



Planning Committee

Date: Tuesday, July 8, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (entered at 4:03 p.m.)

Absent: Councillor Evelina Halsey-Brandt
Councillor Chak Au

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 17, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, September 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

Mayor Brodie entered the meeting at 4:03 p.m.

The Chair advised that Land Use Contracts and the Implications of Bill 17 will be considered as Item No. 2A and that Westwind Area Construction will be considered as Item No. 2B.

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY BALANDRA DEVELOPMENT INC. FOR REZONING AT 8600 AND 8620 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-009146; RZ 13-644887) (REDMS No. 4227183)

In reply to queries from Committee, Wayne Craig, Director, Development, advised that the developer made attempts to acquire adjacent lots and that a statutory right-of-way will be required to facilitate access to the site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, for the rezoning of 8600 and 8620 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

2. **A PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT TO INCREASE TOWNHOUSE ENERGY EFFICIENCY AND RENEWABLE ENERGY**
(File Ref. No. 12-8060-20-009147) (REDMS No. 4259204)

Mr. Craig briefed Committee on the proposed Official Community Plan (OCP) amendment to increase townhouse energy efficiency and renewable energy. He noted that the proposed amendment will require new townhouses to (i) have a minimum rating of 82 on the EnerGuide Rating System (ERS), and (ii) incorporate rough-in provisions for solar hot water or renewable energy systems.

In reply to queries from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, noted that developers and owners will be eligible for incentives and rebates from BC Hydro and the Canada Mortgage and Housing Corporation (CMHC) on EnerGuide certified projects. He added that achieving 82 on the ERS can be achieved by incorporating technological innovations or design improvements.

Mr. Craig advised that prospective owners will be able to identify EnerGuide certification through information provided by the developer or EnerGuide signs placed within the development. Also, he noted that developments will have to receive EnerGuide certification in order to be eligible for incentives and rebates. He added that developments that are not EnerGuide certified can receive certification following an evaluation from a Certified Energy Advisor.

Discussion ensued regarding options to require the complete installation of solar hot water heating technology in new developments. Mr. Craig advised that the proposed OCP amendment would pursue rough-in provisions for solar hot water heating.

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Discussion ensued regarding a development on Alberta Road, which has incorporated photovoltaic solar panels for electric generation. Staff were directed to monitor the development.

Discussion then ensued with regard to identifying developments with the ERS 82 certification and it was noted that the covenant registered on title would note the construction requirements needed to achieve an EnerGuide 82 rating.

In reply to queries from Committee, Mr. Craig advised that staff have consulted with the Urban Development Institute (UDI) and Richmond Small Home Builders group about the proposed OCP amendments. He noted that UDI is supportive of the proposed initiatives but expressed concerns with respect to the potential incremental construction costs, which may be passed on to consumers.

Discussion ensued regarding the cost of incorporating sustainable energy technologies in new developments in relation to increasing property values.

Discussion then ensued about the relationship between varying standards for energy efficiency requirements for new developments in the Lower Mainland and market demand for such developments.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, to add land use policies in Official Community Plan (OCP) Chapter 12.4.2, to establish energy efficiency policies for townhouse developments in the City, be introduced and given first reading.*
- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered with:
 - (a) *the City's Financial Plan 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 882(3) (a) of the Local Government Act.*
- (3) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That the staff report titled A Proposed Official Community Plan Amendment to Increase Townhouse Energy Efficiency and Renewable Energy, dated June 17, 2014 be forwarded to Metro Vancouver and Metro Vancouver members.*

CARRIED

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2A. LAND USE CONTRACTS AND THE IMPLICATIONS OF BILL 17
(File Ref. No.)

In reply to queries from Committee, Mr. Craig spoke of land use contracts and the implications of Bill 17. He noted the following:

- Bill 17 has received Royal Assent, requiring all land use contracts to end by June 2024;
- Bill 17 maintains provisions to discharge land use contracts prior to June 2024;
- the City will consider options to create zoning regulations in place of land use contracts; and
- an appeal process will be available to land owners who will be affected by the discharge of land use contracts.

Joe Erceg, General Manager, Planning and Development, spoke of the process to discharge current land use contracts and its effects on development in the city. He advised that staff will bring forward a report on land use contracts in 2015.

In reply to queries from Committee, Mr. Craig noted that, should Council desire, the City may choose areas to discharge land use contracts prior to the June 2024 deadline.

2B. WESTWIND AREA CONSTRUCTION
(File Ref. No.)

The Chair referred to correspondence received regarding development in the Westwind area, (copy on file, City Clerk's Office) and spoke of the concerns raised by area residents regarding excessive noise due to construction activity.

In reply to queries from Committee, Mr. Craig advised that any concerns with respect to excessive noise can be addressed through community bylaw enforcement.

Councillor Barnes left the meeting (4:29 p.m.) and returned (4:30 p.m.).

3. MANAGER'S REPORT

(i) Online Inspection Requests

Mr. Erceg updated Committee on the introduction of an online system to schedule inspection requests.

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Discussion ensued with regard to the estimated wait times for inspections and in reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, highlighted that the online system enables builders to electronically submit and retrieve inspection requests and results. Mr. Woo added that staff are examining options for a mobile system that may provide updates from the field and provide more accurate wait times.

(ii) Metro Vancouver Regional Growth Strategy Amendment – City of Surrey

Terry Crowe, Manger, Policy Planning, spoke of a proposed Metro Vancouver 2040 Regional Growth Strategy Amendment for the City of Surrey. He advised that, since the amendment does not affect the City, no formal response is required.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:35 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, July 8, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk