



Planning Committee

Date: Tuesday, October 20, 2015

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 October 6, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 3, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 7220 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-009292; RZ 15-691744) (REDMS No. 4737969)

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Wayne Craig, Director, Development, briefed Committee on the proposed application to rezone the site into two compact single detached lots, noting that an amendment to Single-Family Lot Size Policy 5463 is required to remove the subject site and three other lots along Railway Avenue north of Linfield Gate. He added that letters were sent to the property owners and residents of all properties located within the area governed by Lot Size Policy 5463 notifying of the proposed amendment and requesting feedback regarding the proposal.

In reply to queries from Committee, Cynthia Lussier, Planning Technician, noted that one piece of correspondence expressing support for the proposal and one piece of correspondence expressing opposition to the proposal were received.

In reply to queries from Committee, Mr. Craig advised that the other application to rezone the property at 7180 Railway Avenue within the same lot size policy is not ready to be presented to Committee at this time.

Discussion ensued with regard to the potential for large home construction and the potential for densification along the Railway Avenue corridor.

As a result of the discussion, staff were directed to provide a memorandum that would provide information on potential options to increase density along the Railway Avenue corridor.

It was moved and seconded

(1) That the following recommendation be forwarded to a Public Hearing:

(a) That Single-Family Lot Size Policy 5463 for the area generally bounded by Railway Avenue, Blundell Road, and No. 2 Road, in a portion of Section 13 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5463 (Attachment 5); and

(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.

CARRIED

2. **APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE "HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) - OVAL VILLAGE (CITY CENTRE)" ZONE AT 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, AND 6899 PEARSON WAY**
(File Ref. No. 12-8060-20-009487; ZT 15-695231) (REDMS No. 4734828 v. 2)

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Mr. Craig briefed Committee on the proposed application, highlighting that the proposed zoning text amendment will facilitate the consolidation and expansion of public open space on-site and provide a linear connection to the City Waterfront Park. He added that the proposed application will facilitate a stand-alone childcare facility on a City-owned lot within the subject site.

In reply to queries from Committee regarding the temporary public open space, Mr. Craig noted that the proposed open space is part of a statutory right-of-way and there will be a future parking area underneath the proposed open space. He added that in the interim period prior to the construction of the parking garage, the open space will be treated with sod. The proposed open space will then be redesigned at the Development Permit stage.

Discussion ensued with regard to the potential effect of the proposed development on the adjacent dike area park space. Mr. Craig noted that the adjacent dike area park space will be expanded as River Road is incorporated into the dike and waterfront park area.

Discussion then took place with regard to the traffic along River Road and Gilbert Road area. The Chair advised that the traffic in the area can be discussed at the upcoming Public Works and Transportation meeting on October 21, 2015.

In reply to queries from Committee regarding the reduced number of proposed buildings, Mr. Craig noted that the proposed development drawings included in the staff report are conceptual and that there is no net increase in Floor Area Ratio (FAR). He added that the proposed buildings will not be higher than what is permitted in the original zoning.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone, a site-specific zone applicable at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way, to permit changes to the approved subdivision plan, be introduced and given first reading.

CARRIED

3. MANAGER'S REPORT

(i) Affordable Housing Contribution

Discussion ensued with regard to increasing the current affordable housing contribution requirements for built affordable housing units within new developments. Specific reference was made to the built affordable housing requirements in the West Cambie Area Plan for the mixed-use area along Garden City Road.

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Discussion continued regarding changes to the current development threshold requirements to provide affordable housing units for new multi-family developments under 80 units.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that staff will bring forward a staff report reviewing the City's Affordable Housing Strategy in a few weeks. She added that staff reports reviewing other aspects of the Affordable Housing Strategy will be presented in 2016.

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

It was moved and seconded

That staff examine options to:

- (1) *increase the current affordable housing contribution requirements for built affordable housing units within new developments; and*
- (2) *reduce the threshold to provide built affordable housing units in new multi-family developments below the current 80 unit threshold and report back.*

CARRIED

(ii) Process for the Early Termination of Land Use Contracts (LUC)

Mr. Craig updated Committee on the early termination of LUCs, noting that (i) the public information meeting will be scheduled on the first week of November 2015, (ii) notice of the public information meeting will be advertised in the local newspapers, (iii) the Public Hearing notification booklet will be mailed during the second week of November 2015, and (iv) LUC information will be continually updated on the City's website.

Discussion ensued regarding opportunities for the City to engage the public on topics related to development in the city in a town-hall type format.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that City staff is available to respond to public inquiries.

Discussion then took place with regard to providing the public with easily accessible information related to development in the city and creating a user-friendly City Hall.

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

It was moved and seconded

That staff examine options for City staff and Council Members to host periodic public information sessions on topics related to development and affordable housing in the city and report back to the Planning Committee.

CARRIED

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(iii) Soil Fill on Agricultural Land

Discussion ensued with regard to (i) occurrences of using soil fill within the Agricultural Land Reserve (ALR) in the city, (ii) the role of the City and Agricultural Land Commission (ALC) in reviewing and approving ALR soil fill applications, (iii) discussions between the City and the ALC on the enforcement of soil fill regulations, and (iv) amending land use in the ALR to restrict the use soil fill.

In reply to queries from Committee, Mr. Erceg noted that there is currently a bylaw regulating the use of soil fill and that property owners cannot use soil fill without City approval. He added that Community Bylaws staff can provide an update on enforcing said bylaw.

Discussion ensued with regard to land owners using soil fill on their property for the purposes of re-selling the property.

In reply to queries from Committee, Mr. Craig noted that there may be certain situations where property owners may seek soil fill approval directly from the ALC.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that Community Bylaws staff will bring forward a report on soil fill shortly.

As a result of the discussion, Community Bylaws staff were directed to provide Council with information related to the types of soil fill applications that require City approval, including information on the enforcement process for all soil fill applications that occur in the City.

Discussion then took place with regard to (i) soil fill and the potential loss of farmland, (ii) the potential increase in the value of farmland, (iii) the conditions where soil fill applications are approved, and (iv) the grade of soil fill used.

(iv) Distilleries and Wineries on Agricultural Reserve Land

Discussion ensued with regard to ALC regulations related to distilleries and wineries and the requirement that a minimum of 50% of the agricultural product be produced on the lot.

In reply to queries from Committee, Mr. Crowe noted that distilleries and wineries are required to produce at least 50% of the agricultural product on-site or they can contract additional agricultural product from other farms in the province. He added that Metro Vancouver and Ministry of Agriculture will be hosting a workshop on the new Provincial regulations related to distilleries and wineries in the ALR. He further noted that staff will attend the workshop and will update Council.

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Discussion then ensued with regard to introducing a resolution at the workshop that would require distilleries and wineries to produce a minimum of 50% of the agricultural produce on the subject site.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:43 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 20, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator (Aux)