

## Planning Committee

Date: Tuesday, December 16, 2008

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

Also Present: Councillor Ken Johnston

Call to Order: The Chair called the meeting to order at 4:01 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, November 18, 2008, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **January 20, 2009**, at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 8251 NO. 3 ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA 0.6 (R1/0.6)**

(RZ 08-433884 - Report: November 12, 2008, File No.: 12-8060-20-8431) (REDMS No. 2498999)

A brief discussion took place regarding landscaping elements and staff offered the following advice:

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- the Pine tree on site will be removed due to its poor condition; and
  - City staff ensures that developers of rezoned properties do not plant cedar hedges along arterial roads; staff recommends a mixture of trees be planted in lieu of hedgerows.

It was moved and seconded

*That Bylaw No. 8431, for the rezoning of 8251 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area 0.6 (R1/0.6)”, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 12351 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**

(RZ 08-414348 - Report: November 7, 2008, File No.: 12-8060-20-8449) (REDMS No. 2521058, 2521079)

Brian Jackson, Director of Development advised that:

- (i) the project has a separate and direct access to No. 2 Road
- (ii) emergency vehicles can access the site to the north.

Discussion took place on the following topics:

- pedestrian paths and low level lighting will enhance the proposed project;
- two adaptable units are included in the proposed project and include wider stairwells, adaptable washrooms and wider doorways;
- the applicant’s affordable housing contribution follows the City’s guidelines;
- the maintenance of the neighbourhood’s remaining industrial sites;
- the lands zoned agricultural are protected by the buffer covenants included in the Agriculture Land Reserve literature;
- the narrowness of No. 2 Road and its ability to accommodate both farm vehicles and other vehicles;
- no City funds have been allocated for the short term, but the City has future plans to: (i) widen No. 2 Road and (ii) parking to be allowed on the west side, but no parking allowances on the east side.

It was moved and seconded

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*That Bylaw No. 8449, for the rezoning of 12351 No. 2 Road from “Light Industrial District (I2)” to “Comprehensive Development District (CD/I26)”, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY SCHOOL DISTRICT NO. 38 (RICHMOND) TO AMEND SCHEDULE 2.10D TO THE OFFICIAL COMMUNITY PLAN (MCLENNAN SOUTH SUB-AREA PLAN) AT 7631, 7651, 7671, 7691, AND 7711 ASH STREET AND 7680 AND 7700 HEATHER STREET FROM PARK TO A COMBINATION OF PARK, RESIDENTIAL, AND CHILD CARE**

(Report: December 3, 2008, File No.: CP 08-446388, 12-8060-20-8465 ) (REDMS No. 2532670, 2532368)

Terry Crowe, Manager, Policy Planning advised that to: (i) help the School Board facilitate the funding of School District capital projects and (ii) help the City increase the size of Paulik Park, the Board and the City have collaborated on a proposal that will, if successful, garner the City the following benefits:

- (i) 1.3 acres of parkland;
- (ii) built affordable housing; and
- (iii) if the developer builds higher, the City would have a built daycare centre.

Mr. Crowe added that after the site has been sold to a developer, a rezoning report would come before the Planning Committee.

Discussion ensued on the following topics:

- an elevator is a component of the multi-storey building;
- the management of the four low end market rental units;
- provision in the City’s Affordable Housing Agreement that confirms that residents of the affordable housing units are renters who meet the criteria;
- The School Board will lead the public consultation before consideration of the report at a Public Hearing.

In summary, the Chair noted that assurance is needed that the property would be used as planned, and not developed otherwise.

It was moved and seconded

**(1) That Official Community Plan Amendment Bylaw No. 8465, to:**

- (a) in Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street from “Public and Open Space Use” to “Neighbourhood Residential” in Attachment 1 (Generalized Land Use Map);**

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- (b) *in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as being amended by OCP Amendment Bylaw 8383, redesignate 7631, 7651, and 7671 Ash Street from “General Urban T4” to “Park”, and add “Institution” to the existing land use designation on 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street, in the Generalized Land Use Map (2031);*
  - (3) *in Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100, redesignate 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street from “Park” to “Residential: Apartment and townhouse up to 4 storeys over one level of parking, 1.2 FAR maximum, EXCEPT THAT where a childcare facility is constructed on-site for a minimum of 37 children, an additional 0.4 FAR is permitted (exclusive of the floor area of the childcare)” in the Land Use Map, together with the addition of Additional Development Permit Guidelines: Character Area Guidelines for Neighbourhood E and associated textual amendments;*

*be introduced and given first reading.*

- (2) *That Bylaw No. 8465, 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. 8465, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed to require further consultation, which is to be conducted by School District No. 38 (Richmond) prior to the Public Hearing on the OCP Amendment Bylaw.*
- (4) *That Official Community Plan Amendment Bylaw No. 8465 be referred to the next available Public Hearing:*
  - (a) *for which all advertising and notification requirements can be fulfilled;*
  - (b) *to be held on a date not earlier than February 16, 2009; and*
  - (c) *after the School District has reported in writing to City staff on the outcome of the required local community consultation, with the receipt of said report not to occur less than two weeks in advance of the date of the Public Hearing.*

**CARRIED**

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6. **REVIEW OF PROPOSED CHANGES TO THE MEMBERSHIP COMPOSITION OF THE ADVISORY DESIGN PANEL**

(Report: December 9, 2008, File No.: 01-0100-20-DESI1-04, 01-0100-20-DESI1-01) (REDMS No. 2543154, 1708857, 2446232)

A comment was made that a minimum of one member of the Advisory Design Panel should have an understanding of, or a background in, heritage issues.

Mr. Jackson advised that when future applicants are vetted, their qualifications would be assessed with regard to professional experience with, or an interest in, heritage issues.

It was moved and seconded

*That the associations consulted by staff to provide nominations for Advisory Design Panel membership remain unchanged and is not expanded to include associations to nominate additional members to focus specifically on heritage issues or seniors issues.*

**CARRIED**

7. **MANAGER'S REPORT**

*(1) Steveston Study*

Mr. Crowe reported that:

- (i) **Steveston Village Conservation Strategy:** Staff invited the 24 owners of identified heritage properties in the Village in order to explain the proposed financial incentives. Seven owners attended. Many agree with the Strategy. It is anticipated that the Strategy will be finalized in early 2009.
- (ii) **4091 Chatham Street Heritage Building:** The open house held on December 13, 2008 to discuss the relocation of the heritage building at 4091 was well attended. Staff will summarize the comments received from the public and Committee can expect a formal report in February, 2009.

*(2) Official Community Plan (OCP)*

Mr. Crowe reported that early in 2009 staff would seek input from Councillors regarding priorities for the OCP review. It is anticipated that the OCP review will be completed in late 2010.

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## **(3) Metro Vancouver Regional Growth Strategy (RGS)**

In the spring of 2009 Metro Vancouver will forward a draft of the RGS the 22 member municipalities, soliciting comments by January 2009. It is anticipated that the Metro Vancouver Board will finalize the Strategy in late 2010.

## **(4) Social Planning Strategy**

Early in 2009 John Foster, Social Planning Coordinator, will seek input from Councillors to learn their priorities with regard to the City's Social Planning Strategy.

## **(5) City Centre Area Plan (CCAP) and Development Cost Charges (DCC) Update**

Joe Erceg, General Manager, Planning and Development Department reported that:

- (i) the CCAP is presently at the third reading stage, to be followed by adoption by Council; and
- (ii) the DCC program is has been submitted to the Provincial Government for approval.

Mr. Erceg advised that senior staff members have undertaken a review of the DCC program. The program was designed when the market was at its peak, but as actual construction costs decrease, the review is necessary to take into account the changed financial climate. Mr. Erceg stated that one outcome could be that development cost charges may be lowered.

A concern was expressed that a reduction in development cost charges could result in fewer dollars with which to purchase land to increase the City's park acreage.

A brief discussion took place regarding:

- the need to collect DCCs to acquire land, but not collect more than the City requires;
- a DCC review could be undertaken more frequently to adjust it as the market fluctuates;
- when staff drafts a new area plan for a specific part of the City, a review of the DCCs is part of the planning process;

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- some members of the development community question the vision of the Affordable Housing Strategy, adopted by Council in 2007, while other developers who are active in the Richmond market fully comply with the Affordable Housing Strategy's components.

The Chair noted the importance of monitoring available property that could be acquired for parkland use.

**(6) Dr. Jeff Coleman, Vancouver Coastal Health Authority**

Councillor Linda Barnes announced that Dr. Jeff Coleman, currently Chief Operating Officer of Richmond Health Services, be working at the Vancouver head office of the Vancouver Coastal Health Authority, in his new capacity of Vice President, Regional Programs and Service Integration.

As a result of a brief discussion regarding the announcement, and the timing of Dr. Coleman's departure from his current job to undertake his new position, the following *referral* motion was introduced:

It was moved and seconded

***That the City send a letter to Dr. Jeff Coleman, commending his work as Chief Operating Officer of Richmond Health Services, and congratulating him on his appointment as Vice President, Regional Programs and Service Integration of Vancouver Coastal Health Authority.***

**CARRIED**

## ADJOURNMENT

It was moved and seconded

***That the meeting adjourn (4:40 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, December 16, 2008.

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Councillor Evelina Halsey-Brandt  
Chair

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Sheila Johnston  
Committee Clerk