



Planning Committee

Date: Tuesday, November 8, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
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 Tuesday, October 4, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 22, 2011, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY AMPAR VENTURES LTD. FOR REZONING AT 9451/9491/9511/9531/9551 BRIDGEPORT ROAD AND 9440/9460/9480 BECKWITH ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (RS1/F) AND SCHOOL AND INSTITUTIONAL USE (SI) TO LIGHT-INDUSTRIAL, OFFICE AND HOTEL (ZI10) – BRIDGEPORT VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-8767/8764, RZ 10-539048) (REDMS No. 3205526)

Brian J. Jackson, Director of Development, advised that the proposed phased, mixed-use development, consisting of two hotel towers, and a 12-storey business centre, is sited between Bridgeport Road and Beckwith Road, east of the Highway 99 viaduct/Oak Street Bridge.

Planning Committee
Tuesday, November 8, 2011

Mr. Jackson further commented that the proposed development's quality is better than anticipated by staff when they finalized the City Centre Area Plan (CCAP). Also, the business centre includes 120,000 square feet of office space, thereby leading to substantial employment uses.

Mr. Jackson concluded his remarks by stating that one nine-storey hotel tower is Phase One, followed by the construction of the business centre as Phase Two, and Phase Three will be the construction of the 11-storey hotel tower.

Discussion ensued between staff and Committee and in particular on:

- the owner of the single family residence of 9520 Beckwith Road is not willing to sell his property, or move from his property, but he is satisfied with plans to minimize the impact of the proposed development on his property, including a tall Cedar hedge along the shared property line;
- the City does not require commercial/industrial building applicants to contribute to affordable housing or child care funds, but the applicant has responded to all CCAP requirements, including provision of a public art component;
- the public art contribution covers three separate projects, and one of those is the creation of a signature element on the roofscape, as well as night lighting on the side of the towers;
- access and egress opportunities including a ramp access to and from Highway 99, a new north-south lane connecting Bridgeport Road with Beckwith Road, and an existing statutory right-of-way; and
- the current status of a proposed Philippine Community Centre which is the subject of a current rezoning application, sited to the west of the proposed development's parkade.

In response to a request from Committee, Architect Martin Brookner, IBI Group, used a model to provided details of design elements.

In response to a comment regarding the effort the applicant will expend on marketing the hotel as well as available office space, Mr. Brookner stated that the applicant is forward thinking, and the phased build-out of the site is one way to meet occupancy expectations.

In response to a query, advice was provided that all hotel rooms are for commercial use, not strata/residential use.

Planning Committee
Tuesday, November 8, 2011

It was moved and seconded

- (1) *That Official Community Plan, Amendment Bylaw No. 8767, to amend Schedule 2.10 of Official Community Bylaw 7100 (City Centre Area Plan – Bridgeport Village) “Urban Centre T4 (25m)” specifically for 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road, to permit 60% non-industrial uses and 40% industrial/office uses of the net floor area and to permit non-industrial uses to extend from 50m to 65m north of Bridgeport Road, be introduced and given first reading;*
- (2) *That Bylaw No. 8767, 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;*
- (3) *That Bylaw No. 8767, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8764, to create “Light-Industrial, Office and Hotel (ZI10)” – Bridgeport Village (City Centre)” and rezone 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road from “Single Detached (RS1/F)” and “School and Institutional Use (SI)” to “Light-Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)”, be introduced and given first reading.*

CARRIED

2. **0901551 BC LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7331 BRIDGE STREET AND 9571 GENERAL CURRIE ROAD FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) IN ORDER TO CREATE 9 SINGLE FAMILY LOTS.**

(File Ref. No. 12-8060-20-8805/8816, RZ 11-562929) (REDMS No. 3248590)

A brief discussion took place between staff and Committee, and staff advised that the existing wood fence and hedge that separate the proposed development site from neighbouring sites, provides sufficient screening for privacy purpose.

In response to a query regarding the current rates a developer is required to submit for the City’s affordable housing program, for each square foot of developed space, Mr. Jackson advised that staff, at the direction of Council, is undertaking a review of that question, and will report back.

Planning Committee
Tuesday, November 8, 2011

It was moved and seconded

- (1) *That Bylaw 8816 for the text amendment of Permitted Density section of the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.*
- (2) *That Bylaw No. 8805, for the rezoning of 7331 Bridge Street and 9571 General Currie Road "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.*

CARRIED

3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 10391 FINLAYSON DRIVE FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS1/B)**
(File Ref. No. 12-8060-20-8822, RZ 11-588990) (REDMS No. 3367097)

It was moved and seconded

That Bylaw No. 8822, for the rezoning of 10391 Finlayson Drive from "Single Detached (RS1/D)" to "Single Detached (RS1/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RAJ DHALIWAL FOR REZONING AT 10020 AQUILA ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**
(File Ref. No. 12-8060-20-8824, RZ 11-585027) (REDMS No. 3373251)

It was moved and seconded

That Bylaw No.8824, for the rezoning of 10020 Aquila Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

5. **HOUSING AGREEMENT (CONCORD MONET PROJECT GP LTD.) BYLAW NO. 8828 - TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 9099 COOK ROAD**
(File Ref. No. 08-057-05) (REDMS No. 3390859)

In response to a query, Dena Kae Beno, Affordable Housing Coordinator, advised that the staff report features information on two townhouse units, a variety of housing form that is not typically featured in Housing Agreement bylaws.

In response to a further query, Ms. Beno stated that staff is currently reviewing its Affordable Housing program to determine: (i) rates; (ii) analysis of the reserve funds; and (iii) estimating housing needs for Richmond. Further, staff will bring forward a report on the Affordable Housing program review in the first quarter of 2012.

Planning Committee
Tuesday, November 8, 2011

It was moved and seconded

That Bylaw No. 8828 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8828 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application No. 10-557918.

CARRIED

6. MANAGER'S REPORT

No Manager's Reports were given, but a comment by Committee regarding the need for public restrooms at the Brighthouse Station of the CanadaLine, led to a brief discussion between staff and Committee.

Staff advised that a development permit application for the bus mall had been received and that as part of the application process, staff will work with the applicant to look at all the components inherent in the need for restrooms for the public, not just for bus drivers, before the report would go to a Development Permit Panel meeting.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 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 8, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk