



## Planning Committee

Date: Tuesday, January 19, 2016

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Carol Day  
Councillor Harold Steves

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

The Chair advised that the order of the agenda be varied to consider Item No. 3 first and that Amenity Space for Rental Units would be considered as Item No. 5A.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on December 8, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

February 2, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

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**COMMUNITY SERVICES DIVISION**

3. **RCSAC 2015 ANNUAL REPORT AND 2016 WORK PROGRAM**

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 4841482)

Committee wished to thank staff and the Richmond Community Services Advisory Committee (RCSAC) for the work done.

In reply to queries from Committee regarding Syrian Refugees coming to the city, Daylene Marshal and Alex Nixon, RCSAC, noted that a community meeting for sponsorship agreement holders is scheduled for January 22, 2016 and that a guide on refugee children was issued.

In reply to queries from Committee, Mr. Nixon noted that RCSAC is scheduled to meet with the Richmond Members of the Legislative Assembly in June 2016 and that Council will be updated on the matter.

Discussion ensued with regard to food security and the development of agricultural land.

It was moved and seconded

***That the Richmond Community Services Advisory Committee's 2016 Work Program be approved.***

**CARRIED**

1. **HOUSING AGREEMENT BYLAW NO. 9297 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 5580 NO. 3 ROAD (KEBET HOLDINGS LTD.)**

(File Ref. No. 08-4057-01; 12-8060-20-009297) (REDMS No. 4810573 v. 8)

In reply to queries from Committee regarding the types of affordable housing units, Joyce Rautenberg, Planner 1, advised that the City was able to secure two bedroom units for affordable housing, however, no three bedroom units were secured due to limited availability. Wayne Craig, Director, Development, added that the City was able to secure a mix of unit types for affordable housing, however noted that it would be difficult to re-examine the affordable housing floor plans at this stage of development.

*Cllr. Steves left the meeting (4:08 p.m.) and returned (4:09 p.m.).*

It was moved and seconded

***That Housing Agreement (5580 No. 3 Road) Bylaw No. 9297 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 14-660885.***

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The question on the motion was not called as discussion ensued with regard to (i) discussing the inclusion of three bedroom units for affordable housing with the developer, (ii) securing affordable housing options for families in future developments, and (iii) the mix of affordable housing unit types in developments.

In reply to queries from Committee, Ms. Rautenberg advised that the City does advise developers of the recommended mix of unit types for affordable housing and that staff can examine thresholds through the Affordable Housing Strategy Update process.

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

**2. RICHMOND RESPONSE: METRO VANCOUVER REGIONAL AFFORDABLE HOUSING STRATEGY UPDATE**

(File Ref. No. 08-4057-05) (REDMS No. 4839104 v. 10)

Dougal Forteath, Affordable Housing Coordinator, briefed the Committee on the City's review of the Metro Vancouver Regional Affordable Housing Strategy Update, noting that staff are recommending that seven additional recommendations be forwarded to Metro Vancouver (MV) and that MV's deadline for input on the matter is on January 29, 2016.

Discussion ensued with regard to MV advocating higher levels of government to support matters related to affordable housing in the Lower Mainland.

In reply to queries from Committee, Mr. Forteath noted that the standard application for rental affordability is 30% of a household's gross income and that staff are recommending that MV amend the threshold of affordability for homeownership to 32% of a household's gross income in order to be consistent with industry best practices.

In reply to queries from Committee, Mr. Forteath and Ms. Rautenberg advised that (i) the MV Regional Affordable Housing Strategy Update is proposed as a guiding document for the overall housing strategy for the Metro Vancouver region, (ii) the City's housing standards will be maintained should those standards exceed those listed in the MV Regional Affordable Housing Strategy Update, and (iii) subsidy contracts for approximately 900 affordable housing units in the city are expected to expire within the next ten years.

As a result of the discussion, staff were directed to provide a memorandum to Council of the locations and expected expiry of the subsidy contracts for affordable housing units in the city.

Discussion then took place with regard to the division of powers and responsibilities between the different levels of government.

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It was moved and seconded

- (1) *That the staff report titled "Richmond Response: Metro Vancouver Regional Affordable Housing Strategy Update" dated January 4, 2016, from the General Manager, Community Services, be received for information; and*
- (2) *That City Council forward the following recommendations to Metro Vancouver with respect to the Regional Affordable Housing Strategy update:*
  - (a) *Metro Vancouver continue to advocate to both the federal and provincial government to increase their role, presence and funding of existing and new affordable housing initiatives;*
  - (b) *Metro Vancouver request both the provincial and federal governments to assist in annually collecting and distributing reliable data regarding Metro Vancouver regional and individual municipal housing demand and supply;*
  - (c) *Metro Vancouver amend the threshold of affordability for homeownership to 32% of a household's gross family income in order to consistently apply the benchmark of homeownership affordability that the housing industry does;*
  - (d) *the City of Richmond supports Metro Vancouver's initiatives to have member municipalities create policies that encourage the supply of rental housing including new purpose built rental housing;*
  - (e) *that Metro Vancouver Regional Planning Advisory Committee be directed to create a policy to encourage all affected parties (e.g., senior governments, Metro Vancouver Housing Commission, municipalities, private owners and developers) to support the renewal of expiring non-profit and cooperative housing agreements, the proposed policy be circulated for endorsement by all Metro Vancouver member municipalities and once the policy is endorsed, Metro Vancouver request all parties to follow it including the federal and provincial governments;*
  - (f) *that Metro Vancouver Housing Commission (MVHC) be directed to create a tenancy management policy package by May 1 2016 outlining MVHC's services and fees for the management of affordable housing units which are secured through inclusionary housing policies and distribute it to developers/owners so that they can consider the option having the MVHC manage or assist in managing such affordable housing units; and*

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- (g) *to best protect those who may be at risk of homelessness, Metro Vancouver request the provincial government to review and increase, the shelter component of income assistance on an annual basis to reflect the high cost of living in the region.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

4. **APPLICATION BY GBL ARCHITECTS INC. FOR A ZONING TEXT AMENDMENT TO THE “HIGH RISE OFFICE COMMERCIAL (ZC33) - (CITY CENTRE)” ZONE FOR THE PROPERTY AT 8477 BRIDGEPORT ROAD**

(File Ref. No. ZT 15-708370; 12-8060-20-009507) (REDMS No. 4791846 v. 2)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9507, for a Zoning Text Amendment to the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY CHI KUEN YEUNG AND CARDISON CHUN KIK YEUNG FOR REZONING AT 7400/7420 SCHAEFER AVENUE FROM “TWO-UNIT DWELLINGS (RD1)” TO “SINGLE DETACHED (RS2/K)”**

(File Ref. No. RZ 15-692244; 12-8060-20-009511) (REDMS No. 4846602)

Mr. Craig and Cynthia Lussier, Planner 1, briefed Committee on the proposed application, noting that the site is currently zoned for a duplex and that the proposed application would allow the site to subdivide into two single detached lots facing Schaefer Avenue.

In reply to queries from Committee regarding neighbourhood response, Mr. Craig advised that staff have responded to concerns raised by neighbouring residents and that properties within a 50 metre radius of the subject site will be notified by mail should the proposed application advance to Public Hearing.

Discussion ensued regarding the potential effect of the proposed development on the character of the neighbourhood and extending the mail notification area to 150 metres around the subject site.

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In reply to queries from Committee regarding the subdivision of lots in the Broadmoor area, Mr. Craig advised that (i) sites in the area that have existing duplexes may subdivide, in accordance with existing policies, (ii) staff can provide Council with statistics on the number of duplex lots located in the Broadmoor area, and (iii) staff will report back with respect to the duplex and triplex referral in the first quarter of 2016.

Discussion ensued with regard to the potential utilization of coach houses and secondary suites as rental units in former duplex sites and the historical City policies on duplexes and triplexes.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9511, for the rezoning of 7400/7420 Schaefer Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)", be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to the mail notification area.

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

**5A. AMENITY SPACE FOR RENTAL UNITS**

(File Ref. No.)

Discussion ensued with regard to the City's requirements for outdoor amenity space and increasing density in multi-family townhouse developments in order to accommodate for additional rental units.

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

It was moved and seconded

*That staff review the City's requirements for density and outdoor amenity space in new multi-family townhouse developments in order to accommodate additional units dedicated for rental housing, and report back.*

The question on the referral was not called as discussion ensued with regard to options to increase density in new townhouse developments.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that it may be possible to maintain outdoor amenity requirements while increasing density for affordable housing by adjusting site setback requirements and the townhouse design guidelines related to the number of storeys permitted in specific locations.

Discussion then ensued with regard to alternative development options similar to the London Flats development.

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

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Discussion then ensued with regard to implementing the Cambie area affordable housing ratios city-wide.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that staff can examine the affordable housing ratios in the Affordable Housing Strategy Update process.

**6. MANAGER'S REPORT**

*(i) Memorandum – Additional Proposed Requests to the Minister of Agriculture: Agricultural Land Reserve (ALR) Wineries*

Terry Crowe, Manager, Policy Planning, briefed Committee on the City's request to the BC Minister of Agriculture to make additional winery regulation changes prior to the Province's deadline for comments on January 15, 2016. He noted that under current regulation, 50% of product used in the winery could be grown outside of the province and that it is possible to have a winery with no product grown on an ALR site. He further noted that the City has requested to seek more control over the matter of wineries on the ALR from the Ministry.

In reply to queries from Committee, Mr. Erceg advised that staff has sent a letter to the BC Minister of Agriculture regarding the City's additional requests for changes to Provincial winery regulations.

Discussion ensued with regard to compliance by wineries to the current regulations and the Province enforcing current winery regulations.

In reply to queries from Committee, Mr. Crowe noted that the Province is in the process of reviewing responses from different municipalities and staff can seek updates from the Ministry.

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

It was moved and seconded

*That the letter to the BC Minister of Agriculture regarding Additional City of Richmond Requests: Wineries in the Agricultural Land Reserve (ALR), dated January 14, 2016, from the Manager, Policy Planning be endorsed.*

**CARRIED**

*(ii) No. 5 Road Backlands*

Mr. Crowe advised that an upcoming information meeting for property owners regarding proposed Official Community Plan (OCP) amendments to the No. 5 Road Backlands Policy is scheduled for January 27, 2016 from 6:00 to 8:00 p.m. in City Hall.

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Discussion then ensued with regard to (i) the potential effects of the planned Highway 99 expansion on the No. 5 Road Backlands, (ii) the potential compensation to affected property owners from the Province, and (iii) the potential effect of the planned Highway 99 expansion on farming applications and the proposed farm access road along the No. 5 Road Backlands.

***(iii) Solar Panels on New Developments***

In reply to queries from Committee, Mr. Craig advised that Sustainability staff can provide an update to the referral on solar panels on new developments.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:58 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, January 19, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator