



Planning Committee

Date: Tuesday, November 30, 2021
Place: Council Chambers
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)
Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)
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 November 17, 2021, be adopted as circulated.

CARRIED

Cllr. McPhail left the meeting (5:40 p.m.).

- 1. APPLICATION BY RICHARD ZHANG FOR REZONING AT 8211 NO. 3 ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "COMPACT SINGLE DETACHED (RC2)" ZONE - (File Ref. No. RZ 20-908348; 12-8060-20-010308) (REDMS No. 6766903)

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10308, for the rezoning of 8211 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, November 30, 2021

2. **APPLICATION BY POLYGON TALISMAN PARK LTD. TO CREATE THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE, AND TO REZONE THE SITE AT 8671, 8731, 8771, 8831/8851 CAMBIE ROAD, 8791 CAMBIE ROAD/3600 SEXSMITH ROAD, AND 3480, 3500, 3520, 3540/3560 SEXSMITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. RZ 18-836123; 12-8060-20-010235/10198) (REDMS No. 6763364)

Staff summarized the report noting that the report stems from a referral from February 2021 requesting staff to examine additional affordable housing and market rental housing provisions. Key points of the revised proposal include: (i) 51 additional market rental housing units provided in the second, third and fourth phases of development in addition to the 120 units continuing to be provided in the first phase of development, (ii) increasing the percentage of market rental housing floor area from approximately 7.7 % to 10.5 % of the total residential floor area, (iii) inclusion of 156 Low End Market Rental (LEMR) housing units, (iv) development of a 5420 m² new City park plus an additional 3091 m² of public open space distributed throughout the site, (v) recovering farm soil and transferring the soil to the City’s Garden City Lands for farm use, (vi) participation in public art and cash contributions by the applicant, and (vii) constructing off-site barn owl hunting habitat enhancement.

In reply to queries from Committee, staff advised that (i) more than 10% of the units have been allocated to low end market rentals, (ii) the City has an incentive based policy that provides additional density for the provision of Market Rental units, (iii) this applicant has taken full advantage of that policy to add market rental units, (iv) the applicant has provided a transit pass program and additional bicycle parking as part of the Transportation Demand Management package.

In reply to queries from the Committee, Robin Glover the applicant’s representative, advised that (i) the height of low income market buildings is restricted due to the costs of concrete and heavy timber construction among other considerations, (ii) applicant has considered rent to own program, and (iii) open space will be provided on the rooftops of the concrete buildings.

John Roston, Richmond Rental Housing Advocacy Group, referred to his submission, (attached to and forming part of these minutes as Schedule 1) and commented that (i) approximately 30,000 people commute to work in Richmond, (ii) there is a need to make affordable housing available to first responders, and that Phase 2 of the project should be at least 50% market rental housing.

Planning Committee
Tuesday, November 30, 2021

Discussion ensued regarding providing a density bonus in exchange for market rental units, (ii) rental units can not be individually strata titled, (iii) rental units can only be sold in a block not individually, (iv) rental tenure zoning has been applied to the rental housing units, and (v) more density will create challenges from an urban design perspective.

It was moved and seconded

(1) That Official Community Plan Amendment Bylaw 10235, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:

(a) Specific Land Use Map: Capstan Village – Detailed Transect Descriptions, Maximum Average net Development Site Density for General Urban (T4) and Urban Centre (T5), Additional density, where applicable: the addition of a new bullet:

(i) For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond City Centre Area Plan (CCAP) requirements;

be introduced and given first reading;

(2) That Bylaw 10235, having been considered in conjunction with:

(a) the City’s Financial Plan and Capital Program; and

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

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(3) That Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, to create the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the “Single Detached (RS1/F)” zone to the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” zone and the “School and Institutional Use (SI)” zone, be given second reading, and forwarded to a new Public Hearing.

Planning Committee
Tuesday, November 30, 2021

The question on the motion was not called, as discussion ensued with regard to (i) voluntary contributions made by the applicant, (ii) the amount of LEMR units provided in the proposal, and (iii) the applicant providing 25% Market Rental housing. As a result of the discussion, the following referral motion was introduced:

It was moved and seconded

That the application by Polygon Talisman Park Ltd. to rezone the site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road be referred back to staff to examine including 25 percent market rental housing provisions

The question on the referral motion was not called, as discussion ensued with regard to a need for more market rental housing units for people who work and live in Richmond.

The question on the referral motion was then called and **DEFEATED** on a tie vote, with Cllrs. Hobbs, Loo and McNulty opposed.

The question on the main motion was then called and it was **DEFEATED** on a tie vote with Cllrs. Au, Day and Steves opposed.

COMMUNITY SERVICES DIVISION

3. **2021–2031 COLLABORATIVE ACTION PLAN TO REDUCE AND PREVENT POVERTY IN RICHMOND**

(File Ref. No. 08-4055-08) (REDMS No. 6754531)

Discussion ensued in regards to (i) staff continue to monitor and review the Recreation Fee Subsidy program as the community's needs change, (ii) poverty is based on reported income but many sources are taken into account to determine when someone is living in poverty, (iii) 22 percent of the City of Richmond population is living in poverty, and (iv) a referral regarding living wage policy will be forthcoming next year.

It was moved and seconded

That the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond as outlined in the staff report titled, "2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond," dated October 25, 2021, from the Director, Community Social Development, be adopted.

CARRIED

4. **MANAGER'S REPORT**

None.

Planning Committee
Tuesday, November 30, 2021

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:49 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 30, 2021.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, November 30, 2021.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Grewal,Raman

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: November 29, 2021 10:59 AM
To: McPhail,Linda; Steves,Harold; Day,Carol; McNulty,Bill; Loo,Alexa; CityClerk
Cc: Brodie, Malcolm; Au,Chak; Wolfe,Michael; Hobbs,Andy; Michelle Li
(michelleli@shaw.ca); Laura Gillanders (lauragillanders@gmail.com); Maria Rantanen
Subject: Planning Committee Meeting on Nov. 30
Attachments: Planning Committee Comments Nov 30 2021 Polygon Talisman Richmond Rental
Housing Advocacy Group.pdf

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Councillor McPhail,

On behalf of the Richmond Rental Housing Advocacy Group, I would like to delegate on Agenda Item 2, Polygon Talisman Park Ltd., at the Nov. 30 meeting of the Planning Committee which I presume is Tuesday rather than Wednesday as stated on the Agenda. I have copied the City Clerk.

Our position has been that the Polygon Talisman property is one of the very few large tracts of land in the City Centre that are suitable for major rental housing projects and that it is only major projects that will create sufficient rental units to change the rental market and stabilize rents. We believe that 75% of such projects should be market rental and below market rental with the remaining 25% strata condos for sale.

In the case of Polygon Talisman which has approximately 10% below market rental, we believe that 65% of the units should be market rental which still allows for a sizeable profit for the developer, especially given the uplift in land value from rezoning to rental and strata condo housing from the current single family housing zoning. The attached submission shows how the uplift is in the tens of millions of dollars even if the zoning is for 65% market rental.

Although some councillors indicated support for 15% market rental in large projects, we believe this will not change the rental market. As currently proposed, Polygon Talisman has less than 15% market rental. This could be increased to 15% by making Phase 2 into 50% market rental and 50% strata condo while eliminating the market rental units proposed in Phase 3 and Phase 4 as shown in the attached submission. This adds 30 market rental units and consolidates them in one building to make administration more efficient to keep rents low. It also gets all of the market rental units built in Phase 1 and Phase 2. It does not require any change to the building plans.

Note that the committee could approve the current proposal on the condition that staff ask the developer whether it would agree to 50% market rental in Phase 2. When the proposal comes before the full Council, councillors might then have an improved version to consider.

Many thanks for your careful consideration of this very important issue.

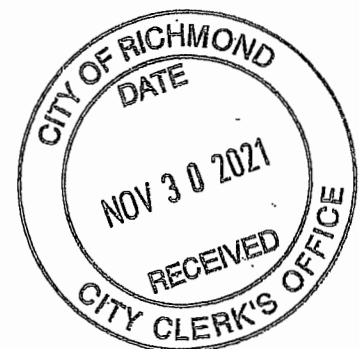
Richmond Rental Housing Advocacy Group
John Roston, Coordinator

john.roston@mcgill.ca
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

PHOTOCOPIED

NOV 30 2021

RG
& DISTRIBUTED



Submission to the Planning Committee Meeting, Nov. 30, 2021, Agenda Item 2: Polygon Talisman Park Ltd. – from the Richmond Rental Housing Advocacy Group

High Rezoning Land Value Uplift Makes Market Rental More Profitable

The Rollo report on a Market Rental Housing Policy, when calculating the profitability of building different types of housing, states that land cost is a major factor, but disclaims any responsibility for the land values used, saying these were given to them by City staff. These land values are for land already zoned for rental and strata condo housing. They do not account for the substantial uplift profit from rezoning land like that of Polygon Talisman which is currently zoned for single family housing.

Polygon Talisman Rezoning Land Uplift

Cost	\$Million
Land	\$95
Building streets, amenities, etc.	\$35
Total	\$130

Rezoned Land Value

10% market rental	\$234
65% market rental	\$201

Uplift Profit

10% market rental	\$104
65% market rental	\$71

These figures were presented to Council in May 2021 and no one disputed them. Even if the actual uplift profit is lower, it still makes 65% market rental feasible.

A 15% Market Rental Scenario

It is possible to obtain 15% market rental in Polygon Talisman by making Phase 2 into 50% market rental and eliminating the market rental units in Phase 3 and Phase 4. This transfers 30 of the units in Phase 2 from strata condo to market rental for a total of 201 market rental units or 15% of the entire project. It consolidates all the Phase 2, Phase 3 and Phase 4 market rental units in one building under one owner to make administration more efficient and allow for lower rents. It also makes these urgently needed market rental units available much sooner. It does not require any change to the building plans.

Current	Area m2	%	Units	%
Below Market Rental	10,488.57	9.0%	156	11.6%
Market Rental	12,343.01	10.6%	171	12.8%
Strata Condo	93,420.98	80.4%	1,014	75.6%
Total Residential	116,252.56	100.0%	1,341	100.0%

15% Market Rental	Area m2	%	Units	%
Below Market Rental	10,488.57	9.0%	156	11.6%
Market Rental	16,116.96	13.9%	201	15.0%
Strata Condo	89,647.03	77.1%	984	73.4%
Total Residential	116,252.56	100.0%	1,341	100.0%