



Planning Committee

Date: Tuesday, October 16, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Linda Barnes
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 Tuesday, September 18, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 6, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

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PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY BENITO A KHO FOR REZONING OF 7520 ASH STREET FROM "SINGLE DETACHED (RS1/F)" TO "SINGLE DETACHED (RS2/E)" TO ACCOMMODATE 2 SINGLE DETACHED LOTS**

(File Ref. No. 12-8060-20-8941) (REDMS No. 3406024)

It was moved and seconded

That Bylaw 8941, for the rezoning of 7520 Ash Street from "Single Detached (RS1/F)" to "Single Detached (RS2/E)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY ROBERT CICOZZI ARCHITECTURE INC. FOR REZONING AT 7680 AND 7720 ALDERBRIDGE WAY FROM INDUSTRIAL RETAIL (IR1) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL2)**

(File Ref. No. 12-8060-20-8946) (REDMS No. 3658831)

Wayne Craig, Director of Development, provided background information and the following information was highlighted:

- the proposed development consists of 237 residential units in three multi-story residential buildings ranging in height on top of a podium;
- the proposed development will provide fourteen affordable housing units;
- the proposed development will widen Lansdowne Road and provide an approximately ten-metre wide strip of land for the Lansdowne Linear greenway;
- a visioning study is underway for the Lansdowne Corridor Plan, and includes concepts for the Lansdowne Linear Park; the proposed development includes the creation of the first phase of the Lansdowne Linear Park;
- it is anticipated that the Lansdowne Corridor Plan be completed and brought forward for Council consideration by early next year;
- the developer has committed to connecting to the proposed City Centre District Energy Utility; and
- twenty percent of all parking stalls would be 120V electric plug-in ready.

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In reply to queries from Committee, Mr. Craig advised that (i) where two parking spaces are provided in a tandem arrangement, both parking spaces would be assigned to the same dwelling unit; (ii) the proposed building heights are in compliance with the City Centre Area Plan; and (iii) the maintenance of the proposed green wall would be further examined at the Development Permit stage.

Robert Ciccozzi, Architect, Robert Ciccozzi Architecture Inc., introduced Mark Synan, Landscape Architect, van der Zalm and Associates Inc.

Mr. Synan provided an overview of the proposed development's landscaping and amenities. He stated that plant species have yet to be determined for the green wall, and noted that some of the amenities being proposed include a child play area, a putting green, an outdoor swimming pool, an Asian garden, and an orchard.

Discussion ensued and it was suggested that the developer consider utilizing evergreen trees in an effort to retain greenery on the site year-round.

It was moved and seconded

That Bylaw No. 8946, which makes minor amendments to the "Residential / Limited Commercial (RCL2)" zone specific to 7680 and 7720 Alderbridge Way and rezones these subject properties from "Industrial Retail (IR1)" to the amended "Residential / Limited Commercial (RCL2)", be introduced and given first reading.

CARRIED

3. MANAGER'S REPORT

(a) TransLink Performance Audit

Victor Wei, Director, Transportation, commented on the findings of TransLink's performance audit initiated by the Province. He commented that the TransLink's Board and the Mayors' Council on Regional Transportation have been tasked with working with TransLink on a long-term transportation plan for Metro Vancouver.

In reply to queries from Committee, Mr. Wei stated that the audit did not specify which areas or services would be cut in an effort to close TransLink's funding gap. However, he noted that Richmond's transportation services are likely to be impacted.

Mr. Wei commented on staff discussions with the City of Vancouver in relation to bike sharing. He stated that staff are in the process of examining bike share programs.

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Discussion ensued regarding the recently released report from the City of Vancouver's Mayor's Task Force on Housing Affordability. Joe Erceg, Deputy CAO, stated that Community Services staff would examine the Task Force's findings.

(b) Gilmore Estate Lands

Mr. Erceg commented on recent correspondence with Colliers International regarding the Gilmore Estate lands, west of Ironwood. Discussion ensued and Committee requested information relating to the divisions of the land and access to them.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:27 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 16, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk