



Planning Committee

Date: Tuesday, November 16, 2010

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Mayor Malcolm Brodie (arrived 4:09 p.m.)

Absent: 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, November 2, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 7, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY AJIT THALIWAL FOR REZONING AT 10240 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No.: 12-8060-20-8675, RZ 10-538054) (REDMS No. 3058846)

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It was moved and seconded

That Bylaw No. 8675, for the rezoning of 10240 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given First Reading.

CARRIED

2. **POLYGON DEVELOPMENT 220 LTD HAS APPLIED TO THE CITY OF RICHMOND FOR A TEXT AMENDMENT TO LOW RISE APARTMENT (ZLR24) ZONE AND PERMISSION TO REZONE 9331, 9351, 9371, 9391 & 9411 ODLIN RD FROM RESIDENTIAL SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR24) IN ORDER TO PERMIT A FOUR (4) STOREY RESIDENTIAL DEVELOPMENT CONSISTING OF APPROXIMATELY 358 UNITS.**
(File Ref. No.: 12-8060-20-8673/8674, RZ 10-537689) (REDMS No. 3054451)

Wayne Craig, Program Coordinator – Development, provided background information and highlighted that the developer has agreed to design, build and connect the proposed project to a City run District Energy Utility once the service is available.

Mayor Brodie entered the meeting (4:09 p.m.).

In reply to queries from Committee, Mr. Craig provided the following information:

- the applicant is required to submit an acoustical report during the Development Permit stage; and
- the applicant is proposing a Transportation Demand Management (TDM) plan that includes the construction of a sidewalk between Garden City Road and Dubbert Street along the south side of Odlin Road in an effort to address its proposed parking variance of 6%.

Committee requested that prior to this item appearing before Council staff provide additional information regarding the implementation of the Alexandra Way greenway, in particular related to the proposed alignment and design north and south of the proposed project.

Steve Jedreicich, Development Manager, Polygon, noted that the proposed development would provide one stall per affordable housing unit, 1.5 stalls per market housing unit, and 0.2 visitor parking space per dwelling unit.

Discussion ensued regarding the proposed parking variance in relation to standard sized parking stalls and small sized parking stalls. Committee requested that more information regarding the matter be provided prior to the proposed project proceeding to Council.

In reply to queries from Committee, Mr. Jedreicich advised that bus passes have not been examined and handicap parking stalls have been designated.

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It was moved and seconded

- (1) *That Bylaw 8674 for the text amendment of Section 18.24 of Zoning Bylaw 8500, to add McKim Way road setback requirements, be introduced and given first reading; and*
- (2) *That Bylaw 8673 for the rezoning of 9331, 9351, 9371, 9391 and 9411 Odlin Road from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), be introduced and given first reading.*

CARRIED

3. **2010 DEVELOPMENT ACTIVITY, REVENUE AND EFFICIENCY UPDATE**

(File Ref. No.: 08-4000-01)(REDMS No. 3050097)

Mr. Craig provided background information and highlighted the following information:

- 2010 development activity revealed a substantial increase in the number of Building Permits issued and the number of Development Applications received when compared to the level of development activity experienced in 2009;
- this represents the highest construction value ever recorded in Richmond;
- the construction value for Building Permits issued thus far in 2010 is over \$760 million;
- the City has collected over \$38.2 million in Development Cost Charges thus far in 2010; and
- the City has approved Servicing Agreements for the provision of \$25 million in new City infrastructure as part of new developments.

Also, Mr. Craig commented on how the strong development activity in 2010 has been associated with a number of significant Public Amenity contributions. He noted that staff regularly meet with Urban Development Institute personnel and small Richmond builders in an effort to continue dialogues and information exchanges for mutual benefit.

Discussion ensued and it was noted that the staff report be forwarded to appropriate agencies.

Joe Erceg, General Manager, Planning and Development advised that the DCC deadline played a part in motivating developers to move projects ahead. In reply to a query from Committee, Mr. Erceg noted that the Parks and Recreation division utilizes the funds received in lieu of amenity spaces to provide recreational equipment on City property.

It was noted that more information on this matter be provided to Council.

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It was moved and seconded

That the staff report dated October 28, 2010, entitled "2010 Development Activity, Revenue and Efficiency Update", from the Director of Development and Acting Director, Building Approvals, be received for information.

CARRIED

4. **MANAGER'S REPORT**

(a) Animal or Pet Advisory Committee

Discussion ensued regarding an email dated November 9, 2010 from Christie Lagally (copy on file, City Clerk's Office) and as a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That the establishment of a Richmond Animal or Pet Advisory Committee be referred to staff.

CARRIED

(b) 2041 Official Community Plan Update

Terry Crowe, Manager, Policy Planning, provided background information on recent activities. He spoke of the upcoming open houses to be held at City Hall. The sustainability open house will be on November 24, 2010 from 6:30 p.m. to 8:30 p.m. and the agricultural open house on November 25, 2010 from 7:00 p.m. to 9:00 p.m.

(c) Various Development Projects

In reply to queries from Committee, Mr. Erceg advised that there has been little or no movement on the ONNI project in Steveston and the Lingyen Mountain Temple is not anticipated to come forward until 2011.

(d) Richmond Centre for Disability

Mr. Erceg advised that staff have been meeting with the Richmond Centre for Disability and would like to continue to meet with them at least two times a year as the meetings have been found to be very productive.

The Chair thanked staff for their recent work with the Richmond Centre for Disability group.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 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 Tuesday, November 16, 2010.

Councillor Bill McNulty
Chair

Hanieh Floujeh
Committee Clerk