



Planning Committee

Date: Tuesday, February 5, 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 ADDITIONS

It was moved and seconded
That Affordable Housing be added to agenda as Item No. 4A.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on January 22, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 20, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

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COMMUNITY SERVICES DIVISION

1. RICHMOND SENIORS ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 6076734 v. 2)

Discussion ensued with regard to opportunities to develop affordable housing projects for seniors and activities of the RSAC's subcommittees.

Committee thanked the RSAC for their service to community.

It was moved and seconded

That the staff report titled "Richmond Seniors Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 18, 2019, from the Manager, Community Social Development, be approved.

CARRIED

2. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 07-3070-01) (REDMS No. 6068581 v. 4)

Discussion ensued with regard to (i) activities of the CCDAC's subcommittees, (ii) available childcare funding from senior levels of government, (iii) available childcare spaces for school-aged children and toddlers, and (iv) potential Provincial modifications to licensing regulations related to outdoor childcare programs.

Committee thanked the CCDAC for their service to community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2018 Annual Report and 2019 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 10, 2019, from the Manager of Community Social Development, be approved.

CARRIED

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3. **HOUSING AGREEMENT BYLAW NO. 9955 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 23200 GILLEY ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 6044155 v. 2)

It was moved and seconded

That Housing Agreement (23200 Gilley Road) Bylaw No. 9955 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 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ16-754305.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY ERIC STINE ARCHITECT INC. FOR REZONING AT 8600, 8620, 8640 AND 8660 FRANCIS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009986; RZ 18-814702) (REDMS No. 6077908)

Staff reviewed the application noting that (i) the proposed development complies with the City’s Arterial Road Policy, (ii) the applicant is proposing to provide a cash-in-lieu contribution to the City’s Affordable Housing Fund, (iii) the proposed development will include convertible units, (iv) the proposed parking layout is consistent with the City’s parking regulations and the proposed driveway will allow for the full movement of vehicles onto the site, and (v) the proposed development will be built to achieve BC Energy Step Code 3.

Discussion ensued regarding improvements to the intersection of Francis Road and Garden City Road, and as a result of the discussion staff were directed to provide Council with information related to improvements to the Francis Road and Garden City Road intersection and the ultimate design of Francis Road.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9986, for the rezoning of 8600, 8620, 8640 and 8660 Francis Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, to permit the development of 18 townhouse units with vehicle access from Francis Road, be introduced and given first reading.

CARRIED

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4A. **AFFORDABLE HOUSING**

(File Ref. No.)

It was moved and seconded

That staff be directed to review all future city projects to assess if they are compatible with senior and or affordable housing units using the airspace above the projects. Furthermore staff to report back on the option of creating a policy that makes the creation of affordable housing a priority whenever possible in the future City projects and to actively look for partners with Richmond, Provincial and Federal stakeholders.

The question on the **referral motion** was not called as discussion ensued with regard to (i) the need for Provincial and Federal subsidies for non-market affordable housing projects, (ii) the development of seniors housing on parkland in other municipalities, and (iii) utilizing cash-in-lieu affordable housing contributions from developments towards affordable housing projects.

In reply to queries from Committee, staff noted that some City sites may not be appropriate for seniors housing or affordable housing and any modifications to the City's Official Community Plan would require considerable public consultation. Also, staff noted that information on funding available in the City's Affordable Housing Fund can be provided to Council.

As a result of the discussion, the referral motion was restated as follows:

It was moved and seconded

That the following referral motion be incorporated into an existing referral examining Senior's Housing:

That staff be directed to review all future city projects to assess if they are compatible with senior and or affordable housing units using the airspace above the projects. Furthermore staff to report back on the option of creating a policy that makes the creation of affordable housing a priority whenever possible in the future City projects and to actively look for partners with Richmond, Provincial and Federal stakeholders.

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5. **MANAGER'S REPORT**

Underlying Zoning - Land Use Contracts

Wayne Craig, Director, Development, briefed Committee on the process to introduce underlying zoning for commercial, industrial and multi-family lots governed by Land Use Contracts in East Richmond. He added that information letters will be sent to affected property owners and tenants. Also, he noted that the letters will include a Frequently Asked Questions about introducing underlying zoning and City contact information, should anyone want additional information. Furthermore, Mr. Craig noted that a copy of the letter can be distributed to Council.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:43 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, February 5, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator