



Planning Committee

Date: Tuesday, December 8, 2009

Place: Anderson Room
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:35 p.m.)

Also Present: Councillor Greg Halsey-Brandt

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

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, November 17, 2009, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **December 22, 2009**, at 4:00 p.m. in the Anderson Room.

DELEGATION

3. *Urban Development Institute Presentation by UDI Personnel: Neil Chrystal, President, Peeter Wesik, First Vice-President, Tony Letvinchuk, Director, Maureen Enser, Executive Director, and Jeff Fisher, Deputy Executive Director.*

Neil Chrystal, President of the Urban Development Institute (UDI) updated Committee on: (i) current market conditions, (ii) issues affecting the residential market, and (iii) UDI's thoughts on future market conditions.

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Tony Letvinchuk, Director, UDI, addressed Committee and commented on commercial developments.

Maureen Enser, Executive Director, UDI remarked that City staff is proactive and willing to engage with the development industry. She spoke of two issues currently facing both the development industry, and municipalities:

- (i) affordable housing; UDI is interested in working closely with municipalities on ways to collaboratively address affordability issues.
- (ii) environmental issues; “climate smart development” is how UDI refers to its response to challenges such as working with a variety of municipalities each with its own environmental policies.

Ms. Enser concluded her remarks by stating that UDI welcomes Council and staff engagement on these, and other issues, facing the development industry.

Mayor Brodie entered the meeting (4:35 p.m.).

Discussion between Committee and UDI ensued, and particularly on:

- how the introduction of secondary suites and coach house units assist in the affordability of residential units;
- expertise is required when technological advances are made in the industry in order to apply the new technology correctly, instead of later correcting mistakes that are made;
- the difference between how BC Assessment and UDI assess land values;
- established, larger developers are benefiting from loans from most charter banks, while smaller developers are not apt to receive loans, given the banks’ caution as a result of the global economic crisis;
- the annual quantity of residential units sold by UDI versus those sold by the real estate industry;
- the oversupply of Richmond’s office space occurs mainly in industrial parks that are distant from public transit routes; and
- senior governments should be approached by municipalities with the message that it is time affordable housing issues be better addressed by the Federal government, and by provincial governments, not by municipal Councils.

In response to a query regarding the City’s Development Cost Charges (DCC) and how they apply to the affordable housing strategy, staff advised that an examination of DCCs in relation to affordable housing is underway.

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The Chair commended UDI on its proposal for a study for new building methods for the Lower Mainland. She added that it would be beneficial if UDI partnered with other organizations, such as the Federation of Canadian Municipalities to lobby the Federal government to (i) revisit the concept of co-op housing and (ii) explore long-term solutions for all sectors, not just the development sector.

PLANNING & DEVELOPMENT DEPARTMENT

4. **APPLICATION BY NKS ENTERPRISES FOR REZONING AT 8571 HEATHER STREET FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/A)**

(File Ref. No.: 12-8060-20-8435, RZ 08-438376) (REDMS No. 2502170)

It was moved and seconded

That Bylaw No. 8435, for the rezoning of 8571 Heather Street from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY HAZCO ENVIRONMENTAL SERVICES FOR DEMOLITION PERMITS AND A HERITAGE ALTERATION PERMIT FOR DEMOLITION OF STRUCTURES AND REMOVAL OF HAZARDOUS MATERIALS AT 3880 BAYVIEW STREET, ZONED "LIGHT INDUSTRIAL (IL)"**

(File Ref. No.: HA 09-492105) (REDMS No. 2727708)

Discussion ensued between Committee and staff regarding:

- Fraser River Estuary Management Program (FREMP) monitors impacts to fish, wildlife and their habitats, through the application of appropriate criteria, during any demolition work;
- the City's Pollution Control Bylaw addresses the mitigation of substances into the City system;
- the Ministry of the Environment manages soil remediation work;
- Steveston Harbour Authority (SHA) are the owners of the wharves and docks and should be consulted with regard to the application by Hazco Environmental Services;
- the Steveston Heritage Strategy has not identified anything at the 3880 Bayview Street location as a "heritage" asset;
- the importance of impact on the pilings, the uplands, and other elements along the waterfront.

Staff was directed to provide a memo to Council regarding the Ministry of the Environment's mitigation activities along the waterfront.

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As a result of the discussion the following **referral** motion was introduced:

It was moved and seconded

That the application, by Hazco Environmental Services for demolition permits and a Heritage Alteration Permit for demolition of structures and removal of hazardous materials at 3880 Bayview Street, be referred to staff to undertake discussions with the Steveston Harbour Authority for amendments to the original staff recommendation, with specific attention paid to plans for the pilings, docks and the upland portion of the property, and report back.

CARRIED

6. **CITY OF RICHMOND RECOMMENDATIONS: METRO VANCOUVER REGIONAL GROWTH STRATEGY**

(File Ref. No.: 01-0157-20-RGST1)(REDMS No. 2773926)

Terry Crowe, Manager, Policy Planning reported that since the October 20, 2009 Planning Committee meeting, the proposed RGS maps have not changed and MV staff have verbally agreed to support some of the City's proposed Regional Growth Strategy (RGS) text and map changes.

Mr. Crowe indicated that one outstanding issue is MV' proposed RGS "Industrial" and "Mixed Employment" designations. He noted that, when the RGS is approved, the "Industrial" and "Mixed Employment" designations will not be legal (only symbolic), until the City completes its Employment Lands Strategy, updates the OCP and the revised Regional Context Statement is approved; then, the RCS "Industrial" and "Mixed Employment" designations will be legal.

Discussion between Committee and staff ensued including:

- for the Riverside Industrial Park, south of the Ironwood Mall, to what degree should it be designated RGS "Industrial" and "Mixed Employment"; a designation of "Mixed Employment" would be more flexible than the MV-favoured designation "Industrial";
- what differentiates MV's two RGS designations ("Industrial" lands and "Mixed Employment" lands) from the City's three similar designations for the same lands;
- MV's intention to show as much land possible, as an Industrial, which in cases appears premature.
- that in managing proposed RGS "hazard lands," the City proposes that dyke protected lands are not to be considered "hazard lands," as the City maintains a sophisticated dyke system;
- Richmond's City Centre area should be designated "Urban" in the RGS, to accommodate a wide range of uses including industrial, office, rental and commercial uses;

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Committee directed staff to submit a memo to Council, before the Monday, December 14, 2009 Council Meeting providing:

- (i) RGS and City definitions of “Industrial” and “Mixed Employment”; and sample pictures of these areas; and
- (ii) MV and City consultation options with landowners of the Riverside Industrial Park, to advise them of the implications of the two possible MV RGS designations.

Upon discussion, to correct a staff mapping oversight, as the 13911 Garden City Road site (Crown Packaging) along the south Fraser River is designated OCP Business and Industry, and zoned I1 Industrial, Map 6 in the staff report will be changed to show the site as RGS “Industrial”, instead of RGS “Urban”.

During a brief discussion, a suggestion was made to make the following addition to the staff recommendation: *“on the basis that the RGS Industrial and Employment Lands designations will not be legal, until Richmond reviews its Official Community Plan and a new Regional Context Statement is approved.”*

It was moved and seconded

That the Recommendations contained in Attachments 3, 5 and 6 of the staff report from the General Manager Planning and Development, entitled: City of Richmond Recommendations: Metro Vancouver Regional Growth Strategy, dated December 3, 2009, be approved and forwarded to the Metro Vancouver Board for incorporation into the next draft of the Regional Growth Strategy, on the basis that the RGS Industrial and Employment Lands designations will not be legal, until Richmond reviews its Official Community Plan and a new Regional Context Statement is approved.

CARRIED

7. BYLAW 8561 TO AMEND THE OFFICIAL COMMUNITY PLAN 7100 SCHEDULE 1, AIRCRAFT NOISE SENSITIVE DEVELOPMENT POLICY AND MAP AND SCHEDULE 2.11A (WEST CAMBIE AREA PLAN)

(File Ref. No.:)REDMS No. 2766929)

Mr. Crowe advised that the proposed Bylaw provides improved clarity with regard to air cooling standards and techniques by addressing: (i) a policy change, (ii) the addition of 80/100 Lancaster Crescent in the Burkeville area, and (iii) alternatives to centralized air conditioning systems

Mr. Crowe added that a memorandum, dated December 7, 2009, provided Committee with new information (attached to these Minutes as Schedule 1).

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It was moved and seconded

1. *That Bylaw No. 8561 proposing an amendment to:*

(a) *the Official Community Plan (Bylaw 7100) Schedule 1, Section 5.4 Noise Management:*

(i) *by removing the single-hatched areas of the OCP Aircraft Noise Sensitive Development map;*

(ii) *by adding 80/100 Lancaster Crescent to the ANSD map as Area 2;*

(iii) *by clarifying the air cooling system standards and techniques, in Note 4 of the OCP Aircraft Noise Sensitive Development Table;*

(b) *the Official Community Plan (Bylaw 7100) Schedule 2.11A (West Cambie Area Plan), Section 8.1.6 to clarify the air cooling system standards and techniques for new construction in the Alexandra area of West Cambie,*

be introduced and given first reading.

2. *That Bylaw No. 8561, in accordance with the City Policy on Consultation during an OCP Amendment, be referred to the Vancouver International Airport Authority (VIAA) for comment before January 13, 2010.*

CARRIED

A comment was made with regard to Lulu Island Winery, located at 16880 Westminster Highway, an address within the Agriculture Land Reserve (ALR). Staff advised that: (i) Lulu Island Winery followed the City's zoning requirement; (ii) the address meets both the City's and the ALR's zoning requirements; and (iii) staff has inspected both the Lulu Island Winery and another Richmond winery, Sanduz Estate Winery, located at 12791 Blundell Road at Sidaway Road, and found that both wineries conform to the City's Zoning Bylaw.

A brief discussion ensued with regard to: (i) the potential for the expansion of a winery to include tasting rooms, a restaurant, or a banquet hall, (ii) safety issues arising from parking requirements at a winery, (iii) the difference between the City's authority and the ALR's authority regarding wineries situated on ALR lands, and (iv) the source of berries used by the wineries.

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As a result of the discussion Committee directed staff to prepare some background information for Planning Committee, providing information on the development process followed by Lulu Island Winery and Sanduz Estate Winery. Further, staff was requested to include in the information a review of the size of the winery facilities and analysis of the legality of using the facilities for banquets and other dining arrangements.

8. **MANAGER'S REPORT**

(1) *Steveston Harbour Authority Planning*

In response to a query regarding a suggestion by the Steveston Harbour Authority (SHA) that a joint planning committee be struck, comprising the City, SHA and Small Craft Harbours, Mr. Crowe advised that the City would engage the SHA in its OCP review process.

(2) *11251 Kingfisher Drive*

Joe Erceg, General Manager, Planning and Development advised that initial analysis demonstrates that the City cannot replace its land contracts with rezoning. The Working Group investigating the City's land contracts has had a meeting with staff, and a future meeting with staff is planned. In addition, the Working Group will host a public meeting in January, 2010.

Mr. Erceg added that staff has met with the owner of 11251 Kingfisher Drive and some revisions have been made to reduce the size of the proposed building. Staff would continue to work with the owner and would ensure that the Working Group and the owner meet.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:55 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 Tuesday, December 8, 2009.

Councillor Evelina Halsey-Brandt
Chair

Sheila Johnston
Committee Clerk



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

City of Richmond

Memorandum

To: Mayor and Councillors **Date:** December 7, 2009

From: Terry Crowe **File:**
Manager, Policy Planning

Re: ~~New Information~~ Re Planning Committee Agenda Item 7 OCP Aircraft Noise Sensitive Development

Purpose

The purpose of this memorandum is to provide Council with new information regarding Planning Committee Agenda, Item 7 - OCP Aircraft Noise Sensitive Development (ANSD).

Background

On Planning Committee Agenda page PL - 155 (report page 5) in the last paragraph, the first bullet partially reads:

“The comfort conditions are based on the following criteria:
a) Maximum indoor air temperature of 29 C.”

The New Information

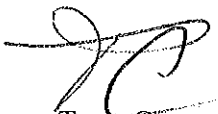
As 29 C (84 F) appears somewhat warm, upon further checking with industry professionals, section a) should read as follows:

a) “To achieve a comfort target of 21 degrees C.”

In equivalents, 21 C = 69.8 F and is a more comfortable indoor summer temperature.

After Planning Committee meeting, I will change the staff report to include this information. The proposed OCP Bylaw 8561 does not need to be changed.

I will be available at Planning Committee to clarify this matter more if necessary. I can also be reached at local 4139 for further clarification.



Terry Crowe,
Manager, Policy Planning

pc: Joe Erceg, MCIP, General Manger, Planning and Development
Brian J. Jackson, MCIP, Director of Development
David Johnson, Planner 2

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