



## Planning Committee

Date: Tuesday, October 2, 2018  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Alexa Loo  
Councillor Harold Steves  
Absent: Councillor Chak Au  
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 18, 2018, be adopted as circulated.*

**CARRIED**

### AGENDA ADDITION

It was moved and seconded  
*That General Compliance of the EcoWaste Site on 45111 Williams Road be added to the agenda as Item No. 4A.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

October 16, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9910 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8091 CAPSTAN WAY (0892691 B.C. LTD. – MINGLIAN)**  
(File Ref. No. 12-8060-20-009910; 08-4057-05) (REDMS No. 5928720 v. 5)

In reply to queries from Committee, Monica Bennington, Planner 1, advised that the agreement notes the use of the units for families or low-income individuals.

It was moved and seconded

*That Housing Agreement (0892691 B.C. Ltd. – Minglian) Bylaw No. 9910 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 section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-699647.*

CARRIED

2. **HOUSING AGREEMENT BYLAW NO. 9933 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 7960 ALDERBRIDGE WAY AND 5333 AND 5411 NO. 3 ROAD (0989705 B.C. LTD.)**  
(File Ref. No. 12-8060-20-009933; RZ 15-692485) (REDMS No. 5973683 v. 4)

It was moved and seconded

*That Housing Agreement (7960 Alderbridge Way and 5333 and 5411 No. 3 Road) Bylaw No. 9933 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with 0989705 B.C. Ltd. substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units and Market Rental Units required by the Rezoning Application RZ 15-692485.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY MELISSA BALBACK FOR REZONING AT 3440/3460 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009930; RZ 18-821823) (REDMS No. 5967838)

Wayne Craig, Director, Development, introduced Natalie Cho as the new Planning Technician – Design.

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Ms. Cho reviewed the application, highlighting that the proposed development will include a secondary suite in each new home.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9930, for the rezoning of 3440/3460 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.*

**CARRIED**

4. **PROPOSED OFFICIAL COMMUNITY PLAN/CITY CENTRE AREA PLAN AMENDMENT, LANSDOWNE SHOPPING CENTRE MASTER LAND USE PLAN – PUBLIC CONSULTATION SUMMARY AND REQUEST TO ENDORSE THE CONCEPT MASTER LAND USE PLAN**

(File Ref. No. CP 15-717017) (REDMS No. 5909756 v. 11)

With the aid of a PowerPoint presentation (copy on-file, City Clerk’s Office), Diana Nikolic, Senior Planner/Urban Design, reviewed the proposed development and consultation process, noting the following:

- proposed density is consistent with the existing City Centre Area Plan (CCAP);
- it is proposed that the highest densities and approximately 74% of the total density on the property will be within 500 metres from the Canada Line station;
- it is proposed that the maximum building height on-site be reduced to comply with potential future flight path restrictions as part of the proposed third parallel runway in Vancouver International Airport (YVR);
- community consultation included public information meetings, meetings with key stakeholders, an information centre in Lansdowne Centre Shopping Centre, Let’s Talk Richmond, direct mail notification, social media engagement, newspaper advertisements and signage;
- public feedback has been generally supportive of the proposed project;
- proposed community amenities include a community amenity building and park space;
- community amenities and affordable housing will be secured through future rezoning;
- Lulu Island Energy Company (LIEC) is working with the applicant to secure a district energy plant on-site to serve the proposed development; and

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- the applicant intends to provide replacement of commercial space for affected businesses prior to the decommissioning of the shopping centre.

Discussion ensued with regard to (i) expansion of rapid transit in the region, (ii) development of a school in the city centre area, (iii) development of additional park and ride lots in the city, (iv) the potential for accelerated increases in population within the city centre area, (v) the potential displacement of small businesses in the city centre area, and (vi) development of alternative energy sources such as solar energy on-site.

In reply to queries from Committee, Transportation staff noted that (i) TransLink is adding additional SkyTrain cars on the Canada Line, (ii) Council will have opportunities to provide feedback on proposed TransLink updates to the rapid transit network, (iii) the proposed development will include road network, pedestrian and cycling infrastructure improvements, and (iv) the CCAP encourages use of alternative forms of transportation in the city centre area.

In reply to queries related to community benefits, staff noted that information on anticipated amenities such as park land, civic space and affordable housing can be provided to Council at the following Regular Council meeting.

It was moved and seconded

*That the Concept Master Land Use Plan be endorsed to proceed toward finalizing the Master Land Use Plan and Official Community Plan (OCP)/City Centre Area Plan (CCAP) amendments, and developing an Implementation Strategy.*

**CARRIED**

**4A. GENERAL COMPLIANCE OF THE ECOWASTE SITE ON 15111 WILLIAMS ROAD (DP 11-566011)**  
(File Ref. No.)

In reply to queries from Committee, Mr. Craig noted that access to Savage Road through to Williams Road will be limited to emergency vehicles until issues related to the Steveston Highway interchange are resolved.

It was moved and seconded

*That the update on the General Compliance of the EcoWaste Site on 15111 Williams Road (DP 11-566011) be received for information.*

**CARRIED**

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5. **MANAGER'S REPORT**

*(i) Tour of Ampri Solar Subdivision*

Mr. Craig noted that the tour of the Ampri Solar Subdivision development has been scheduled for October 17, 2018.

*(ii) New Staff*

Kim Somerville, Manager, Community Social Development, introduced Cody Spencer as the new Program Manager for Affordable Housing.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:54 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, October 2, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator