



## Planning Committee

Date: Wednesday, September 9, 2015

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au (entered at 4:01 p.m.)  
Councillor Carol Day  
Councillor Harold Steves (entered at 4:04 p.m.)

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 21, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

September 22, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

1. **APPROVAL TO REPLACE HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 8862 WITH TERMINATION OF HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9286 AND HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9251**  
(File Ref. No. 08-4057-01; 12-8060-20-009251/9286) (REDMS No. 4574655 v. 6)

Joyce Rautenberg, Planner 1, briefed Committee on the proposed agreement, noting that rental rates have been updated to reflect 2013 rental rates.

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

It was moved and seconded

- (1) *That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and*
- (2) *That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.*

**CARRIED**

**2. HOUSING AGREEMENT BYLAW NO. 9229 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8151 ANDERSON ROAD (ANDERSON SQUARE HOLDINGS LTD.)**

(File Ref. No. 08-4057-01; 12-8060-20-009229) (REDMS No. 4530101 v. 11)

It was moved and seconded

*That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 13-645286.*

**CARRIED**

**3. AFFORDABLE HOUSING CONTRIBUTION RATE AND RESERVE FUND STRATEGY REVIEW – FINAL RECOMMENDATIONS FOR ADOPTION**

(File Ref. No. 08-4057-01) (REDMS No. 4630503 v. 5)

Ms. Rautenberg briefed Committee on the proposed Affordable Housing Contribution Rate and Reserve Fund Review, noting that staff have compiled feedback from stakeholders and the public on the matter.

Discussion ensued with regard to a periodic review of the proposed rates. Staff were then directed to review the rates in one year and report back.

*Cllr. Steves entered the meeting (4:04 p.m.).*

Discussion then ensued with regard to developer contributions to affordable housing in other municipalities

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In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, added that it is difficult to compare developer contributions from other municipalities, however; the City's policies involving contributions towards affordable housing are clear and transparent and benefits the entire community.

In reply to queries from Committee with regard to implementation of the proposed rates, Ms. Rautenberg advised that, should the proposed rates be approved, in-stream applications will be subject to the existing contribution rates while new applications will be subject to the proposed contribution rates.

It was moved and seconded

- (1) *That the proposed rates in the staff report titled, Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption, dated July 6, 2015, from the General Manager, Community Services be adopted:*
  - (a) *\$2 per square foot from single family subdivision developments;*
  - (b) *\$4 per square foot from townhouse developments; and*
  - (c) *\$6 per square foot from apartment and mixed use developments involving 80 or less residential units;*
- (2) *That development applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy; and*
- (3) *That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

**CARRIED**

**4. PROPOSED SECONDARY SUITE POLICY AFFORDABLE HOUSING STRATEGY AMENDMENTS FOR SINGLE FAMILY SUBDIVISIONS AND REZONINGS**

(File Ref. No. 08-4057-01) (REDMS No. 4571609 v. 16)

Ms. Rautenberg spoke on the proposed Secondary Suite Policy, noting that the proposal was presented to the general public and feedback was received.

Discussion ensued with regard to removing the option for full cash-in-lieu contributions towards the Affordable Housing Reserve Fund for single-family subdivisions and rezonings.

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In reply to queries from Committee, Wayne Craig, Director, Development, noted that the proposed policy will apply to any size lot. He added that following feedback from the development community, an option for a full cash-in-lieu contribution towards the Affordable Housing Reserve Fund was included for instances where the dimensions of the lot may restrict the ability to provide a secondary suite or where the addition of a secondary suite may be subject to neighbourhood opposition. Mr. Craig further noted that given the City's preference for the development of secondary suites, applicants will be advised that there is a strong preference that suites be provided.

Cathryn Volkering Carlile, General Manager, Community Services, spoke of the proposed policy amendments and noted that the cash-in-lieu contributions from developments help to support other programs in the City.

In reply to queries from Committee, Mr. Erceg advised that the majority of applicants pursue secondary suites and that Council may control the number of cash-in-lieu contributions through rezoning applications.

In reply to queries from Committee, Ms. Carlile noted that the City does not monitor occupancy of secondary suites after construction and auditing occupancy would be difficult to pursue.

Discussion ensued regarding possible incentives for property owners to report occupancy of secondary suites and in reply to queries from Committee, Mr. Erceg noted that incentives such as a reduction in property taxes for owners who report occupancy would be difficult to implement. He added that secondary suites could be occupied by tenants or family members.

Discussion ensued with regard to conducting a survey related to the occupancy of secondary suites in the city.

In reply to queries from Committee, Mr. Erceg noted that significant resources and consultation would be required if the City pursues a more structured policy on the occupancy of secondary suites. He added that the City has moved forward in legitimizing secondary suites and that the City receives approximately 100 to 150 Building Permit applications annually for secondary suites.

Discussion then took place with regard to (i) calculating affordable housing contributions by using the area of the entire lot instead of only the buildable area, (ii) the number of actual rental suites available in the city listed on online classified ads, (iii) legitimizing illegal suites in the city, and (iv) reviewing the proposed policy in one year.

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It was moved and seconded

- (1) *That, as per the staff report titled Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezoning, dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:*
- (a) *build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
  - (b) *build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or*
  - (c) *provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) *That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.*

**CARRIED**

Opposed: Cllr. Au

**5. CHILD CARE DEVELOPMENT POLICY AMENDMENT**

(File Ref. No. 07-3070-01) (REDMS No. 4586418 v. 3)

The Chair noted that members of Council were able to attend the opening of the Cranberry Children's Centre, where the draft guidelines were utilized during its development. She added that the Child Care Development Policy is a great resource for the community.

It was moved and seconded

*That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled Child Care Development Policy Amendment, dated June 2, 2015, from the General Manager, Community Services.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**6. APPLICATION BY YIN P. MUI FOR REZONING AT 10491 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681)

Mr. Craig spoke of the proposed application, noting that the two proposed coach houses would be designed in keeping with recent changes to the City's coach house zoning district.

In reply to queries from Committee, Mr. Craig noted that public notification will be sent should the proposed application advance to Public Hearing. He added that, as part of a referral to staff regarding public notification, staff will examine potential options to increase the public notification area beyond the current 50 metre radius requirement.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.*

**CARRIED**

**7. APPLICATION BY STEVE DHANDA FOR REZONING AT 3260/3280 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009225; RZ 15-690340) (REDMS No. 4587634)

Mr. Craig commented on the proposed application, noting that the proposed rezoning is consistent with the lot size policy in the area.

In reply to queries from Committee, Mr. Craig noted that there are adjacent duplexes on the west and east side of the site and that staff will provide information on potential duplex and triplex locations in the city in response to a referral from Committee.

Discussion ensued with regard to the subdivision of lots for duplex development and in reply to queries from Committee, Mr. Craig noted that the subdivision would not increase the number of principal dwelling units, however, there would be opportunities to provide of secondary suites.

Discussion then ensued with regard to the potential increase in value of duplex properties and the potential tax implications.

In reply to queries from Committee, Mr. Craig advised that through rezoning, the City is able to receive contributions toward other City programs such as affordable housing and tree planting.

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In reply to queries from Committee, Mr. Erceg advised that tax revenue received from duplex development is not necessarily able to offset the City resources required to service the site. He added that the City's 702 Policy allows for duplex sites to be subdivided into two lots.

Discussion then took place with regard to the history of multi-family dwellings in the city.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**CARRIED**

**8. MANAGER'S REPORT**

**(i) Row Housing**

Discussion ensued with respect to the potential development of row housing in the city.

As a result of the discussion, staff were directed to provide Council with information on and examples of row housing and report back.

In reply to queries from Committee, Mr. Erceg noted that staff are examining other forms of housing. He added that row housing has some drawbacks compared to other forms of multi-family housing since each row house will have a separate title instead of being stratified, and as a consequence would require individual service connections.

**(ii) Metro Vancouver Regional Growth Strategy Amendment**

Terry Crowe, Manager, Policy Planning, commented on proposed amendments to the Regional Context Statement in Metro Vancouver's Regional Growth Strategy. He advised that Metro Vancouver has invited the City to comment on the proposed amendments, however, since the proposed amendments do not affect the City, no formal response is required.

**(iii) Affordable Housing Coordinator**

Kim Somerville, Manager Arts Services, wished to welcome Dougal Forteath as the new Affordable Housing Coordinator.

**(iv) Communication Tools from Richmond Community Services Advisory Committee (RCSAC)**

Ms. Somerville advised that the City received two communication tools from RCSAC. She added that reports will be coming forward regarding the Richmond Youth Media Program and the Social Services Space Needs Survey and Assessment Results.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:40 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, September  
9, 2015.

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Councillor Linda McPhail  
Chair

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Biason, Evangel  
Auxiliary Committee Clerk