



Planning Committee

Date: Tuesday, November 5, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Chak Au

Also Present: Councillor Linda McPhail

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, October 22, 2013, be adopted as circulated.*

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 19, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA BARNES

1. **DEVELOPMENT OF A NEW LONG-TERM FEDERAL PLAN TO FIX CANADA'S HOUSING CRUNCH**

(File Ref. No.)

Councillor Barnes provided background information and noted that 'Fixing Canada's Housing Crunch' is a national campaign.

Discussion ensued and it was agreed that Richmond Members of the Legislative Assembly, the Chair of the Metro Vancouver Housing Corporation Board, and the Manager of the Metro Vancouver Housing Corporation also be copied on the proposed resolution.

It was moved and seconded

WHEREAS a stable and secure housing system that creates and maintains jobs and allows for a range of living options is essential to attracting new workers, meeting the needs of young families and supporting seniors and our most vulnerable citizens; and

WHEREAS the high cost of housing is the most urgent financial issue facing Canadians with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion; and

WHEREAS housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk; and

WHEREAS those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs and making it hard to house workers in regions experiencing strong economic activity; and

WHEREAS an inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire; and

WHEREAS coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies; and

WHEREAS, the Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the federal government to increase housing options for Canadians and to work with all orders of government to develop a long-term plan for Canada's housing future; and

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WHEREAS FCM has asked its member municipalities to pass a council resolution supporting the campaign;

AND WHEREAS, our community has continuing housing needs to support a diverse range of residents to access affordable and appropriate housing choices, such as specialized subsidized rental with supports, affordable rental, and entry level homeownership, that can only be met through the kind of long-term planning and investment made possible by federal leadership;

THEREFORE BE IT RESOLVED that Council endorses the FCM housing campaign and urges the minister of employment and social development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians;

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Minister noted above, to Coralee Oakes, Minister of Community, Sport, and Cultural Development, to Alice Wong, MP – Richmond, to Kerry-Lynne Findlay, MP – Delta-Richmond East, to the Federation of Canadian Municipalities, to the Lower Mainland Local Government Association, to Richmond MLAs, to Wayne Wright, Chair, Metro Vancouver Housing Corporation Board, and to Don Littleford, Manager, Metro Vancouver Housing Corporation.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPOINTMENT OF APPROVING OFFICER

(File Ref. No. 0172-02) (REDMS No. 4016488)

It was moved and seconded

- (1) That the appointment of Brian Jackson as Approving Officer for the City, as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008, be rescinded; and*
- (2) That Barry Konkin, Program Coordinator – Development, be appointed as Approving Officer in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Urban Development.*

CARRIED

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3. **APPLICATION BY KHALID HASAN FOR REZONING AT 3800 AND 3820 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-9069; RZ 13-641189) (REDMS No. 4021832)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY HOTEL VERSANTE LTD. FOR REZONING AT 8451 BRIDGEPORT ROAD AND SURPLUS CITY ROAD FROM LIGHT INDUSTRIAL (IL) TO HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)**

(File Ref. No. 12-8060-20-7032/9065/9066; RZ 12-605272) (REDMS No. 4003079 v.4)

Wayne Craig, Director, Development, provided background information and commented on the Village Centre bonus amenity contribution, noting that the developer has agreed to provide a voluntary contribution of approximately \$1.6 million to be utilized at Council's discretion for arts and culture facilities in the City Centre.

It was moved and seconded

(1) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned;*

(2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:*

(a) *Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";*

(b) *Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;*

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(c) *Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);*

be introduced and given first reading;

(3) *That Bylaw 9065, having been considered in conjunction with:*

(a) *The City's Financial Plan and Capital Program;*

(b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

(4) *That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*

(5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City's surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.*

CARRIED

The meeting was recessed at 4:08 p.m.

The meeting reconvened at 4:59 p.m., following the Closed Planning Committee meeting with Councillors McNulty, Halsey-Brandt, Barnes, Steves, McPhail, and Mayor Brodie present.

5. MANAGING MEDICAL MARIJUANA PRODUCTION FACILITIES, AND RESEARCH AND DEVELOPMENT FACILITIES IN AGRICULTURAL AND URBAN AREAS

(File Ref. No. 12-8060-20-9070/9072) (REDMS No. 4026259)

Councillor McPhail left the meeting and did not return (5:00 p.m.)

Joe Erceg, General Manager, Planning and Development, provided background information and commented on the proposed staff recommendation to manage medical marijuana production facilities, and research and development facilities in agricultural and urban areas.

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Mr. Erceg then stated that as part of the staff report, staff also included a draft bylaw that would prohibit medical marijuana facilities in all areas of Richmond should that be a direction Council wishes to take.

In reply to queries from Committee, Mr. Erceg spoke of the City's recent external advice regarding issuance of a Building Permit for a licensed research and development facility, and noted that such licences are issued by the federal government for approximately twelve months. Also, he commented on several lower mainland municipalities that have prohibited or are in the process of prohibiting medical marijuana facilities within their respective boundaries.

As a result, the following motion was introduced:

It was moved and seconded

- (1) *That the City of Richmond request Health Canada to only consider issuing licences under the federal Marijuana for Medical Purposes Regulations (MMPR) in compliance with the City's Strategic Facility Management Approach contained in the staff report titled Managing Medical Marijuana Production Facilities, and Research and Development Facilities in Agricultural and Urban Areas dated October 30, 2013;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marijuana Regulation) be introduced and given first reading; and*
- (3) *That Bylaw 9071 be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.*

The question on the motion was not called as discussion ensued and it was noted that the proposed bylaw to prohibit medical marijuana facilities in Richmond does not preclude a rezoning application for such use from coming forward for Council's consideration at a future date.

The question on the motion was then called and it was **CARRIED**.

6. MANAGER'S REPORT

Mr. Craig provided an update on (i) upcoming tree removal at the Village Green development, (ii) shared driveway access implications on the City's arterial roads strategy, and (iii) 2013 Lulu Awards.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:06 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, November 5, 2013.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk