



Planning Committee

Date: Wednesday, December 3, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Carol Day
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that the 25th Anniversary of the City would be considered as Item No. 3A prior to the consideration of Manager's Reports.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 18, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

Cllr. Au entered the meeting (4:01 p.m.).

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 9161 AND BYLAW NO. 9162 TO PERMIT THE CITY TO ENTER INTO HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS - PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. - LOT 1**
(File Ref. No. 08-4057-01; 12-8060-20-009161/009162; RZ 12-610011) (REDMS No. 4332072 v.10)

Dena Kae Beno, Affordable Housing Coordinator, gave a brief overview of the proposed development and noted the following information:

- Phase One will offer two types of affordable housing units;
- there will be 17 Artist Residential Tenancy Studios (ARTS) units for artists with a total annual household income of \$34,000 or less; and
- there will be 11 affordable housing units for individuals with annual household incomes ranging from \$34,000 or less to \$57,000 or less.

In reply to queries from Committee with regard to the criteria for selecting tenants, Ms. Beno and Liesl Jauk, Manager, Community Cultural Development, advised that the Canada Arts Council criteria would be used to determine tenancy for ARTS units.

Discussion then ensued regarding the demand for ARTS units, and Ms. Jauk noted that there is a lack of affordable housing for low income artists. She added that at the moment, there are no statistics on the demand for ARTS units, however more information regarding the demand for the units will be available as the project progresses.

In reply to queries from Committee, Ms. Beno commented on the progressive rental rates for the affordable housing units and the fixed rental rates for the ARTS units. She advised that the rental rates listed in the staff report represent rental ceilings and that community groups could assist with additional rental subsidies.

Discussion continued regarding the proposed development with respect to (i) its future phases, (ii) the different types of affordable housing offered, and (iii) the total number of affordable housing units planned.

In reply to queries from Committee, Ms. Beno noted that approximately 4,830 square metres is dedicated for affordable housing in the proposed development. She added that securing other forms of affordable housing can be determined in future phases of the proposed development based on demand.

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In reply to queries from Committee, Wayne Craig, Director, Development, advised that the City is anticipating a total of 63 affordable housing units from the proposed development. He added that the tenant income requirements were determined by the Affordable Housing Strategy and represent maximum annual household incomes.

Discussion ensued regarding affordable housing contributions from developments in the city and the option to convert the ARTS units into regular units if required.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, spoke on the demand for ARTS units and affordable housing and noted that staff can examine whether the ARTS units can be converted to other affordable housing units if required.

It was moved and seconded

- (1) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.- Lot 1) ARTS Units Bylaw No. 9161 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9161 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9161, in accordance with the requirements of s. 905 of the Local Government Act, to secure affordable housing in the form of artist residential tenancy studio (ARTS) units required by Rezoning Application 12-610011; and*
- (2) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.-Lot 1) Affordable Housing Bylaw No. 9162 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9162 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9162, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-610011.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 9620, 9660 AND 9700 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO SCHOOL & INSTITUTIONAL USE (SI)**
(File Ref. No. 12-8060-20-009176; RZ 14-667788) (REDMS No. 4348727 v.3)

Mr. Craig gave a brief overview of the proposed application and noted that the site is proposed for a combined Richmond Fire Hall and BC Ambulance Service station.

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Mr. Craig commented on the lot at 9720 Cambie Road and noted that staff are recommending that the lot be re-designated Convenience Commercial as part of an upcoming Official Community Plan (OCP) staff report anticipated to be presented to Council in the first quarter of 2015.

In reply to queries from Committee, Mr. Craig spoke of the proposed station's design and noted that Richmond Fire-Rescue and BC Ambulance Service will share the proposed facility.

In reply to queries from Committee, Fire Chief John McGowan noted that the proposed facility would have provisions for future expansion and would be convertible to a full Fire Hall if required. He added that a shared Fire Hall and ambulance station facility has been done in rural areas; however, the proposed facility will be the first shared facility in a major urban centre.

Discussion took place regarding the adjacent lot at 9720 Cambie Road currently zoned as Residential. Mr. Craig noted that staff were consulted to consider options for the orphaned lot and are recommending that the site be re-designated for Convenience Commercial use under the Alexandra Land Use Plan. He added that owners of the orphaned lot would have the opportunity to rezone the property for commercial development under that designation.

Committee wished to congratulate Richmond Fire-Rescue on the proposed combined Fire Hall and ambulance station facility.

Ben Huang, 9720 Cambie Road, expressed concern regarding his lot being orphaned, the lot's property value and the potential rezoning options for his lot, as a result of the proposed application. Mr. Huang read from his notes, (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Huang stated that rezoning his lot to Convenience Commercial would address his concerns.

Mr. Craig noted that Council could approve the rezoning of 9720 Cambie Road as soon as the first quarter of 2015, following a re-designation in the OCP, or alternatively, the rezoning of the property could be presented to Council as an individual report.

Discussion ensued with regard to the timeline for the rezoning and the land's appraised value and it was noted that rezoning the lot at 9720 Cambie Road to Convenience Commercial could negatively impact its value.

Discussion continued with respect to discussions between staff and the owners of 9720 Cambie Road.

As a result of the discussion, the meeting was recessed at 4:29 p.m. to discuss the matter in a closed session.

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The meeting reconvened at 4:52 p.m. with all members of Planning Committee present.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to exploring options for the orphaned lot at 9720 Cambie Road, and possible effects of delaying the proposed project.

In reply to queries from Committee, Fire Chief McGowan advised that the City has a lease agreement with the BC Ambulance Service and delaying the project could jeopardize the agreement.

Jim Young, Senior Manager, Project Development, noted that delaying the proposed project would impact timelines, which could increase costs.

Discussion then ensued with respect to (i) discussions between staff and the owners of 9720 Cambie Road regarding options for the property, (ii) steps taken with the owners of 9720 Cambie Road to discharge the property, and (iii) proceeding with the proposed project.

David Weber, Director, City Clerk’s Office, advised that should the recommendation be defeated, the matter would be presented for Council consideration without a recommendation.

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

It was moved and seconded

That staff discuss options for the orphaned lot at 9720 Cambie Road with the owners and report back.

The question on the referral was not called as discussion ensued with respect to (i) discussing options with the owners of 9720 Cambie Road before proceeding with the proposed rezoning, and (ii) the timeline of presenting the proposed rezoning to Council.

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

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3. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 10591, 10611 AND 10631 GILBERT ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009190; RZ 13-649998) (REDMS No. 4383316 v.2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to the proposed affordable housing contribution.

In reply to queries from Committee, Mr. Craig noted that the Affordable Housing Strategy requires the following contribution for rezoning applications per buildable square foot: (i) \$1.00 for single-family, (ii) \$2.00 for multi-family, (iii) \$4.00 for apartments, and (iv) 5% of the constructed units for developments exceeding 80 units.

Discussion ensued with regard to the (i) cost of housing and the city, (ii) the affordable housing contributions from developments, (iii) and the potential to reallocate contributions from the Public Art and Tree Compensation Funds to affordable housing.

In reply to queries from Committee, Ms. Carlile, advised that staff are reviewing the Affordable Housing Strategy and will report back to Council in 2015.

Discussion ensued regarding the notification of surrounding residents of the proposed development. Mr. Craig advised that should the proposed application advance to Public Hearing, residents within 50 metres of the site would receive notification. In response to Committee’s request, Mr. Weber noted that the Public Hearing notifications could be made available to Council.

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

3A. **THE CITY’S 25TH ANNIVERSARY**

(File Ref. No.)

Discussion ensued with regard to the City’s 25th Anniversary and the opportunity to preserve the City’s official records, particularly early bylaws. As a result, the following referral was made:

It was moved and seconded

That staff examine the preservation of the City’s old official records as a legacy project related to the City’s 25th Anniversary.

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The question on the referral was not called as discussion ensued with respect to the City's cornucopia.

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

4. **MANAGER'S REPORT**

(i) Greater Vancouver Home Builders' Association Report

Mr. Craig briefed Committee on a report by the Greater Vancouver Home Builders' Association and Simon Fraser University surveying the residential approval process throughout Metro Vancouver, noting that Richmond fared well on the categories of the development approval process, work culture and predictability with respect to fees and charges; however, the survey reports that Richmond is one of the most expensive cities in the Lower Mainland for development.

(ii) Former Steveston Secondary School Site Public Consultation

Mr. Craig noted that Polygon Development 273 Ltd. held a third open house for the proposed development of the former Steveston Secondary School site on December 2, 2014. He noted that the open house was attended by staff and that staff will report back to Council regarding Polygon Development's findings.

(iii) Port Metro Vancouver Land Use Plan

Terry Crowe, Manager, Policy Planning, briefed Committee on the Port Metro Vancouver Land Use Plan and noted that a report will be presented to Committee early in 2015.

Discussion ensued with respect to (i) the time frame of the Land Use Plan, and (ii) the appeal process that the City can utilize.

In reply to queries from Committee, Mr. Crowe advised that staff have received no clarification from the Province as to whether land held by Port Metro Vancouver is subject to the Agricultural Land Reserve (ALR); however, it was noted that any Federal lands are not subject to the ALR.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:15 p.m.).

CARRIED

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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 Wednesday, December 3, 2014.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

To Mayor and Council

Dec 3rd, 2014

Re File RZ 14-667788 Cambie Firehall

My name is Ben Huang and I live at 9720 Cambie road with my mother Bih Shaung Huang aged 65 and father Shao Chang Huang aged 75, we have resided here for 20 years. We purchased our home long before there was any plan to build a firehall at 9620, 9660 and 9700 Cambie road, this proposed project will be right next door to us on the west side.

On the east side of our home is a small strip mall, which goes all the way to Number four road. To the south of our home is Tomsett Elementary School.

Our home is on a orphan lot sandwiched between the commercial strip mall and the new Firehall. All of our neighbors' have sold their homes and new developments are being built on Cambie road.

We were made aware of the proposed Firehall and started communicating with Mr. Kirk Taylor in the purchasing department approximatley July 13th 2014. I have provided you with the stream of emails, as you can see I asked for help hoping that the City of Richmond would purchased our property. All of the emails ended the same " We will get back to you ".

Please note that all the efforts I have made to work with the City of Richmond are indicated on just one line, on page PLN 64 of the staff report it states." Project team staff met with the owner of the neighboring property at 9720 Cambie Road." This is not a fair report of the time and energy I have put into finding a solution to the problem.

We have listed with a real estate agent tried to sell our home for two months and not one person has wanted to view it, not one offer has been made because when people realize that we are beside a future firehall they are not interested, at all, in buying our house.

The assessed value of the house and lot is 1.68 million dollars we were asking 1.7 million but then lowered our price to 1.6 million but still no interest. The

house is approx 4,900 sq ft with 6 bedrooms , a separate suite and sits on a lot 87' X 235'.

We are desperate, you are our last hope, we need to move and we need your help. Please do one of the following action items BEFORE you agree to the Firehall project.

1 Buy our house for the assessed value of 1.68 million dollars

or

2 Rezone our property to commercial before the firehall is approved so we can appeal to more buyers. Please waive any re zoning fees.

We cannot continue to live in this stressful situation , We cannot live with ambulances and fire trucks coming and going until all hours of the day and night. We cannot live with the training area for the Firefighters which is to be located on the other side of our fence.

We appreciate that the City needs a new firehall and as tax payers we support the decision but we are very worried that our quality of live will be so negatively affected by the firehall that we cannot stay.

My parents are aging and need their life savings which are tied up in our house to provide for adequate housing and support them as they age and their health deteriorates. We have all three worked hard in the community for over 20 years and paid our fair share of taxes, we are not wealthy and need the money from our home to live.

Please help us.

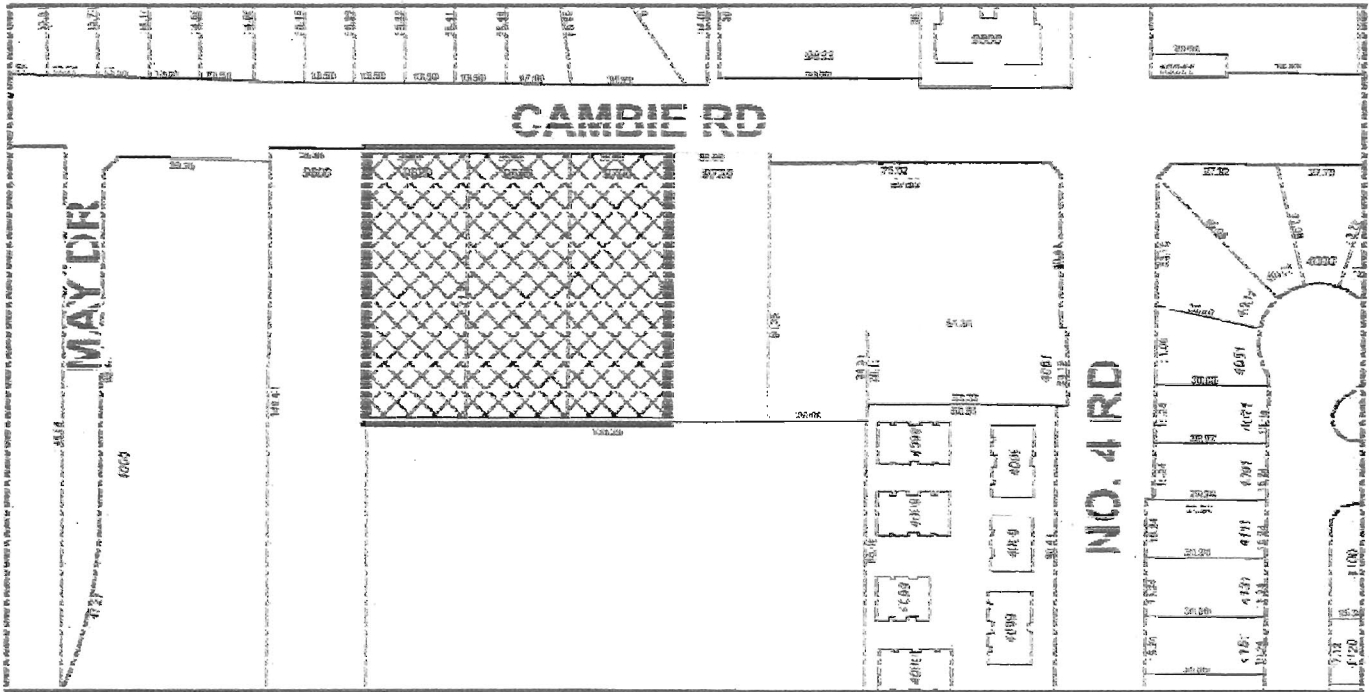
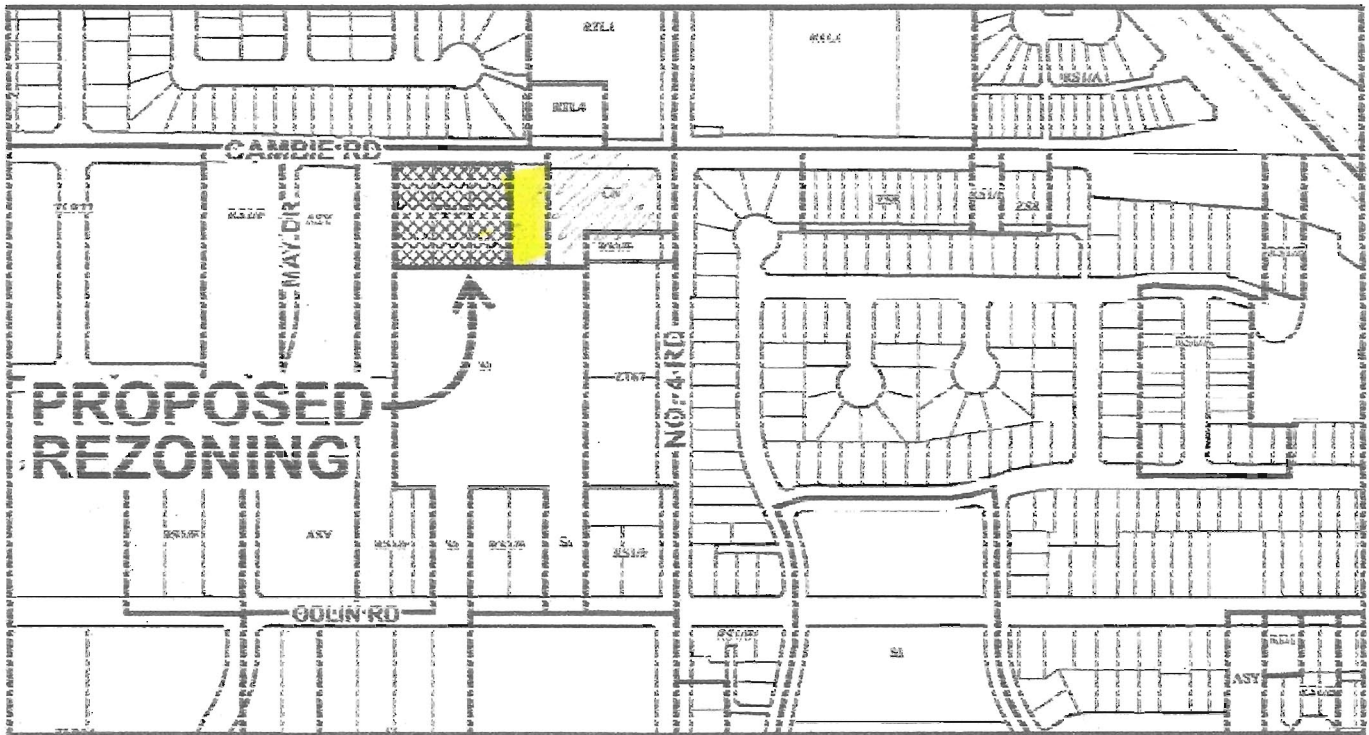
Ben (Li Pen) Huang

9720 Cambie road

Richmond BC V6X 1K4



City of Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

Let's try and make contact next week and I will update you.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
[\(604\) 276-4212](tel:6042764212)

-----Original Message-----

From: Gmail [<mailto:benhuang2@gmail.com>]
Sent: Thursday, 18 September 2014 14:46
To: Taylor, Kirk
Subject: Enquire on house 9720 Cambie road. Richmond

Dear Mr. Taylor:

My name is Ben, I was in the meeting with you last week at the city hall with my parents regard on my house on 9720 Cambie road.

We kindly concern if you have any further feed back on our property, as we are all like to know what the out come to be.

Please contact me if there is further information regards or feel free to call me, my mobile number is: Ben Huang [\(604\) 663-7547](tel:6046637547)

Looking forward to hear from you soon.

Sincerely

Ben Huang

Sent from my iPad