



Planning Committee

Date: Tuesday, September 20, 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
September 7, 2016, be adopted as circulated.*

CARRIED

NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DIVISION

1. **ADULT BASIC EDUCATION FEES**
(File Ref. No. 07-3000-01) (REDMS No. 4924707 v. 4)

Discussion ensued with regard to advocating the Province to withdraw tuition fees for Adult Basic Education.

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In reply to queries from Committee, Michael Khoo, Richmond School District No. 38, noted that (i) average Adult Basic Education fees are approximately \$500 in Metro Vancouver municipalities, (ii) the Province implemented tuition-free Adult Basic Education in 2008, and (iii) since the re-establishment of tuition fees, student registration has decreased by approximately 50%.

It was moved and seconded

That a letter, as attached, be written to the Premier of British Columbia respectfully requesting that consideration be given to reinstating tuition-free status for BC adult students enrolled in Grade 10, 11 and 12 Adult Basic Education programs.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY YUANHENG SEAVIEW DEVELOPMENTS LTD & YUANHENG SEASIDE DEVELOPMENTS LTD FOR REZONING AT 3031, 3211, 3231, 3291, 3311, 3331, 3351 NO. 3 ROAD, 8151 CAPSTAN WAY, AND 8051 AND 8100 RIVER ROAD FROM AUTO-ORIENTED COMMERCIAL (CA), MARINA (MA2), AND HOTEL COMMERCIAL (ZC160 – CAPSTAN VILLAGE (CITY CENTRE) TO RESIDENTIAL / LIMITED COMMERCIAL AND COMMUNITY AMENITY (ZMU30) – CAPSTAN VILLAGE (CITY CENTRE) (ZMU30) AND SCHOOL AND INSTITUTIONAL USE (SI)**
(File Ref. No. 12-8060-20-009593/9594; RZ 12-603040) (REDMS No. 5163818)

Wayne Craig, Director, Development, reviewed the application, noting that:

- the proposed mixed use development will be in proximity to transit;
- the proposed development would take place over three phases and will consist of a maximum of 850 units;
- the proposed development will (i) include the construction of a City-owned community centre, (ii) provide a cash contribution towards public art, (iii) construct road and frontage improvements, (iv) and contribute funding towards the future construction of the Capstan Village Canada Line Station;
- construction of the community centre would take place during the second phase of development and would include 74 parking spaces with 54 parking spaces dedicated for City use;
- a new waterfront park is proposed adjacent to the subject site and park design considerations are included in this staff report; and

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- the proposed development will include approximately 59 units allocated for affordable housing and that more than half of those units will have at least two bedrooms.

Discussion ensued with regard to (i) increasing the proposed development's affordable housing contribution, (ii) utilizing Provincial funding allocated for affordable housing, and (iii) connecting the proposed development to District Energy.

In reply to queries from Committee, Mr. Craig noted that (i) the proposed development will meet the City's current affordable housing standards, (ii) the proposed community centre will be owned and operated by the City, (iii) a marina is not currently proposed, however a cash contribution will be provided towards future development of a pier, (iv) portions of the City's waterfront trail network along the middle arm of the river will be added as more sites develop, and (v) the proposed Capstan Station will cost approximately \$25 million and will be funded through development contributions.

Discussion ensued regarding (i) the closure of sections of River Road for park development, (ii) road network improvements in the area, and (iii) the potential for a pedestrian crossing over Sea Island Way.

In reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, noted that the amenities in the proposed community centre will complement programming in other City recreation facilities and will serve all residents of the city. Joe Erceg, General Manager, Planning and Development, added that future development will not be required to contribute to the operating costs of the community centre.

In reply to queries from Committee, Joyce Rautenberg, Affordable Housing Coordinator, noted that the non-profit organizations that manage affordable housing units have advised that a clustered configuration of affordable housing units will be more manageable compared to a more dispersed configuration.

Discussion ensued with regard to potential development cost overruns and the allowances in the Tenant Improvement portion of the proposed community centre.

It was moved and seconded

- (1) That Official Community Plan Amendment Bylaw 9593, including:**
- (a) in Schedule 1 of Official Community Plan Bylaw 9000, to redesignate 8051 River Road from "Mixed Use" to "Park" and 8100 River Road from "Park" to "Mixed Use" in Attachment 1; and**

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(b) in Schedule 2.10 (City Centre Area Plan), to amend the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Capstan Village (2031), and reference maps throughout the Plan to relocate park and road within the area bounded by Sea Island Way, No. 3 Road, Capstan Way, and the Middle Arm of the Fraser River and designate the subject site as “Institution”, together with related minor map and text amendments;

be introduced and given first reading;

(2) That Bylaw 9593, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;

(3) That Bylaw 9593, 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 found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9594 to create the “Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) (ZMU30)” zone, and to rezone 3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road, 8151 Capstan Way, and 8051 and 8100 River Road from “Auto-Oriented Commercial (CA)”, “Marina (MA2)”, and “Hotel Commercial (ZC160 – Capstan Village (City Centre))” to “Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) (ZMU30)” and “School and Institutional Use (SI)”, be introduced and given first reading; and

(5) That the YuanHeng Riverfront Park Conceptual Plan, as described in the report, dated September 15, 2016, from the Director of Development, be approved.

CARRIED

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3. **APPLICATION BY RICK BOWAL FOR REZONING AT 7531 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009599; RZ 15-712649) (REDMS No. 5155063)

In reply to queries from Committee, Mr. Craig noted that townhouse options were not discussed with the applicant and that adjacent lots have already been redeveloped as single-detached dwellings with vehicle access from the existing rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9599, for the rezoning of 7531 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RICK BOWAL FOR REZONING AT 7511 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009600; RZ 15-712653) (REDMS No. 5155141)

Cynthia Lussier, Planner 1, reviewed the application, noting that the site is accessible via the rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9600, for the rezoning of 7511 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY JASON MINARD FOR A ZONING TEXT AMENDMENT AT 5411 MONCTON STREET TO ADD "ADULT DAY CARE" AS A PERMITTED USE TO THE CONGREGATE HOUSING (ZR4) – STEVESTON ZONE**

(File Ref. No. 12-8060-20-009607; ZT 16-737142) (REDMS No. 5129846 v. 3)

Mr. Craig reviewed the application, noting that no exterior modifications are anticipated and that the proposed development will add parking spaces.

In reply to queries from Committee regarding traffic and the need for parking spaces in the area, Sara Badyal, Planner 2, noted that given the unique use and following a staff review of the proposed development, a parking ratio was assigned to the site. Mr. Craig further noted that staff anticipates that the proposed development will not generate a significant increase in traffic.

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In reply to queries from Committee, Jason Minard, applicant, alongside Queenie Choo and Alice Choi, representing SUCCESS, noted that (i) Vancouver Coastal Health (VCH) provides funding and refers clients to the Adult Day Care Program, (ii) the facility is considered to be a BC Housing project and accepts applicants from outside the city, (iii) pick up and drop off times are staggered to address issues related to traffic and parking, and (iv) SUCCESS is seeking to create a campus of care where residents are able to move into different types of facilities as needed.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607, to amend the "Congregate Housing (ZR4) – Steveston" zone to allow an adult day care program as a secondary permitted use along with congregate care in the existing facility and amended parking requirements for the facility, be introduced and given first reading.

CARRIED

6. APPLICATION BY 0906559 B.C. LTD. FOR REZONING AT 4720/4740 LARKSPUR AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009608; RZ 16-731886) (REDMS No. 5128123)

Mr. Craig reviewed the application, noting that the proposed development will retain three trees and that there are other duplex lots in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9608, for the rezoning of 4720/4740 Larkspur Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

7. APPLICATION BY NEW HORIZON DEVELOPMENTS LTD. FOR REZONING AT 7340/7360 LANGTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009609; RZ 16-734207) (REDMS No. 5086251)

Mr. Craig briefed Committee on the proposed development, noting that the proposed development is consistent with the existing duplex and lot size policy in the area and a total of four trees will be planted on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9609, for the rezoning of 7340/7360 Langton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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8. **APPLICATION BY GREG KLEMKE FOR REZONING AT 9771 SEAVALE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009611; RZ 16-722173) (REDMS No. 5137850)

Mr. Craig reviewed the proposed development, noting that access to one lot will be through the cul-de-sac and the other lot will have access via the rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9611, for the rezoning of 9771 Seavale Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

9. **RICHMOND COMMENTS: METRO VANCOUVER'S (MV) PROPOSED FIVE YEAR REVIEW OF THE 2040 REGIONAL GROWTH STRATEGY (RGS)**

(File Ref. No.) (REDMS No. 5158838)

Terry Crowe, Manager, Policy Planning, remarked on Metro Vancouver's (MV) proposed Five Year Review of the 2040 Regional Growth Strategy (RGS), noting that the City is supporting MV's engagement process and is currently not requesting any amendments to the RGS.

It was noted that section 1b under the heading *Current and Proposed MV RGS Initiatives* in the staff report should read "establish a maximum house and floor plate size".

It was moved and seconded

That Council advise the Metro Vancouver (MV) Board that it supports the Board's proposed five year review of the 2040 Regional Growth Strategy (RGS) and at this time does not propose any RGS amendments.

CARRIED

10. **MANAGER'S REPORT**

(i) Limiting House Size in the Agricultural Land Reserve (ALR)

Mr. Crowe noted that regarding the City's July 2016, request for the BC Ministry of Agriculture and the Agricultural Land Commission (ALC) to establish maximum houses size limits in the ALR, ALC staff advised that a response will be coming within several weeks.

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(ii) Construction Industry Petition

It was noted that a petition from the construction industry was received advocating to streamline the development application process. Mr. Erceg remarked that the development statistics used by the petition's proponents are inaccurate.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:10 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, September 20, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator