staff supports the proposal for a 28-unit two-storey townhouse development and that the application is in accordance with the Official Community Plan and the Steveston Area Plan.

It was moved and seconded

*That Bylaw No. 8515, for the rezoning of 5580, 5600 and 5620 Moncton Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6D)”, be introduced and given first reading.*

The question on the motion was not called as discussion ensued. In response to queries, Mr. Jackson advised that:

- details of accessibility opportunities, such as (i) closets that line up for future elevators and (ii) staircases wide enough to accommodate a chairlift, will be explored at the Development Permit stage; and
- the area resident who raised a concern regarding an access issue has been advised that the proposed development has a separate access.

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

8. **APPLICATION BY MINGLIAN HOLDINGS LTD. FOR REZONING AT 7500 ALDERBRIDGE WAY FROM LIMITED INDUSTRIAL RETAIL DISTRICT (I4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/208)**

(File Ref. No.: 12-8060-20-8516/8517, **RZ 07-402059**) (REDMS No. 2545186, 2666140, 2607752)

Mr. Jackson made the following points with regard to the proposed development:

- it includes approximately 97 units, including 6 affordable units, plus 4 live/work dwellings in a 12-storey building;
- this development is one of the first in the City to propose this type of live/work unit; and
- staff supports an amendment to the recently approved City Centre Area Plan (CCAP) to accommodate a redesignation from T5 to T6, to accommodate additional density.

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Discussion ensued between Committee and Mr. Jackson and in particular regarding:

- the possibility of individual water meters for the separate dwelling units;
- sustainability features including planters on the roofs of the semi-submerged parking levels.

The applicant, Wing T. Leung, Architect, was available to respond to queries regarding sustainability features, including geothermal heating and cooling systems. Mr. Leung made the following points:

- the west facing façade along Alderbridge Way is a vertical feature and has the potential for a trellis feature that would provide screening and shade to reduce heat;
- green roof features are limited to parking level roofs due to the insurance industry's reluctance to insure residential units with green roofs;
- geothermal was explored during the design of the proposed development, but is not a strategy that can be employed successfully due to geothermal systems giving a low percentage of the overall heating and cooling load;
- during the design process the applicant was mindful of sustainability features and has included low flow fixtures and water efficient appliances to reduce fresh water use; and
- the planters on the parking levels would: (i) cover approximately 44% of the site area; (ii) divert storm water run-off from the storm sewer system; and (iii) reduce the urban heat island effect.

Discussion continued regarding: (i) geothermal pipes and the possibility of connecting them to the district wide system, and (ii) water metres.

Mr. Leung advised that he has installed sub-metres in commercial buildings he has developed, but has not done so with a residential building.

The Chair asked that, before the Public Hearing, staff inform Council of the individual costs for metering.

It was moved and seconded

- (1) ***That Bylaw No. 8516, to amend the land use designation of 7500 Alderbridge Way from "Urban Centre T5" to "Urban Centre T6" in the Generalized Land Use Map (2031) and Specific Land Use Map: Lansdowne Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw (OCP) No. 7100 as being amended by OCP Amendment Bylaw 8383, be introduced and given first reading.***
- (2) ***That Bylaw No. 8516, having been considered in conjunction with:***
  - (a) ***the City's Financial Plan and Capital Program; and***

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*(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. 8516, having been considered in accordance with the Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further formal consultation.*

*(4) That Bylaw No. 8517, to create “Comprehensive Development District (CD/208)”, and for the rezoning of 7500 Alderbridge Way from “Limited Industrial Retail District (I4)” to “Comprehensive Development District (CD/208)”, be introduced and given first reading.*

The question on the motion was not called as a comment was made that more sustainability features should be included in this, as well as in other developments, in the City.

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

9. **APPLICATION BY ORIS DEVELOPMENT (RIVER DRIVE) CORPORATION FOR REZONING AT 1880 NO. 4 ROAD AND 10071, 10091, 10111, 10131, 10151, 10311 RIVER DRIVE FROM “INDUSTRIAL STORAGE DISTRICT (I5)” TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/209)”**

(File Ref. No.: 12-8060-20-8521/8522, RZ 07 - 380169) (REDMS No. 2657757)

Mr. Jackson stated that the area for the proposed development is the last major residential development area on Richmond riverfront land, in this instance along the waterfront between the dyke and the North Arm of the Fraser River. City staff worked closely with the applicant on the project, and that it includes architectural and servicing challenges.

Mr. Jackson listed the components of the proposed development: the multi-phase, mixed-residential development consisted of approximately 1,026 dwelling units, including 873 apartment units, 82 townhouses, six live/work units and 65 affordable housing units, in addition to approximately 44,000 square feet of commercial space.

Mr. Jackson further commented that:

- the applicant proposes a density increase from .7 to 1.45, but when the parks and road widenings are included the density over the entire site is 1.1%;
- the applicant’s package of benefits to the community includes: (i) 65 affordable housing units, (ii) approximately 44,000 square feet of commercial/residential space, and (iii) benefits that address social, economic and environmental sustainability;

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- development of the site will take place in four phases with the 65 affordable housing units planned to take place in Phase 1; the \$1 million contribution for the community use building to be co-located at the Tait School location is to take place in Phase 2; the day care space is part of Phase 3; providing \$500,000 for community facilities to be built off site is part of Phase 4;
- the transportation upgrade of River Drive, between Shell Road and No. 4 Road includes traffic calming measures to discourage truck traffic via River Drive;
- the applicant will provide: (i) a new sidewalk along No. 4 Road, co-op cars, and bus shelters on Bridgeport Road; (ii) over six acres of parkland on a one-half acre portion of the waterfront lot outside the dyke; (iii) for waterfront dyke improvements; (iv) a voluntary contribution to public art; and
- sustainability issues such as geothermal heating for the site, will be explored, as will the idea of future solar power on site.

In conclusion, Mr. Jackson remarked that staff recommends the application be supported.

Discussion ensued regarding the following topics:

- whether the approximately 44,000 square feet of commercial space was excessive and how much of that space would be offices and how much would be retail;
- Future discussions will be held with the Richmond School Board to develop two separate agreements regarding the shared amenity space: (i) a planning agreement to list details of the plan on site, and (ii) an operating agreement to guide the operations and maintenance of the building;
- the percentage of two and three bedroom residential units and how they would affect the future consultation with the Richmond School Board;
- the day care component would be a fully built, turnkey operation upon completion of Phase 3 of the proposed development;
- the rationale behind the design and placement of the three-acre park in the middle open space, the small plaza, the waterfront park and the mixed uses involved;
- the potential of acquiring more land to the west of No. 4 Road currently owned by BC Hydro; and
- 100% of the lid of the parking deck is earmarked for a green roof.

Dana Westermarck, of Oris Development (River Drive) Corporation, accompanied by Architect Patrick Cotter, addressed Committee and provided the following information:



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- City Parks staff worked with the applicant and architect to provide access from River Road to Dyke Road in a manner that disguises the westerly portion of the park to make it slightly larger than two-acres; and
- the applicant hopes to hear from BC Hydro in the near future regarding the land they own adjacent to the subject site;

In response to Committee's queries, Mr. Westermark advised that:

- the time frame for completion of Phases 1 through 4 is between six and ten years, and is dependent on economic conditions;
- River Road's elevation will increase by approximately two feet, and a double-layer drainage system will be installed; a number of different water management techniques, such as permeable systems, will be included on the subject site;
- individual water metres in townhouses is possible, but it is more challenging and expensive to install individual water metres in condo units, although the technology is now available; the applicant will speak with engineers to discuss this issue;
- the energy options explored include: (i) solar energy, (ii) roofs, (iii) geexchange heating and cooling, and (iv) district energy system;
- proximity to the dyke means: (i) a berm structure is unnecessary, (ii) more efficient access to the parking structure, and (iii) a green roof on the lid of the parking structure; and
- Feedback solicited from residents in the Bridgeport neighbourhood included a desire for more conveniences such as a bakery and a dry cleaner; retail spaces where groceries could be purchased are also desirable.

Vera Smart, 2351 No. 4 Road, advised that she was a life long term resident of the area, and spoke in support of the application. She noted that she welcomed: (i) the improvement to the dyke, (ii) the improvement to the waterfront, (iii) the proposed parkland and (iv) the retail component, especially the potential for the availability of a grocery store.

Ms. Smart noted that she did not welcome dirt trucks using No. 4 Road for the duration of the construction period that could take between six and 10 years. She added that school aged children would be safer if trucks were confined to Shell Road.

The Chair advised that at the Development Permit stage, a traffic and construction plan would address Ms. Smart's stated traffic concerns.

It was moved and seconded

- (1) ***That Bylaw No. 8521, to redesignate the area defined by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road:***

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- (a) *from “Neighbourhood Residential” to “Mixed Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map);*
  - (b) *to redesignate from “Residential (Townhouse)” to “Residential Mixed Use (Maximum six-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace Policy 3.1(b); and*
  - (c) *to redesignate from “Residential (Townhouse)” to “Residential Mixed Use (Maximum six-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace Policy 3.1(b) as being amended by OCP Amendment Bylaw No. 8382,*  
*be introduced and given first reading;*
- (2) *That Bylaw No. 8521, 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. 8521, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8522, to create “Comprehensive Development District (CD/209)” and for the rezoning of 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive from “Industrial Storage District (I5)” to “Comprehensive Development District (CD/209)” and “School & Public Use District (SPU)”, be introduced and given First Reading; and*
- (5) *That staff be directed to take the required steps to redesignate FREMP Management Unit V-17.4 and a portion of Unit V-17.5 under the FREMP-Richmond Area Designation Agreement from “Ilc” to “Rlc”.*

The question on the motion was not called as further discussion took place and the following comments were made by Committee and staff:

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- the application delivers many benefits to the North Arm of the Fraser River area, bounded by River Road, River Drive, No. 4 Road and Shell Road;
- The parks will greatly enhance the neighbourhood; and
- City planning staff works to ensure consistent high standards for proposed developments and when an application like the Oris Development (River Road) Corporation one comes forward, it sets a higher standard for other developers to achieve.

Mr. Jackson noted that the proposed development resulted from a coordinated design effort between the applicant and City staff.

He thanked Francisco Molina and Wayne Craig for their coordinating efforts, together with the entire team from Parks, Recreation and Cultural Services, Engineering and Public Works, Law and Transportation.

The applicant and City staff aimed to achieve the general urban design, liveability and complete community objectives envision in the Official Community Plan (OCP) and the Bridgeport Area Plan for developments.

Committee commended City staff and the applicant on the project.

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

10. **PROPOSAL TO REPEAL STEVESTON VILLAGE HERITAGE CONTROL PERIOD BYLAW NO. 8401**  
(File Ref. No.: 12-8060-20-8401) (REDMS No. 2664685)

It was moved and seconded

*That Steveston Village Heritage Control Period Repeal Bylaw No. 8520 be introduced and given first, second and third readings.*

**CARRIED**

11. **MANAGER'S REPORT**

**(1) Official Community Plan (OCP)**

Terry Crowe, Manager, Policy Planning reported that shortly, Council will receive a memo from staff outlining the OCP process and how it will coordinate with the Social Planning Strategy process.

**(2) Social Planning Strategy**

Mr. Crowe reported that staff is preparing a background paper on the Social Planning Strategy Work Program which will be distributed to Council shortly, before the Fall 2009 discussions.

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**(3) *Steveston Heritage Conservation Area***

Mr. Crowe reported that staff are researching possible sites to be added to the Steveston Village Heritage Conservation Area. In the Fall of 2009, this information will be presented to Council for comment, prior to bringing forth recommendations.

**(4) *Steveston Property at the corner of Moncton Street and 4<sup>th</sup> Avenue***

In response to a query regarding the Moncton Street property at the corner of 4<sup>th</sup> Avenue, staff advised that the City has not received any applications regarding the site.

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (5:48 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 21, 2009.

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Councillor Evelina Halsey-Brandt  
Chair

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Sheila Johnston  
Committee Clerk