



Planning Committee

Date: Wednesday, September 4, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

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

AGENDA ADDITION

It was moved and seconded

That Arterial Road Land Use Policy along Railway Avenue be added to the agenda as Item No. 5A and Richmond School District Notification be added to the agenda as Item No. 5B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 16, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 17, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9933, AMENDMENT BYLAW NO. 10037 TO PERMIT THE CITY OF RICHMOND TO AMEND THE EXISTING HOUSING AGREEMENT SECURING AFFORDABLE HOUSING UNITS LOCATED AT 5333 NO. 3 ROAD (FORMERLY 7960 ALDERBRIDGE WAY AND 5333 AND 5411 NO. 3 ROAD)**
(File Ref. No. 12-8060-20-010037) (REDMS No. 6177361 v. 6)

It was moved and seconded

That Housing Agreement (5333 No. 3 Road) Bylaw No. 9933, Amendment Bylaw No. 10037 be introduced and given first, second and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-692485.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY GBL ARCHITECTS TO AMEND SCHEDULE 2.11A OF OFFICIAL COMMUNITY BYLAW 7100 (WEST CAMBIE AREA PLAN), CREATE THE “MIXED USE EMPLOYMENT-RESIDENTIAL (ZMU41) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)” ZONE, AND REZONE THE SITE AT 9080, 9086, 9100, 9180 ODLIN ROAD AND 4420, 4440 GARDEN CITY ROAD FROM “SINGLE DETACHED (RS1/F)” TO “MIXED USE EMPLOYMENT-RESIDENTIAL (ZMU41) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**

(File Ref. No. RZ 18-807620) (REDMS No. 6117527 v. 4)

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Mark McMullen, Senior Coordinator, Major Projects, reviewed the application and highlighted that (i) the development will consist of one four-storey commercial building and two five-storey residential buildings (ii) the development will contain 174 residential units with a mix of Affordable Housing units, Modest Market Rent Controlled units and Market Rental units, (iii) minor amendments to the West Cambie Area Plan are included to introduce a new public pedestrian and bicycle connection between Dubbert Street and Garden City Road, (iv) this application provides a Transportation Demand Measures package that includes road widening for a bike lane and pathway and frontage improvements, and 67 bus passes, (v) the development will connect to the Alexandra District Energy Utility, and (vi) a contribution for child care will be provided.

In reply to queries staff noted that (i) the closest SkyTrain stations are Aberdeen and Lansdowne, (ii) this development has similar density to other projects in the area, and (iii) originally the West Cambie Area Plan identified this area as non-residential, however after further review it was decided that a residential designation would be beneficial and as a part of that came the requirement for Modest Market Rent Controlled units and a small portion of Market Rental units.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006 to amend Schedule 2.11A (West Cambie Area Plan) to amend the “Alexandra Neighbourhood Open Space System Map”, the “Alexandra Neighbourhood Character Area Map” and the “Character Area 1 – Mixed Use Employment-Residential Alexandra Map” to include a pedestrian and bicycle connection between Garden City Road and Dubbert Street, be introduced and given First Reading.*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006, having been considered in conjunction with:*
 - (a) *The City’s Financial and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9999 to create the “Mixed Use Employment- Residential (ZMU41) - Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9080, 9086, 9100, 9180 Odlin Road and 4420, 4440 Garden City Road from “Single Detached (RS1/F)” to “Mixed Use Employment-Residential (ZMU41) - Alexandra Neighbourhood (West Cambie)”, be introduced and given First Reading.*

CARRIED

3. **APPLICATION BY SNC LAVALIN INC. FOR REZONING OF PORTIONS OF 12700 AND 12800 RICE MILL ROAD, 12280 AND 12300 NO. 5 ROAD FROM AGRICULTURE (AG1) AND LIGHT INDUSTRIAL (IL) TO A SITE SPECIFIC ZONE**

(File Ref. No. RZ 18-824565) (REDMS No. 6251917)

Kevin Eng, Planner 2, reviewed the application and noted that (i) the Ministry of Transportation and Infrastructure and the George Massey Crossing team have no objection to the BC Ferries proposal to rezone the subject site to a new site specific zone, (ii) as potential solutions for the George Massey Crossing are still under review the Ministry has no comments with regard to the City owned properties, and (iii) based on comments and responses received from the Ministry and the George Massey Crossing team, staff are supportive of the proposal from BC Ferries.

In reply to queries from Committee, Lloyd Bie, Director, Transportation, advised that staff have been in contact with the George Massey Crossing team and that they are in the process of scheduling a presentation to Council with an update and information on the various options.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9940 to create the “BC Ferries Fleet Maintenance and Moorage (ZI14)” zone, and to:

- (1) *Rezone 12300 No. 5 Road and 12800 Rice Mill Road from “Light Industrial (IL)” to “BC Ferries Fleet Maintenance and Moorage (ZI14); and*
- (2) *Rezone a portion of 12280 No. 5 Road and 12700 Rice Mill Road from “Agriculture (AG1) and Light Industrial (IL)” to “BC Ferries Fleet Maintenance and Moorage (ZI14)”;*

be introduced and given first reading.

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4. **MARKET RENTAL HOUSING POLICY ONE YEAR REPORT BACK**

(File Ref. No. 08-4057-08) (REDMS No. 6177361 v. 6)

Discussion ensued with regard to Market Rental Housing in surrounding municipalities and in response to queries from Committee, staff noted that (i) each municipality have different Market Rental Policies and it would be difficult to make comparisons, (ii) definitions of market rental housing are being explored, (iii) research is being conducted to explore middle level housing, (iv) development applications that are purely market rental are prioritized, and (v) the City assists in tenant relocation by ensuring that suites that are lost during redevelopment are replaced and by encouraging development of low end market rental units.

In reply to further queries from Committee, Barry Konkin, Manager, Policy Planning, advised that staff will be bringing forward a report for Councils consideration regarding the residential rental tenure zoning consultation results as well as recommendations for implementation in the fall.

Discussion took place on the Speculation and Vacancy Tax and the reductions in vacant homes since the implementation. As a result of the discussion, direction was given to staff to communicate with various Ministries with regard to more effort in combatting vacant homes and report back.

In reply to queries from Committee, Ivy Wong, Manager, Revenue, advised that the City does not receive any portion of the money from the Speculation and Vacancy Tax and that a resolution has been submitted to the Union of British Columbia Municipalities.

Discussion further took place on increasing density within the City and staff noted that the Official Community Plan is reviewed every ten years.

In response to queries from Committee, staff noted that determining parking stall rates for market rental developments is determined through a detailed parking analysis and is site specific.

Discussion took place on the property acquisition funds to buy property for housing and examining potential locations for housing.

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

It was moved and seconded

That staff examine funds received from developers for a fund for acquisition of properties for housing and specific housing.

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The question on the referral motion was not called as discussion took place on the City's responsibility towards housing within Richmond and the effects of the City's involvement on housing prices. In response to the discussion, staff advised that the City's involvement does not increase housing prices. It was added that developers will price properties at the maximum possible value and that higher development costs may discourage development in Richmond. Staff then noted that more information can be provided with regard to projections on income and how many sites can be acquired. Also, staff advised that Real Estate has a strategic acquisition function with regard to long term investments and that some properties acquired may lend itself to affordable housing projects.

It was noted that another update on the Market Rental Housing Policy would be provided in one year.

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

It was moved and seconded

That the report entitled, 'Market Rental Housing Policy One Year Report Back', dated August 26, 2019, be received for information.

CARRIED

5. **RICHMOND RESPONSE: METRO VANCOUVER'S REFERRAL TO AMEND THE METRO 2040 REGIONAL GROWTH STRATEGY AS REQUESTED BY THE CITY OF DELTA**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6245125 v. 3)

It was moved and seconded

That staff be directed as detailed in the report titled "Richmond Response: Metro Vancouver's Referral to Amend the Metro 2040 Regional Growth Strategy as Requested by the City of Delta" dated August 20, 2019 from the Manager, Policy Planning, to advise the Metro Vancouver Regional District Board that the City of Richmond has no objections to the minor amendments outlined in the Metro Vancouver request dated June 10, 2019.

CARRIED

5A. **ARTERIAL ROAD LAND USE POLICY ALONG RAILWAY AVENUE**

(File Ref. No.)

It was moved and seconded

That staff be directed to do a comprehensive review of the Arterial Road Land Use Policy designation along Railway Avenue and report back.

The question on the referral motion was not called as discussion took place on ensuring that the policy is clear for developers and residents.

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

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5B. **RICHMOND SCHOOL DISTRICT NOTIFICATION**

(File Ref. No.)

It was moved and seconded

That staff explore options to amend the consultation policy to inform the Richmond School District No. 38 of all multiple family units and refer the amended consultation policy to the Council/School Board Liaison Committee.

The question on the motion was not called as discussion ensued with regard to the Richmond School District No. 38 not being notified of developments that generate less than 50 school aged children in the area. It was noted that the School Board did not want to receive every application that was submitted.

In response to the discussion staff noted that (i) the policy was created in consultation with the School District, however City staff can consult with School District staff once again, and (ii) the School District is involved in the review process of the Official Community Plan; therefore are aware of the various area plans.

Discussion further ensued and it was noted that a summary sheet with an overview of all approved applications would be beneficial for Council as well as the School Board for their information.

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

6. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:09 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, September 4, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator