



Planning Committee

Date: Tuesday, September 18, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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 Wednesday, September 5, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, October 2, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

- HOUSING AGREEMENT (0864227 B.C. LTD.- TOWNLINE GROUP OF COMPANIES) BYLAW 8937- TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 10800 NO. 5 ROAD**
(File Ref. No.) (REDMS No. 3617848)

Staff made Committee aware that on Page 2. of the staff report, in the table under the heading "Total Square Feet", a correction had been made to the incorrect measurement of "32,345.19 s.f." and that the staff report now reflected the correct and accurate measurement of "2,345.19 s.f.".

Planning Committee
Wednesday, September 18, 2012

It was moved and seconded

That Bylaw No. 8937 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8937 has been adopted, 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 Rezoning Application 08-450659 and the Development Permit Application 12-599057.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **JESSIE TSAI HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7088 HEATHER STREET FROM "SINGLE DETACHED (RS1/F)" TO "HIGH DENSITY TOWNHOUSES (RTH2)" IN ORDER TO DEVELOP A 6 UNIT, 3 STOREY TOWNHOUSE DEVELOPMENT**

(File Ref. No. 12-8060-20-8928) (REDMS No. 3517078)

It was moved and seconded

- (1) *That Bylaw No. 8928 for the rezoning of 7088 Heather Street from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading; and*
- (2) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7902 be abandoned.*

CARRIED

3. **ORIS CONSULTING LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT – RIVER DRIVE/ NO. 4 ROAD (BRIDGEPORT) ZONING DISTRICT AT 10011, 10111, 10199 AND 10311 RIVER DRIVE, TO LIMIT THE PORTIONS OF THE SITE WHERE COMMERCIAL USES CAN BE ACCOMMODATED**

(File Ref. No. 12-8060-20-8938) (REDMS No. 3630375)

A brief discussion took place between Committee and Wayne Craig, Director of Development, with regard to "mixed use" and "commercial activity" on subject sites.

Planning Committee
Wednesday, September 18, 2012

It was moved and seconded

That Bylaw No. 8938 to amend the “Residential Mixed Use Commercial (ZMU 17) – River Drive / No.4 Road (Bridgeport)” zoning district be introduced and given first reading.

CARRIED

4. **TOWNLIN GARDENS INC. HAS APPLIED TO THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10780, 10820 AND 10880 NO.5 ROAD, AND 12339 AND 12733 STEVESTON HIGHWAY, TO LIMIT THE PORTIONS OF THE SITE WHERE COMMERCIAL USES CAN BE LOCATED**

(File Ref. No. 12-8060-20-8939) (REDMS NO. 3629719)

It was moved and seconded

That Bylaw No. 8939 to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district be introduced and given first reading.

CARRIED

5. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9980 GILBERT ROAD AND 7011 WILLIAMS ROAD FROM TWO-UNIT DWELLINGS (RD1) AND 7031 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-8942) (REDMS No. 3614786)

It was moved and seconded

That Bylaw No. 8942, for the rezoning of 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4), be introduced and given first reading.

CARRIED

6. **WEST CAMBIE NATURAL PARK RE-DESIGNATION**

(File Ref. No. 12-8060-20-8945) (REDMS No. 3643470)

Terry Crowe, Manager, Policy Planning provided background information regarding the status of the proposed West Cambie Natural Park in the south-east corner of the Alexandra quarter section.

Planning Committee
Wednesday, September 18, 2012

In response to queries Mr. Crowe advised that: (i) the Alexandra Road upgrades and frontage improvements, are the responsibility of the developer of the subject lands; and (ii) staff undertook a comprehensive survey, and hosted an open house, in order to collect as much public input from area residents as possible.

It was moved and seconded

- (1) *That Bylaw 8945, to amend the Richmond Official Community Plan as amended, to re-designate the West Cambie Natural Park area for residential purposes and amend the OCP Aircraft Noise Sensitive Development (ANSD) Map, be introduced and given first reading;*
- (2) *That Bylaw 8945, 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; and*
- (3) *That Bylaw 8945, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*
 - (a) *Vancouver International Airport Authority for comment; and*
 - (b) *Board of Education, School District No. 38 (Richmond) for information**on or before the Public Hearing on October 15, 2012.*

CARRIED

7. **2041 OFFICIAL COMMUNITY PLAN**

(File Ref. No. 08-4045-00, 12-8060-20-9000) (REDMS No. 3650097)

Frances Clark, 8160 Railway Avenue, advised that she spoke on behalf of the Richmond Centre for Disability (RCD), where she serves as the Board Secretary, and stated that the RCD thanked City staff, and especially Joe Erceg, General Manager, Planning and Development, for all the meetings and events during the preparation of the 2041 Official Community Plan (OCP).

Ms. Clark remarked that representatives of the RCD were able to meet with staff in various departments in order to make the OCP the most desirable plan for residents of all ability levels. She stated that she hoped that the OCP would be adopted as a model by other Cities, and concluded her remarks by reiterating that it had been a fantastic experience to work so closely with so many members of City staff on the document.

Planning Committee

Wednesday, September 18, 2012

Mr. Crowe made a presentation and, among other details, drew Committee's attention to the following features of the Official Community Plan (OCP):

- the thorough nature of the OCP preparation, involving open houses, surveys, and social media input, as well as direct meetings with federal, provincial, and regional governments and many other interested entities and bodies, such as small home builders;
- the projected population is 280,00 by 2041, from the current 200,000 residents;
- a community-wide emission reduction and target of Greenhouse Gas (GHG) of 80% by 2050;
- transit, bicycling, rolling (e.g. scooters, motorized wheelchairs), walkability, ride sharing and electric cars will contribute to the GHG reduction targets;
- coach houses and granny flats are proposed for the Edgemere neighbourhood;
- the City's Environmentally Sensitive Areas (ESAs) provide critical ecological services, including carbon sequestration, and the ESA Management Strategy will be periodically updated, especially to guard against invasive species;
- Mobility modes within the City are intended to shift by improving transit, by developing high density villages, and by densifying shopping centres, and this will mean a reduction in the use of automobiles from the current 83% to 49% by 2041;
- to improve urban design there are new Development Permit guidelines, but no increase in Development Cost Charges at this time; and
- if Council accepts the OCP it will be forwarded to stakeholders including the Metro Vancouver Board prior to ideally a November 19, 2012 Public Hearing.

Discussion ensued between Committee, Mr. Crowe, Holger Burke, Development Coordinator, June Christy, Senior Planner, Victor Wei, Director, Transportation, Margot Daykin, Manager, Sustainability and Joe Erceg and especially with regard to:

- how to achieve the targeted reduction in the use of personal vehicles;
- the quantity of lot capacity that remains undeveloped, in order to achieve ground oriented residential units in the City Centre;

Planning Committee
Wednesday, September 18, 2012

- the retention of the City's nature systems in order to achieve carbon sequestration and not in the atmosphere, and achieve environmental balance;
- how ESAs relate to the City's riparian areas, and what policies govern both;
- what can be done to tackle the spread of invasive species, such as thistles, in the City;
- how staff can clarify in the OCP that the retention of single-family neighbourhoods is a priority;
- "heritage, arts and culture" have long been a priority of the City, and are not a recently discovered benefit to residents;
- the OCP is a living document, and if it is adopted by Council it will serve as a guide to developers, to staff, to City groups and associations;
- the OCP can be described as the City's "toolkit" and its policies can be considered its "tools";
- if there is an impression that the OCP is not followed, that impression can be countered by the argument that land use decisions are subject to a first reading at Council, second and third readings at a Public Hearing, and adoption at either a Public Hearing or a meeting of Council;
- while transit is beyond the control of the City, the OCP outlines ways to achieve the City's vision of reducing the population's dependence on personal vehicles;
- the OCP underscores the importance of the acquisition of park land, and there are ways for the City to increase park land in the City to meet the demands of a growing population;
- Transportation staff are in discussion with a bike share operator and staff will update Committee regarding discussions to enhance bike sharing; and
- staff expects no more than two dozen future applications for coach house development along arterial roads.

With regard a query regarding how many coach house applications are currently in stream, Mr. Burke advised that: (i) there are only one or two current coach house applications; and (ii) there is very little available land in the City to accommodate them.

A brief discussion ensued among Committee on the merits of coach houses.

Planning Committee
Wednesday, September 18, 2012

Committee thanked staff for the hard work done on the OCP, and staff was commended for the design of both the OCP and the attached maps.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, which repeals the existing 1999 Official Community Plan (Schedule 1 of Bylaw 7100) and replaces it with a new 2041 Official Community Plan (Schedule 1 of Bylaw 9000), be introduced and given first reading.*
- (2) *That, in accordance with section 882 (3) (a) of the Local Government Act, Bylaw 9000, having been considered in conjunction with:
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Metro Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*is found to be consistent with said Program and Plans.*
- (3) *That, as it applies to lands within the Agricultural Land Reserve, Richmond Official Community Plan Bylaw 9000, in accordance with section 882 (3) (c) of the Local Government Act, be referred to the Agricultural Land Commission for comment by the Public Hearing.*
- (4) *That, in accordance with section 879 (2) (b) of the Local Government Act, Richmond Official Community Bylaw 9000 be referred to the following bodies for comment and response by the Public Hearing:
 - (a) *The Councils of the City of Vancouver, City of New Westminster and the Corporation of Delta;*
 - (b) *Musqueam Indian Band;*
 - (c) *Board of Education of Richmond School District No. 38.**
- (5) *That Richmond Official Community Plan Bylaw 9000 be referred to the following bodies for comment and response by the Public Hearing:
 - (a) *Vancouver International Airport Authority;*
 - (b) *Port Metro Vancouver;*
 - (c) *TransLink (South Coast British Columbia Transportation Authority);*
 - (d) *Urban Development Institute;*
 - (e) *Richmond small home builders group.**

Planning Committee
Wednesday, September 18, 2012

- (6) *That Richmond Official Community Plan Bylaw 9000 be referred and considered at the November 19, 2012 Public Hearing provided that the Metro Vancouver Board has accepted the OCP Regional Context Statement (RCS) chapter within a time period that allows all statutory advertising to be completed, otherwise the OCP Bylaw is referred for consideration to the earliest Public Hearing for which all statutory advertising can be completed following the Metro Vancouver Board acceptance of the Regional Context Statement (RCS) chapter.*

CARRIED

Further to Committee thanking staff for their hard work on the 2041 Official Community Plan, the following motion was introduced:

It was moved and seconded

That Committee commend and thank staff for their work on the 2041 Official Community Plan.

CARRIED

As a result of the discussion concerning coach houses the following motion was introduced:

It was moved and seconded

That a moratorium will be placed on rezoning applications which include coach houses if staff is not satisfied that the applications: (i) meet the Zoning Bylaw and OCP requirements; and (ii) address height and design concerns.

CARRIED

As a result of a comment by the Chair that land in West Cambie bounded by Alexandra Road, Garden City Road, Cambie Road and Dubbert Street should be examined by staff to advise Committee regarding the best land use for the site, the following **referral** motion was introduced:

It was moved and seconded

That staff explore the best use of the land that is bounded by Alexandra Road to the south; Garden City Road to the west; Cambie Road to the north; and Dubbert Street to the east, and report back to the Planning Committee.

CARRIED

Planning Committee
Wednesday, September 18, 2012

8. MANAGER'S REPORT

(a) Land Use Contracts

Mr. Erceg mentioned that all Councillors were in receipt of a recent memo from Mr. Burke, regarding the issue of Land Use Contracts.

In response to a query from the Chair regarding whether it was time for a delegation from the City to travel to Victoria to address the Land Use Contract issue, Mr. Erceg advised that: (i) senior and intergovernmental staff were designing a strategy to address the issue; and (ii) Committee would be brought up to date on the proposed strategy in the coming months.

Councillor McPhail mentioned that she had discussed the Land Use Contracts issue with the Hon. John Yap, Minister of Advanced Education, Innovation and Technology.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:25 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 18, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk