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**Planning Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Wednesday, July 4, 2012  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-3**      *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 19, 2012.*

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**NEXT COMMITTEE MEETING DATE**

Tuesday, July 17, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING & DEVELOPMENT DEPARTMENT**

**1.    BASIC UNIVERSAL HOUSING FEATURES – ZONING BYLAW AMENDMENT**

(File Ref. No.) (REDMS No. 3529834)

**PLN-19**

See Page **PLN-19** for full report

*Designated Speaker: Gavin Woo*

**STAFF RECOMMENDATION**

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8736 be introduced and given first reading.*

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**2.    MANAGER'S REPORT**

**ADJOURNMENT**

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## Planning Committee

Date: Tuesday, June 19, 2012

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Linda Barnes (arrived at 4:04 p.m.)  
Councillor Harold Steves

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 Tuesday, June 5, 2012, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, July 4, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Steveston Heritage Zone and Port Metro Vancouver Map would be added to the Agenda as Items 6 and 7.

### COMMUNITY SERVICES DEPARTMENT

1. **PROVINCIAL OFFICE OF THE SENIORS ADVOCATE**  
(File Ref. No.: ) (REDMS No. 3553326)

Lesley Sherlock, Social Planner, made reference to revisions to the proposed UBCM resolution as suggested by the Richmond Seniors Advisory Committee.

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It was moved and seconded

- (1) *That the following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:*

*WHEREAS the BC Ombudsperson released "The Best of Care: Getting it Right for Seniors (Part 2)" with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;*

*AND WHEREAS the Province released "Improving Care for B.C. Seniors: An Action Plan" in response, including the commitment to establish an Office of the Seniors Advocate;*

*AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;*

*THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson's recommendations:*

- (a) be an independent officer of the legislature and fully resourced;*
  - (b) focus on home and community care, as well as health promotion services;*
  - (c) provide proactive, systemic advocacy;*
  - (d) ensure that effective procedures are in place regarding seniors' care facility complaints, inspections and reporting;*
  - (e) be accessible and responsive to BC's diverse and growing seniors population; and*
  - (f) support local and provincial seniors' organisations.*
- (2) *That a letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.*

**CARRIED**

### 2. **PROJECT SPECIFIC FINANCIAL AND POLICY CONSIDERATIONS FOR THE PROPOSED KIWANIS TOWERS AFFORDABLE HOUSING DEVELOPMENT AT 6251 MINORU BOULEVARD**

(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

Brian J. Jackson, Director of Development, provided background information and advised that the proposed policy changes are necessary in order to facilitate what he believes to be an exciting affordable housing project.

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Mr. Jackson stated that the City has been working the applicants, Polygon Carrera Homes Ltd. (Polygon) and the Kiwanis Seniors Citizens Housing Society (Kiwanis) in an effort to provide a feasible financial structure to move forward with 296-units of dedicated seniors affordable housing. Also, he stated that the proposed policy changes would provide flexibility in an effort to provide rents below those set out in the City's Affordable Housing Strategy.

*Cllr. Barnes entered the meeting (4:04 p.m.).*

Dena Kae Beno, Affordable Housing Coordinator, provided the following information regarding the three sections of the staff report:

### Section A – Proposed Financial Structure

- the proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent, referred to as Affordable Housing Value Transfers (AHVT); and
- the proposal is requesting consideration of City contributions toward the development cost charges, service cost charges, and development application and building permit fees;
- also, the proposal is requesting additional contributions to support related capital expenditures;

### Section B – Proposed Policy Changes

- the City Centre Area Plan needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area;
- the West Cambie Area Plan (CCAP) needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area;
- the Affordable Housing Strategy Policy Area 2 needs to be amended to uphold the City's preferred method of securing units through the density bonusing approach and will allow for the AHVT contributions to City approved affordable housing projects in special development circumstances;

### Section C – Special Development Circumstances

- the proposal is considered to be a special development circumstance as it is striving to secure rents in perpetuity below the rates stipulated in the Affordable Housing Strategy.

In reply to queries from Committee, Ms. Beno advised that (i) the Kiwanis would be the affordable housing providers; (ii) a housing agreement would ensure that a needs assessment for standard annual verification for tenancy would be in place; and (iii) Kiwanis has operated seniors housing in Richmond since 1959 and are registered non-profit society.

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It was moved and seconded

- (1) *That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:*
  - (a) *Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and*
  - (b) *Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured;*
- (2) *That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard;*
- (3) *That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (4) *The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (5) *That Bylaws No. 8915 and No. 8916, 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;*

*are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

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- (6) *That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (7) *That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in Attachment 3 of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy;*
- (8) *That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming;*
- (9) *That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects; and*
- (10) *That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required.*

CARRIED

### PLANNING & DEVELOPMENT DEPARTMENT

3. APPLICATION BY POLYGON CARRERA HOMES LTD. FOR REZONING AT 6251 MINORU BOULEVARD FROM SCHOOL AND INSTITUTIONAL USE (SI) TO HIGH RISE APARTMENT (ZHR11) BRIGHOUSE VILLAGE (CITY CENTRE)

TERMINATION OF HOUSING AGREEMENT BYLAW NO. 8677 (MAYFAIR PLACE) AND BYLAW NO. 8687 (CAMBRIDGE PARK) AND TERMINATION OF ASSOCIATED HOUSING AGREEMENTS

ZONING TEXT AMENDMENTS INITIATED BY THE CITY OF RICHMOND TO REMOVE REQUIREMENTS TO PROVIDE AFFORDABLE HOUSING AT 9399 (ODLIN ROAD (MAYFAIR PLACE), 9500 ODLIN ROAD (CAMBRIDGE PARK) AND 9566 TOMICKI AVENUE (FISHER GATE / WISHING TREE)

(File Ref. No: 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555, ZT 12-605556, Z/T 12-605577, HX 12-605913 & 12-605922; REDMS No. 3476878)

Mr. Jackson reviewed the proposed application and the following information was noted:

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- the applicants have applied to the City for permission to rezone 6251 Minoru Boulevard from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of five high-rise towers;
- two of the towers (Kiwanis towers) will have 296 seniors affordable housing units to be owned by Kiwanis and the remaining three towers (Carerra towers) will have 335 market housing units to be owned by Polygon;
- the project will result in a new east-west half road along the existing property's northern property line that will connect to Minoru Boulevard, and eventually connect north to Westminster Highway; and
- a ten metre wide road dedication combined with an adjacent 3.5 metre public right of passage are required along the northern property line to accommodate the new east-west road, sidewalk and boulevard; this will act as a new pedestrian connection from Minoru Boulevard to Minoru Park.

Mr. Jackson commented on the current site and noted that the proposed project required that the applicants and the City be creative in achieving their goals in the absence of Federal and Provincial funds for affordable housing.

He reviewed the proposed financial structure and noted that the City would contribute approximately \$5 million from the Affordable Housing Capital Reserve Fund, forgiving costs such as development cost charges, service cost charges, and development application and building permit fees.

He spoke of the nine development sites that are proposed to assist in the financial aspect of the proposed project. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed 'donor' site and are converted to a dollar equivalent using the appropriate AHVT rates. As a result of this mechanism, Kiwanis will require a significantly smaller mortgage, thereby allowing them to keep rents at the lowest possible.

Mr. Jackson stated that the total capital project cost of the Kiwanis affordable housing aspect of the proposed project is expected to be approximately \$58.5 million.

Mr. Jackson stated that the proposed project would provide a net gain of an estimated 40 affordable housing units. Also, he highlighted that the proposal would see the delivery of all the affordable housing units anticipated to be built faster than if they were to remain on their individual sites. Also, he commented that although five of the six proposed donating sites are located in the West Cambie Area, there remains substantial opportunities to potentially build other affordable housing units in the area; therefore, the West Cambie Area will remain a mixed income area.



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He commented on the proposed projects consultation, noting the applicant has consulted with the School District No. 38, the Richmond Seniors Advisory Committee, the Minoru Seniors Society Executive Board, Vancouver Coastal Health, and the existing Kiwanis residents. Also, Mr. Jackson advised that considerable effort has been made by both Polygon and Kiwanis to keep the existing Kiwanis tenants informed of the proposed project. For instance, Polygon has established a site office with a community liaison to meet with each of the residents. Also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing.

Mr. Jackson advised that as per the City Centre Area Plan, the City has the discretion to determine whether the proposed density is appropriate given the community benefit derived from the proposed project.

Mr. Jackson spoke of the various road and intersection improvements and the following information was noted:

- the proposal includes 91 vehicle stalls for the Kiwanis project, including ten stalls located within the Carrera parkade;
- the proposal includes 466 vehicle stalls for Carrera residents and visitors; and
- rezoning considerations include the requirement of (i) electrical outlets and specified voltages; (ii) cash contribution for a bus shelter; and (iii) two dedicated visitor stalls for health care workers.

Also, Mr. Jackson commented on the proposed project's public art contribution and utilities, highlighting that the Carrera towers would connect to the City's district energy utility when it becomes available.

In reply to queries from Committee, Mr. Jackson accompanied by Ms. Beno and David Brownlee, Planner II, provided the following information regarding the proposed project:

- the dedicated stalls for health care workers are part of the project's visitor parking analysis;
- there will be sufficient space in the garbage / recycling area to accommodate green waste receptacles;
- the Kiwanis towers will consist of one-bedroom units only;
- the Kiwanis towers incorporate utility efficiencies such as glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings;
- at the Development Permit stage, staff will ensure that that the design allows that the project be accessible by all and connect to Minoru Park;
- if the project were not approved, the City would be left with 40 less affordable housing units and would only see the existing affordable housing units built as opportunities arise;

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- given the site's proximity to transit, shopping, medical services, and other amenities like Minoru Park and Minoru Seniors Centre, staff feel that a concentration of seniors in this area is suitable;
- rezoning considerations include elements that will ensure that the various towers of the project proceed in a timely manner;
- Polygon has established a site office with a community liaison to meet with each of the residents; also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing, and assisting with the costs of moving;
- utilizing the 2006 Census, approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter) and of these households, 1,995 spend at least 50 percent of their income on rent; and
- in 2011, BC Housing reported that it had 243 Richmond seniors on their applicant registry waiting list.

In reply to queries from Committee, Jack Mullen, representing Kiwanis and Chris Ho, Vice-President of Development, Polygon, provided the following information:

- one-bedroom units are more suitable for affordable seniors housing versus the current bachelor or two-bedroom suites as in the past, if a tenant's spouse passed away, the tenant would be requested to move into a smaller suite;
- one-bedroom units will be able to accommodate two twin beds;
- the Carrera towers will consist of approximately 80 percent two-bedroom units, 10 percent three-bedroom units, and 10 percent one-bedroom units;
- existing Kiwanis residents will have priority tenancy at the proposed new Kiwanis towers;
- Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata; however, the Strata indicated that they had no interest in meeting with Polygon on the project;
- Polygon will be holding a public presentation on Tuesday, June 26, 2012 at the Sheraton Vancouver Airport Hotel from 5:00 p.m. to 8:00 p.m.;
- Polygon will be doing a letter carrier walk that will distribute information regarding the project to residents in the immediate vicinity;

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- there will be 14,000 square feet of amenity space that will accommodate a large meeting area, a fitness studio, a games room, and an arts and crafts room;
- the Kiwanis towers do not have guest suites; and
- 80 percent of the Kiwanis towers' units will have universal design features.

As requested by Committee, Mr. Ho indicated that he would monitor the construction and operating costs associated with the two different proposed utilities for the towers.

Mr. Jackson advised that the City has received a total of 71 pieces of correspondence, all but one are opposed to the proposed project.

In reply to a query from Committee, Mr. Jackson advised that the proposed height of the towers is typical of buildings in the City Centre.

Committee was pleased to hear that Polygon will be doing letter carrier walk to inform those in the immediate area of the proposed project.

The Chair advised that should Council endorse this proposal, it would go Public Hearing on Monday, July 16, 2012 at 7:00 p.m. in the Council Chambers.

Adrian Sandu, 6080 Minoru Boulevard, stated that he was opposed to the proposed development. He indicated that he is a member of the Strata Council for the Horizon Towers and stated that the Strata did not want to meet with Polygon on this matter as they did not see any value to such a meeting. Mr. Sandu stated concerns related to excessive density, additional traffic, and the environment. He commented that he was not opposed to the affordable seniors housing aspect of the proposal, however he believed that a low-rise development would better suit seniors. Furthermore, Mr. Sandu cited concern related to the potential shadowing effects the proposed towers would have on the seniors care facility to the north of the subject site. Also, he was concerned with potential aircraft collisions.

In reply to a query from Committee, Ms. Beno advised that the Federal government disinvested in capital funding for affordable housing in 1994 and transferred this obligation to Provinces through social agreements. She stated that currently there is no substantial capital funding available for new affordable housing construction. Also, she stated that the proposed project is an innovative public, private, non-profit partnership approach to achieve the City's affordable housing vision.

In reply to comments from Committee, Mr. Jackson stated that a shadowing study would be conducted. Also, he commented on the proposed parking, noting that there would be approximately 547 stalls for the entire project. As per the CCAP, the site is suitable for higher density and is near transit.

*Cllr. Steves left the meeting (5:17 p.m.).*

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Mr. Jackson provided a brief overview of the CCAP and highlighted the following information:

- the CCAP was adopted by Council in 2009;
- the CCAP sets the stage for future generations to live, work, play and learn in Richmond's City Centre; and
- some key features of the CCAP include (i) a transit-oriented downtown planned to maximize the benefits of the Canada Line light rapid transit system and encourage a shift from car-oriented uses and lifestyles to ones that are more transit- and pedestrian-oriented; and (ii) a network of six "urban villages" in the form of higher-density, transit- and pedestrian-oriented communities.

Mr. Jackson advised that more detailed information on the CCAP is available on the City's website.

Francis Lau, 6080 Minoru Boulevard, stated that the Strata Council for the Horizon Towers advised residents that they could not represent them at an information meeting. He stated that a lot of residents are concerned with the proposal and would like to see changes; however, he noted that it is very difficult to organize such a large group.

*Cllr. Steves returned to the meeting (5:20 p.m.).*

Richmond resident, 6088 Minoru Boulevard, stated that he believed that the proposed project was not suitable for the site. He agreed that the City requires affordable housing, however he commented that he believed high-rises are the last thing the City needs more of. He believed that low-rise, low-density housing is more appropriate for the proposal's site.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading;*
- (2) *That Bylaw No. 8910, 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;*

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- (3) *That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park);*
- (5) *That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading;*
- (6) *That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading;*
- (7) *That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812;*
- (8) *That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) - Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading; and*
- (9) *That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

**CARRIED**

4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8751 COOK ROAD FROM LOW DENSITY TOWNHOUSES (RTL1) TO HIGH DENSITY TOWNHOUSES (RTH3)**  
(File Ref. No. 12-8060-20-8917, RZ 04-265950) (REDMS No. 3428667)

In reply to a query from Committee, Edwin Lee, Planning Technician – Design, advised that the initial development sign was vandalized; however, now that a revised proposal has been submitted, a new sign will be put up.

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It was moved and seconded

*That Bylaw No. 8917, for the rezoning of 8751 Cook Road from "Low Density Townhouses (RTL1)" to "High Density Townhouses (RTH3)", be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY PENTA BUILDERS GROUP FOR A HERITAGE ALTERATION PERMIT AT 3531 BAYVIEW STREET**

(File Ref. No. HA 12-610486) (REDMS No. 3531833)

In reply to a query from Committee, Sara Badyal, Planner II, stated that a Heritage Alteration Permit (HAP) is required as the property is within the Steveston Village Heritage Conservation Area.

It was moved and seconded

*That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:*

- (a) the demolition and removal of the building;*
- (b) the excavation and removal of associated infrastructure;*
- (c) the temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;*
- (d) the securing of the site; and*
- (e) the installation of new fencing (if needed) with a landscape buffer.*

**CARRIED**

6. **STEVESTON HERITAGE ZONE**

(File Ref. No.: )

The Chair provided background information and noted that better heritage planning from the Atagi Boatworks to London Farm would ensure the preservation of the area. As a result, the following **referral** was introduced:

It was moved and seconded

*That staff examine creating a heritage planning and design approach from the former Atagi Boatworks up to and including London Farm and report back.*

The question on the referral was not called as discussion ensued and it was noted that better heritage planning would ensure that all stakeholders including the Steveston Harbour Authority (SHA) would better conserve Steveston heritage.

Discussion further took place regarding the SHA's recent efforts to design some of their buildings.

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Mr. Jackson advised that staff could examine this and bring back a memorandum addressing issues related to design.

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

### 7. PORT METRO VANCOUVER MAP

(File Ref. No.: )

Councillor Steves distributed a map (attached to and forming part of these Minutes as Schedule 1) and commented that the Port has now bought land north to Westminster Highway. As a result, the following **referral** was introduced:

It was moved and seconded

*That the designation of the Gilmore Farm and additional Port Metro Vancouver land as indicated on Port Metro Vancouver's Fraser Arms Area Map be referred to staff to investigate and report back to Committee with actions the City can take in an effort to curb the expansion of the Port.*

**CARRIED**

### 8. ROW-HOUSES

(File Ref. No.: )

Discussion ensued regarding recent amendments to the *Land Title Act* that allow for clear party wall agreements that run with the land in perpetuity. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

*That staff examine whether there are suitable sites in Richmond for row houses and report back to the Planning Committee.*

**CARRIED**

### 9. MANAGER'S REPORT

None.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:51 p.m.).*

**CARRIED**

## Planning Committee

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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, June 19, 2012.

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Councillor Bill McNulty  
Chair

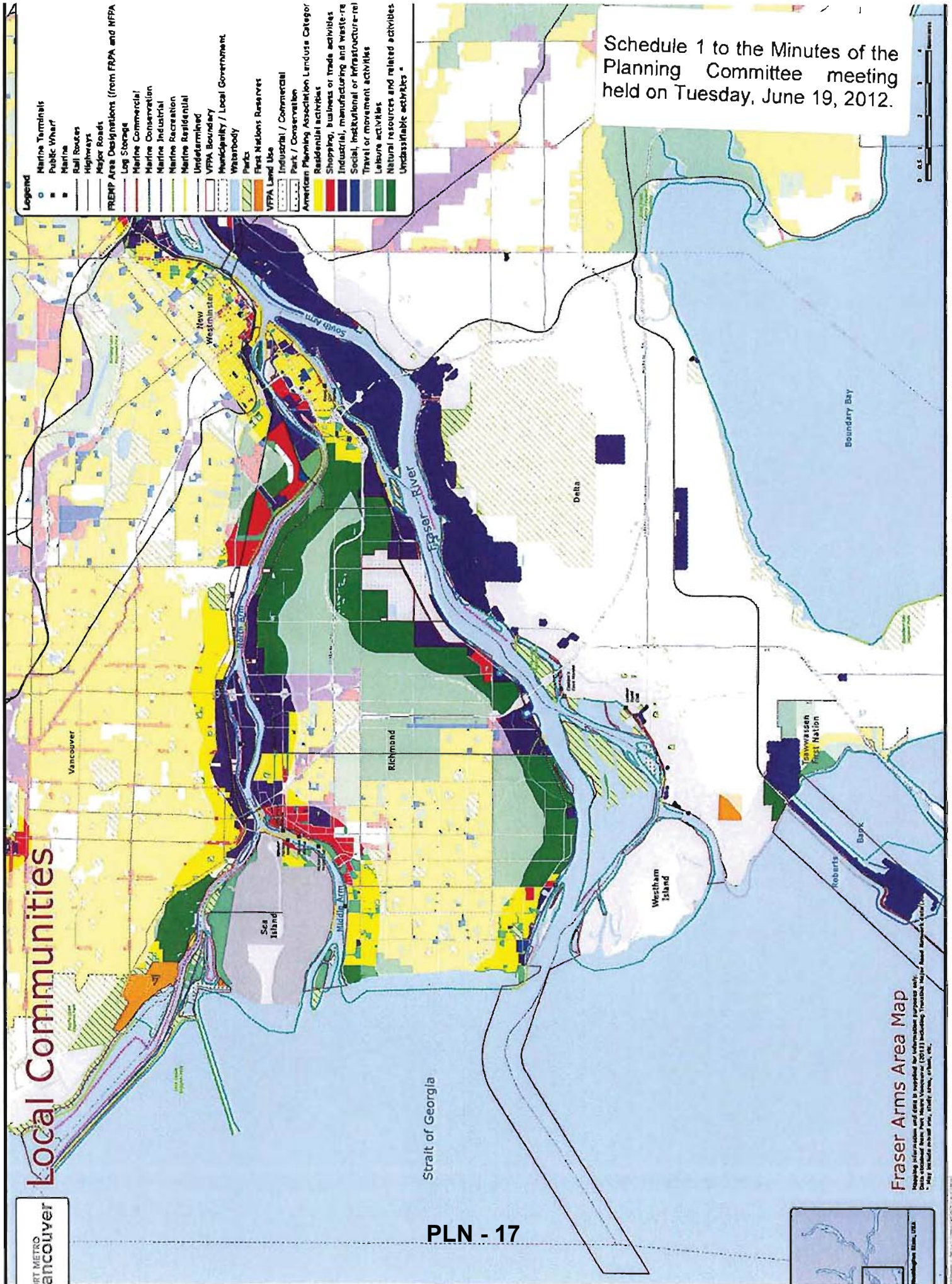
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Hanieh Berg  
Committee Clerk



- Legend**
- Marine Terminals
  - Public Wharf
  - Marine
  - Rail Routes
  - Highways
  - Major Roads
  - FRMP Area Designations (from FRPA and NPPA)
    - Log Storage
    - Marine Commercial
    - Marine Conservation
    - Marine Industrial
    - Marine Recreation
    - Marine Residential
    - Undetermined
  - VPPA Boundary
  - Municipality / Local Government
  - Waterbody
  - Parks
  - First Nations Reserves
  - VPPA Land Use
    - Industrial / Commercial
    - Park / Conservation
  - American Planning Association Land Use Category
    - Residential activities
    - Shopping, business or trade activities
    - Industrial, manufacturing and waste-re
    - Social, institutional or infrastructure
    - Travel or movement activities
    - Leisure activities
    - Natural resources and related activities
    - Unclassifiable activities \*

Schedule 1 to the Minutes of the  
Planning Committee meeting  
held on Tuesday, June 19, 2012.







# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** June 18, 2012

**From:** Gavin Woo, P. Eng.  
Senior Manager, Building Approvals

**File:**

**Re:** Basic Universal Housing Features – Zoning Bylaw Amendment

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8736 be introduced and given first reading.

Gavin Woo, P. Eng.  
Senior Manager, Building Approvals  
(604-276-4113)

Att. (2)

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
<b>REVIEWED BY TAG SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## **Staff Report**

### **Origin**

At the regular Planning Committee Meeting of May 3, 2011, Council referred the “Basic Universal Housing Features – Zoning Bylaw Amendment” report back to staff:

*“to ensure that the standards embodied in the current requirements are not unnecessarily diminished as part of the harmonization of the Richmond Zoning Bylaw No. 8500 with the new Provincial Adaptable Housing Standards in the BC Building Code.”*

### **Findings of Fact**

On April 19, 2011, staff prepared a report to harmonize the Basic Universal Housing Features requirements in the Richmond Zoning Bylaw 8500 with the new Provincial Adaptable Housing Standards in the BC Building Code.

In the harmonization, only three features were to be removed from the Richmond Zoning Bylaw, namely:

- 1) Floor surfaces to be slip resistant (5.4.16.14)
- 2) Easy to reach and grasp handles on cupboards (5.4.16.25(c))
- 3) Task lighting at sink, stove and key working areas (5.4.16.25(d))

The other features were to have minor dimensional changes. Those changes provided better provision for accessible units and consistency in how adaptable housing is designed and built (Table 1).

### **Analysis**

Staff have now had an opportunity to review the proposed changes in the revised BC Building Code which is anticipated to be published July, 2012. There were no proposed changes to the current Adaptable Housing Standards in the BC Building Code and it does not contain the above three features in the City’s Basic Universal Housing Features.

Since the three features will not be included in the revised BC Building Code, staff recommend they be left in the Richmond Zoning Bylaw as they promote a barrier-free housing environment and will not diminish the current features in the Richmond Zoning Bylaw.

Staff had further discussion with representatives from the Urban Development Institute Group who were in concurrence and support the recommendations.

### **Financial Impact**

None.

## Conclusion

Staff recommend retaining the three features set out in sections 4.16.14, 4.16.25 (c) and 4.16.25 (d) of the Zoning Bylaw (see Table 1) when the City's Basic Universal Housing Features are harmonized with the Provincial Adaptable Housing Standards. The proposed Zoning Amendment Bylaw 8736 sets out all the changes needed to implement the harmonization.



Gavin Woo, P. Eng.  
Senior Manager, Building Approvals  
(604-276-4113)

GW:jd

Att (2)





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8736  
Basic Universal Housing Features**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- I. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - a) at section 4.16.5. by deleting “855.0 mm” and substituting “850.0 mm”.
  - b) by deleting section 4.16.6. in its entirety and substituting the following:

“4.16.6. The minimum clear opening for the interior doors to at least one **bedroom**, one accessible bathroom and to common living areas in every **dwelling unit** shall be no less than 800.0 mm (which will be provided by a swing door).”
  - c) at section 4.16.11.a) by deleting “1220.0 mm” and substituting “1500.0 mm” in the text and in Figure 2, and by adding at the end of the text in this section:

“This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units.”
  - d) at section 4.16.11.b) by deleting “600.0 mm” and substituting “300.0 mm” in the text and in Figure 3, and by adding at the end of the text in this section:

“This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.”
  - e) at section 4.16.11.d) by adding “300.0 mm or” before “600.0 mm”;
  - f) at section 4.16.12. by adding at the end of the text in this section:

“and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.”
  - g) at section 4.16.13. by adding at the end of the text in this section:

“This requirement does not apply to exterior balcony, patio and deck door sills.”
  - h) by deleting section 4.16.18. in its entirety and substituting the following:

“4.16.18. Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.”

- i) at section 4.16.19. by deleting “not less than 450.0 mm” and substituting “455.0 mm to 1200.0 mm”.
- j) at section 4.16.20. by deleting “1350.0 mm” and substituting “1200.0 mm”.
- k) by deleting section 4.16.23.a) in its entirety and substituting the following:
  - “a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and”
- l) at section 4.16.23.c) by deleting “914.0 mm” and substituting “510.0 mm” in the text and in Figure 6.
- m) at section 4.16.28. by deleting “860.0 mm” and substituting “800.0 mm”.
- n) at section 4.16.29. by adding at the end of the text in this section:

“This requirement does not apply to “Juliet” or “French” style of balcony or patio.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8736**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

Table 1

RICHMOND ZONING BYLAW & BC BUILDING CODE COMPARISON TABLE			
Zoning Bylaw 8500		BCBC 2006	
4.16.2. Dwelling units and amenities to be accessible from a road and parking	Required	Required	3.8.2.3.(1) 3.8.2.27.(1) 3.8.2.31.
4.16.3. Access to the elevator from the road and parking	Required	Required	3.8.2.27.(1)(c)
	Not required	Required (elevator, balcony, ramp)	3.8.2.3.(1)(e) 3.8.3.19. Egress from the accessible floor area.
	Not required	Required	3.8.2.31.(2) Visual warning system
4.16.4. Automatic door opener for the main entry	Required	Required	3.8.3.5.(4)
4.16.5. The minimum clear openings for entry doors to dwelling unit and in common areas	<del>855 mm</del> <u>850 mm</u>	850 mm	3.8.5.3.(3)
4.16.6. The minimum clear opening for interior doors to at least one bedroom and one bathroom	800 mm <u>This requirement to apply for interior doors to common living area as well</u>	800 mm (... and to common living area)	3.8.5.4.(1)
4.16.11.(a) Where the door swings toward the area, the minimum length of clear and level area in front of the door	<del>1220</del> <u>1500</u> mm x (door width + 600 mm on the latch side)  (for entry doors to dwelling only) <u>This requirement to apply for one bathroom and one bedroom for 2 bedroom and larger units</u>	<u>1500</u> mm x (door width + 600 mm on the latch side)  (for entry doors to dwelling, <u>one bathroom and one bedroom</u> )	3.8.5.4.(2) 3.3.1.13.(10)(b)(i)



**RICHMOND ZONING BYLAW & BC BUILDING CODE COMPARISON TABLE**

Zoning Bylaw 8500		BCBC 2006	
4.16.11.(b) Where the door swings away from the area, the minimum length of clear and level area in front of the door	1220 mm x (door width + <del>600</del> 300 mm on the latch side)  (for entry doors to dwelling only) <u>This requirement to apply for common living areas for all units, and to one bathroom and one bedroom for 2 bedroom and larger units</u>	1220 mm x (door width + 300 mm on the latch side)  (for entry doors to dwelling, <b>common</b> living areas, one bathroom and one bedroom)	3.8.5.4.(2) 3.3.1.13.(10)(b)(ii)
4.16.11.(c) Minimum separation of doors in series	1220 mm + door width	1220 mm + door width	3.3.1.13.(12)
4.16.11.(d) Clear area in front of the power operated doors	Exempted	1100 mm x door width (for doors swing away and sliding doors)  (1100 mm + arc of the door swing) x door width (for doors swing into)	3.8.5.4.(2) 3.3.1.13.(10)(b)(iii) 3.3.1.13.(10)(b)(iv)
4.16.12. Width of common corridor not less than	1220 mm <u>and 1500x1500 mm clear area adjacent to elevator entrance</u>	1220 mm and 1500x1500 mm clear area adjacent to elevator entrance and every 10 m	3.8.5.3.(2)
4.16.13. No abrupt changes in the floor surfaces (max 13 mm threshold)	Required <u>Exempt this requirement for the balcony and deck door sills</u>	Required	3.3.1.13.(11) 3.8.3.10
4.16.14. Floor surfaces to be slip resistant	<u>Required</u> <u>Take out this requirement</u>	Not required except in the stairs	

**RICHMOND ZONING BYLAW & BC BUILDING CODE COMPARISON TABLE**

Zoning Bylaw 8500		BCBC 2006	
4.16.16. At least one window in the bedroom and one in the living room have to have sill height of	Max 750 mm	Not required	
4.16.16. “Accessible” window hardware on the accessible windows	Required	Not required	
4.16.18. Height of light switches, electrical panels	<del>Max 1220 mm</del> <u>900 – 1200 mm</u>	900 – 1200 mm	3.8.3.14.(1)(e) 3.8.5.7.(2)
4.16.18. Height of intercom	Max <del>1220</del> <u>1375</u> mm	Max 1375 mm	3.8.2.27.(2)
4.16.19. Electrical outlets, cable outlets and telephone jacks height	<del>Min 450 mm</del> <u>455 – 1200 mm</u>	455 – 1200 mm	3.8.5.7.(1)
4.16.20. Thermostats height	900 – <del>1350</del> <u>1200</u> mm	900 – 1200 mm	3.8.3.14.(1)(e) 3.8.5.7.(2)
4.16.21. Clear front area of minimum width of 750 mm in front of the controls	Required	Required to be “accessible”	3.8.3.14.(1)(e)
4.16.22. Rocker or paddle-type light switches	Required	Required to be “accessible”	38.3.14.(1)(e)
4.16.23.(a) Clearance from a centre line of the toilet to adjacent wall with grab bar	420 – 480 mm	420 – 480 mm	3.7.2.10.(3)(a)
4.16.23.(a) Clearance from any obstruction on non-grab bar side	Min <del>4020</del> <u>510</u> mm	Min 510 mm	3.8.5.5.(1)(b)

RICHMOND ZONING BYLAW & BC BUILDING CODE COMPARISON TABLE			
Zoning Bylaw 8500		BCBC 2006	
4.16.23.(a) Clearance from any obstruction in front of the toilet	Min <del>1020</del> <u>800 mm</u>	Min 800 mm	3.8.5.5.(1)(a)
4.16.23.(b) Clear area in front of the sink	760 x 1220 mm	760 x 1220 mm	3.8.5.5.(c)
4.16.23.(c) Minimum clear area measured from foot of tub	<del>914</del> <u>510</u> mm	510 mm	3.8.5.5.(1)(b)
4.16.23.(d) Structural enforcement in walls behind and beside the toilet, bathtub and shower	Required	Required	3.8.5.5.(2)
4.16.23.(e) Easy to grasp handles on faucets	Required	Required	3.7.2.10.(5)(d) 3.7.2.10.(10)(b)
4.16.24. At least one bathroom that serves common amenity space have to be wheelchair accessible as per BCBC	Required	Required	3.8.2.31.(1)(a) 3.8.2.3.(1)(d)
4.16.25.(a) Some accessible counter space and cupboards in the kitchen	Required	Required	3.8.5.6.(1)
4.16.25.(b) Easy to grasp handles on faucets in kitchens	Required	Required	
4.16.25.(c) Easy to reach and grasp handles on cupboards	Required <u>Take out this requirement</u>	Not required	
4.16.25.(d) Task lighting at sink, stove and key working areas	Required <u>Take out this requirement</u>	Not required	

RICHMOND ZONING BYLAW & BC BUILDING CODE COMPARISON TABLE			
Zoning Bylaw 8500		BCBC 2006	
4.16.25.(e) Plumbing and utility pipes located to provide a potential 810 mm wide space under the counter	Required	Not required	
4.16.26. Sufficient space to provide a turning diameter of 1500 mm on one side of a double bed in at least one bedroom	Required	Required	3.8.3.14.(1)(a)
4.16.27. Clothes closet in at least one bedroom to have clear opening of 900 mm, clear floor space of at least 750 x 1200 mm and clothes hanger rod that can be lowered to 1200 mm	Required	Required + one shelf that can be lowered to 1200 mm	3.8.3.14.(1)(d)
4.16.28. Minimum clear opening of access doors to patios and balconies	<del>860</del> Min 800 mm	Not required	
4.16.29. Minimum dimensions of any balcony or patio	1500 mm x 1500 mm <u>Add clarification that this requirement does not apply to "Juliet" or "French" style of balcony</u>	1500 mm deep x 1300 mm wide (for non sprinklered buildings only)	3.8.3.19.(1)(c) 3.8.3.19.(5)