



Planning Committee

Date: Tuesday, November 20, 2012
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Also Present: Councillor Linda McPhail (arrived at 4:01 p.m.)
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, November 6, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. TO REZONE 7451 AND 7471 NO. 4 ROAD, A NO ACCESS PROPERTY ON GENERAL CURRIE ROAD, AND A LANE TO BE CLOSED FROM "SINGLE DETACHED (RS1/B) AND (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM3)" IN ORDER TO DEVELOP A 20 UNIT TOWNHOUSE COMPLEX**

(File Ref. No. 12-8060-20-8198/ 8968; RZ 11-582929) (REDMS No. 3680513)

It was moved and seconded

- (1) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8198 be abandoned; and*
- (2) *That Bylaw 8968 for the rezoning of 7451 No 4 Road, a No Access Property on General Currie Road, and a Lane to be closed from "Single Detached, (RS1/B)" and 7471 No. 4 Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.*

CARRIED

Councillor McPhail entered the meeting (4:01 p.m.).

2. **APPLICATION BY CRESSEY (GILBERT) DEVELOPMENT LLP FOR REZONING AT 5640 HOLLYBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL3)**

(File Ref. No. 12-8060-20-8957, RZ 12-602449) (REDMS No. 3699353 v. 2)

Wayne Craig, Director of Development, highlighted that the proposed development would provide a 5,000 square foot child care facility and frontage improvements along all sides of the subject site.

In reply to a query from Committee, Mr. Craig stated that although the City prefers to see affordable housing units dispersed throughout a proposed development, it is not a requirement of the City's Affordable Housing Policy.

Discussion ensued and Committee expressed concern regarding (i) the location of the proposed affordable housing units, (ii) access to the indoor amenity space for occupants of the proposed affordable housing units, and (iii) the quality of materials utilized for the proposed affordable housing units.

Also, it was requested that a proposed outdoor amenity space include adult play equipment.

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In response to comments from Committee, Joe Erceg, General Manager, Planning and Development, advised that staff are currently reviewing the City's Affordable Housing Policy, and noted that (i) the location of, (ii) access to amenity spaces, and (iii) materials used for affordable housing units could be reviewed as part of this process. Also, Mr. Erceg stated that the concerns raised in relation to the proposed affordable housing units should be addressed prior to the application proceeding to Public Hearing.

In reply to a query from Committee, Mr. Craig, advised that a provider for the proposed child care facility has not been selected. Also, Mark McMullen, Senior Coordinator – Major Projects, commented on the proposed rain garden. Also, it was noted that the Applicant is committed to connecting to the proposed City Centre District Energy Utility.

Hani Lammam, Vice President, Development and Land Acquisitions, Cressey Development Group, stated that the proposed affordable housing units have been grouped together to maximize efficiencies. Also, he stated that the same quality of materials and finishes would be used for the proposed affordable housing units. In response to comments regarding access to the indoor amenity space for occupants of the proposed affordable housing units, Mr. Lammam stated that it was determined that no access would be provided in an effort to keep costs to a minimum. Mr. Lammam advised that by grouping the proposed affordable housing units together, an independent strata corporation could be created, which then could better manage its own costs. Mr. Lammam stated that the Applicant is open to providing access to the indoor amenity space for occupants of the proposed affordable housing units.

Discussion ensued and Committee queried the efficiencies between developments with affordable housing units scattered throughout with market units as opposed to developments with affordable housing units grouped together, separated from market units. In response to a query from Committee, Mr. Lammam advised that he would provide Committee with information related to the efficiencies of separate strata corporations.

Discussion further ensued and in reply to a query from Committee, Mr. Craig advised that there are existing developments that have grouped affordable housing units.

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

It was moved and seconded

That the application by Cressey (Gilbert) Development LLP to rezone 5640 Hollybridge Way from "Industrial Business Park (IB1)" to "Residential / Limited Commercial (RCL3)" be referred back to:

- (1) integrate affordable housing units with market units throughout the project;***

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- (2) *maintain the same quality of materials and finishes for the affordable housing units as those utilized for the market units; and*
- (3) *provide affordable housing units access to the indoor amenity space.*

The question on the **referral** was not called as discussion ensued regarding the efficiencies of separate strata corporations. The question on the **referral** was then called and it was **CARRIED**.

3. **AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5467 IN SECTION 23-4-7 APPLICATION BY VANLUX DEVELOPMENT INC. FOR A REZONING AT 4691, 4731 AND 4851 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) AND LAND USE CONTRACT (LUC061) TO SINGLE DETACHED (ZS21) - LANCELOT GATE (SEAFAIR)**

(File Ref. No. 12-8060-20-8965, RZ 12-617436) (REDMS No. 3656893)

It was moved and seconded

- (1) *That Single-Family Lot Size Policy No. 5467 in Section 23-4-7, adopted by Council on March 15, 1999, be amended to exclude those properties fronting Francis Road between Lancelot Gate and Railway Avenue as shown on Attachment 4 to the report dated October 23, 2012, from the Director of Development; and*
- (2) *That the provisions of "Land Use Contract 061" be discharged from 4851 Francis Road and that Bylaw 8965, to create " Single Detached (ZS21) – Lancelot Gate (Seafair)", and for the rezoning of 4691, 4731 and 4851 Francis Road from "Single Detached (RS1/E) and Land Use Contract (LUC061)" to "Single Detached (ZS21) – Lancelot Gate (Seafair)", be introduced and given first reading.*

CARRIED

4. **MANAGER'S REPORT**

(i) *Upcoming Applications*

Mr. Craig provided Committee with an update on future applications.

(ii) *Drive-Throughs*

Discussion ensued regarding the provision of drive-throughs in the Richmond Zoning Bylaw 8500 and how this provision relates to the City's anti-idling initiatives. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff report back to Committee on removing drive-throughs in the Zoning Bylaw for new applications.

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The question on the **referral** was not called as staff was requested to provide Council with the number of existing drive-throughs in Richmond. The question on the **referral** was then called and it was **CARRIED**.

(iii) Fill Deposit on Agricultural Reserve Lands

Discussion ensued regarding the City's authority to ban the dumping any type of fill on agricultural reserve land. Mr. Erceg advised that Community Bylaws staff can examine the situation. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine a bylaw to ban the dumping of any type of fill deposit on agricultural reserve land.

The question on the **referral** was not called as discussion ensued regarding the City's Soil Removal and Fill Deposit Regulation Bylaw. The question on the referral was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:39 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 20, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk