



City of Richmond
Planning and Development Department

SCHEDULE A TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING HELD ON TUESDAY,
JUNE 17, 2008

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To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Re: **CCAP Update**

Date: June 17, 2008

File:

The purpose of this memo is to update Planning Committee regarding recent events concerning the proposed CCAP.

A major premise of the CCAP is that funding for all the Canada Line stations will be secured before development proceeds.

This means that, for the Capstan Station, developers need to provide funding for it. Currently, this matter is addressed in the proposed Pinnacle rezoning which is at 3rd reading. However, as the CCAP was being finalized, it became apparent that the Pinnacle development may not proceed, nor might its funding for the Capstan Station.

To address this matter, the proposed CCAP indicates that no new zoning will be put in place in the Capstan Village area, until funding for the Capstan Station has been secured to the satisfaction of the City.

Initially, UDI supported the CCAP. Upon review the draft CCAP, today UDI sent the City a letter withdrawing its support. City staff met with the UDI Chair to seek clarification. UDI's main concern is the above Capstan Station funding. Other UDI concerns include affordable housing agreements and they want more time to review the CCAP.

Next Step Options

Option 1 - Proceed

With Option 1, the CCAP would go the public hearing in July and be approved in Sept/Oct 2008/

Pros

- By the July public hearing, the City will know if Pinnacle will proceed and thus have a good sense of their ability to fund the Station.
- Enables the City to begin creating the envisioned new City Centre.
- Completes a three year process which has had much consultation, including with UDI and the GVHBA.
- Overall, provides certainty sooner.

Cons

- Some developers will not support the CCAP.
- UDI may not support the proposed DCC bylaw when it is referred to the Province for approval
- The CCAP will need to be amended after it is approved, to reflect the Pinnacle development

Option 2 - Delay The CCAP For One Month.


Pros

- Would allow more time to explore Capstan Station funding alternatives and possibly fine tune the CCAP.
- UDI supports this option.

Cons

- Would delay the public hearing from July to September with final approval Oct/ Nov. 2008

These options can be discussed at Planning Committee today.



Terry Crowe
Manager, Policy Planning (4139)

TTC:ttc

pc:

- Joe Erceg, MCIP, General Manager, Planning and Development
- Holger Burke, MCIP, Development Coordinator
- Brian J. Jackson, MCIP, Director of Development
- Suzanne Carter-Huffman, Senior Planner/Urban Design