



Planning Committee

Date: Tuesday, September 17, 2019

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Chak Au
Councillor Michael Wolfe

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 September 4, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

October 2, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **DEMENTIA-FRIENDLY COMMUNITY ACTION PLAN**
(File Ref. No. 07-3400-01) (REDMS No. 6201288 v 4)

In reply to queries from Committee, Debbie Hertha, Seniors Coordinator, advised that (i) there was no feedback received from the community regarding the need for housing specifically for people living with dementia during the consultation process, (ii) the Action Plan includes specific proposed actions to support families and caregivers of people living with dementia through the community centres and partnerships with key stakeholders, and (iii) there are currently two adult day care centres in the City operated by the Vancouver Coastal Health (VCH).

Kim Somerville, Director, Community Social Development, noted that VCH is currently looking for additional adult day care sites in the City for short-term and long-term programming and staff are following up this initiative.

In reply to a further query from Committee, Ms. Hertha noted that the proposed dementia awareness training to frontline staff providing services to people living with dementia could include conducting workshops suitable to their needs.

It was moved and seconded

- (1) *That the Dementia-Friendly Community Action Plan, as outlined in Attachment 1 of the staff report titled, "Dementia-Friendly Community Action Plan", dated August 23, 2019, from the Director, Community Social Development, be adopted; and*
- (2) *That the Dementia-Friendly Community Action Plan be distributed to key stakeholders and posted on the City website.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY CLO VENTURES K2 LTD. FOR REZONING AT 9571, 9591, 9611, 9671 STEVESTON HIGHWAY & 10831 SOUTHDAL ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. RZ 17-763712) (REDMS No. 6177240)

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Steven De Souza, Planner 1, reviewed the application, noting that (i) two convertible units and three secondary suites will be provided, (ii) a significant tree will be retained at the rear of the site, (iii) the applicant will provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund, and (iv) there will be frontage improvements along Steveston Highway and Southdale Road.

In reply to queries from Committee, Mr. De Souza noted that on-site trees to be removed are in poor condition and the specific species of replacement trees to be planted will be reviewed at the Development Permit process.

In reply to a query from Committee regarding the lack of vehicle access from Southdale Road, Wayne Craig, Director, Development, advised that vehicle access to townhouse developments should be from arterial roads and not from side streets as indicated in the Arterial Road Land Use Policy.

Discussion ensued with regard to (i) the potential for utilizing sustainable energy sources for arterial road developments with medium densities, (ii) existing locations and priorities of the City's Energy Utility (DEU) facilities, and (iii) financial implications of installing district energy systems for arterial road developments.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff investigate the potential for installing City- and privately-operated sustainable district energy utility systems for arterial road developments, and report back.

CARRIED

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10082, for the rezoning of 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 20 townhouse units with vehicle access from Steveston Highway, be introduced and given first reading.

CARRIED

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3. **APPLICATION BY KONIC DEVELOPMENT LTD. FOR REZONING AT 10231, 10251, 10351, 10371, 10391, 10395 AND 10397 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. RZ 17-794300) (REDMS No. 6245187)

Edwin Lee, Planner 1, reviewed the proposed development, highlighting that (i) a right-in/right-out vehicle access is provided from No. 2 Road, (ii) four secondary suites are proposed, (iii) the number of residential parking spaces to be provided is in compliance with City regulations, (iv) visitor parking stalls in the development exceed the City's requirements, and (v) one on-site tree, seven off-site trees and one hedgerow will be retained and protected.

In reply to a query from Committee, Mr. Lee noted that two additional visitor parking spaces will be provided in the proposed development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, for the rezoning of 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY KONIC DEVELOPMENT LTD. FOR REZONING AT 4571, 4591, AND 4611/4631 STEVESTON HIGHWAY FROM "SINGLE DETACHED (RS1/E)" AND "TWO-UNIT DWELLINGS (RD1)" TO "LOW DENSITY TOWNHOUSES (RTL4)"**

(File Ref. No. RZ 18-839945) (REDMS No. 6246089)

Jordan Rockerbie, Planning Technician – Design, reviewed the application, noting that (i) cash-in-lieu contributions will be provided to the City's Affordable Housing Reserve Fund and Public Art Reserve Fund, (ii) four on-site trees and two street trees on City property are in poor condition and will be removed, (iii) 21 new trees will be planted on-site, and (iv) the existing crosswalk at the Steveston Highway and Bonavista Gate intersection will be upgraded.

In reply to queries from Committee, staff advised that four visitor parking stalls will be provided and the proposed number of parking stalls in tandem arrangement is in compliance with the Zoning Bylaw.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, for the rezoning of 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

4.

FINANCE AND CORPORATE SERVICES DIVISION

5. HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 12-8060-01) (REDMS No. 6106697)

It was moved and seconded

That the unadopted Zoning Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws" dated August 23, 2019 from the Director, City Clerk's Office, be abandoned.

CARRIED

6. MANAGER'S REPORT

Grant Workshop and Pathways Clubhouse Affordable Housing Project

Ms. Somerville noted that a grant workshop with 35 stakeholder participants will take place on September 18, 2019 through the partnership of the City and Richmond Foundation. She added that the workshop will enable applicants for City and Richmond Foundation grants to improve their writing skills for grants applications and enhance their awareness of grant opportunities, including those provided by the Vancouver Foundation.

Also, Ms. Somerville provided an update on community engagement for the Pathways Clubhouse Affordable Housing Project, noting that (i) the open house at the Thompson Community Centre last week was well attended, (ii) staff had sent out 900 letters to the neighbourhood, and (iii) staff had met with and will continue meeting with members of the local community for further engagement.

Steveston Village Heritage Conservation Grant Program

Barry Konkin, Manager, Policy Planning, provided an update on the Steveston Village Heritage Conservation Grant Program, noting that a public consultation will take place on September 26, 2019. Mr. Konkin further noted that Council has approved a grant for a thrift store and bicycle shop.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:25 p.m.).

CARRIED

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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, September 17, 2019.

Councillor Linda McPhail
Chair

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Committee Clerk