



Planning Committee

Date: Tuesday, October 22, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

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 8, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

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1. **APPLICATION BY COLLIERS INTERNATIONAL CONSULTING TO CREATE THE “RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 8131 AND 8151 BENNETT ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE AND THE "ASSEMBLY (ASY)" ZONE TO THE "RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE**

(File Ref. No. RZ 18-808220) (REDMS No. 6210273)

Sara Badyal, Planner 2, reviewed the application and highlighted the following information:

- the staff report outlines a request to create a new zone and rezone the subject site to the new zone;
- the application proposes a six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure;
- the floor area is comprised of a church, multi-purpose and supporting space, purpose-built residential rental units and resident indoor amenity space;
- the 142 purpose-built residential units include: 20 units of low-end of market rental units, 68 moderate income limits units, and 54 market rental units;
- the applicant is targeting BC Energy Step Code step 4; and
- rear lane, frontage improvements, pedestrian trail and utility upgrades will be provided by the applicant and cost sharing will be provided for improvements to the existing sanitary pump station, through a Servicing Agreement.

In reply to queries from Committee, staff noted that (i) 89% of units will Basic Universal Housing units and 16 units will be Accessible units, (ii) the current building code only allows a maximum of six storeys for a wood frame construction, (iii) Richmond does not currently have any buildings that meet Passive House building standards, (iv) due to sanitary infrastructure bisecting the site some trees need to be removed as part of the relocation of the sewer structure, (v) basic universal units ensure structural features, such as doors and hallways, are accessible, (vi) opportunities for additional greenery and planting can be reviewed during the development permit stage, (vii) in consultation with the engineering department it has been noted this proposal does not fall within the area that would be serviced by District Energy, and (viii) through the development permit process staff will examine ways to commemorate the history of the site.

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Discussion ensued with regard to the difference between low-end of market rental housing, moderate income limit housing and market rental housing and it was requested that a memorandum be provided to Council with the breakdown of the categories.

In reply to further queries from Committee, staff noted that the operator of the preschool that was located in the subject site is actively exploring alternative accommodations and the daycare, operated by the church, will be closing down. Staff further noted that the preschool operator has been advised of various grants that are available for additional funding.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the “Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)” zone, and to rezone 8131 and 8151 Bennett Road from the “Single Detached (RS1/E)” zone and the “Assembly (ASY)” zone to the “Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE

(File Ref. No. RZ 18-817742) (REDMS No. 6242338)

Kevin Eng, Planner 2, reviewed the application and highlighted that (i) the application is for a mixed-use development in Steveston Village, (ii) the application has a maximum floor area ratio of 1.2, maximum building height of 9 m and is consistent with the Steveston Area Plan, (iii) the site does not contain an identified heritage resource that is to be maintained and conserved, (iv) the application contains street-fronting commercial units and five residential units above with private roof decks, and (v) a pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Discussion ensued regarding the design of the building and adherence to the Sakamoto Guidelines.

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

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) – Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) – Steveston Village”, be referred back to staff to review proposed building design and building materials.

CARRIED

Opposed: Cllrs. Loo
McPhail

COMMUNITY SERVICES DIVISION

3. **PROPOSED AMENDMENTS TO CHILD CARE DEVELOPMENT POLICY 4017 AND RICHMOND ZONING BYLAW NO. 8500**

(File Ref. No. 07-3070-00) (REDMS No. 6160957 v.7)

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10095 be introduced and given first reading; and*
- (2) *That upon adoption of Richmond Zoning Bylaw No. 8500, Amendment 10095, the Child Care Development Policy 4017 be amended, as set out in Attachment 1 of the report dated October 7, 2019 from the Director, Community Social Development, titled “Proposed Amendments to the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500.”*

CARRIED

4. **MANAGER’S REPORT**

(i) *Community Information Session*

Wayne Craig, Director, Development, advised that the final Community Information Session of the year will be held at the Minoru Cultural Centre on October 24, 2019 from 4:00 p.m. to 8:00 p.m. and staff will be preparing a report to Council with a summary of feedback received.

(ii) *Salvation Army Winter Shelter*

Kim Somerville, Director, Community Social Development, advised that the Salvation Army has received funding for an additional 15 beds from BC Housing for their winter shelter. She highlighted that the shelter will be open 24 hours from November 1st to March 31st and that a memorandum will be provided to Council with additional information.

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(iii) New Staff Announcement

Barry Konkin, Manager, Policy Planning, introduced Robin Pallett as the new Planner 2 in the Planning and Development Department.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:52 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 22, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator