



Planning Committee

Date: Tuesday, June 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.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 22, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 18, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **AFFORDABLE HOUSING STRATEGY (2017–2027) – 2018 UPDATE**
(File Ref. No. 01-0095-20-5006) (REDMS No. 6090737 v. 4; 6189949)

An updated paragraph in the staff report with the revised date of 2007, related to the period of securing affordable housing units, was distributed (attached to and forming part of these minutes as Schedule 1).

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Discussion ensued with regard to (i) developing affordable housing near schools with low enrollment, (ii) classification of housing considered to be affordable, and (iii) impact of single-family home demolition on the supply of affordable housing.

In reply to queries from Committee, staff noted that there are many factors in public school enrollment rates. Staff added that the City uses Canada Mortgage and Housing Corporation (CMHC) definitions to classify affordable housing and that staff can provide further clarification on the types of housing that would be considered as affordable.

It was moved and seconded

That the Affordable Housing Strategy (2017–2027) – 2018 Update be distributed to key stakeholders and posted on the City website.

CARRIED

2. **BUILDING OUR SOCIAL FUTURE – A SOCIAL DEVELOPMENT STRATEGY FOR RICHMOND (2013–2022): PROGRESS REPORT FOR 2017 AND 2018**

(File Ref. No. 07-3375-01) (REDMS No. 5805953 v. 16)

It was moved and seconded

That the Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2017 and 2018 be distributed to key stakeholders and posted on the City website.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7391 MOFFATT ROAD FROM THE “MEDIUM DENSITY LOW RISE APARTMENTS (RAM1)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**

(File Ref. No. 12-8060-20-009894; RZ 17-777664) (REDMS No. 6162857; 5881819)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the proposed development is consistent with the City Centre Area Plan and that access to the site will be through an existing driveway to be shared with the adjacent development to the south. He added that the applicant was encouraged to discuss the proposed access with the neighbouring property’s residents and that should the application proceed, there will be opportunities for public input during the Public Hearing and Development Permit process.

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Discussion ensued with regard to (i) the buildable density of the site, (ii) the disclosure of information in a property's title to prospective buyers by agents and lawyers during the sales process, and (iii) the proposed tree retention on-site.

In reply to queries from Committee, staff noted that (i) the statutory right-of-way (SRW) was registered on the property's title and that the conveyancing professionals would be obliged to disclose that information to prospective buyers, (ii) cash-in-lieu contributions for affordable housing are dependent on the proposed land use, and (iii) should the application proceed, there will be an opportunity to examine overlook concerns in the Development Permit process.

Andrew Chan, Strata Manager for 7411 Moffatt Road, expressed concern with regard to the proposed shared driveway and added that current residents of 7411 Moffatt road were unaware of the SRW registered on-title. Furthermore, he noted that a review of each title in the strata would be labour intensive and costly and encouraged that residents of 7411 Moffatt Road be granted input in the development and maintenance of the proposed shared driveway.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that staff will be facilitating a meeting between the applicant and the strata council of 7411 Moffatt Road to discuss aspects of the application including the proposed shared driveway. He added that an update on these discussions will be provided to Council prior to the Public Hearing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9894, for the rezoning of 7391 Moffatt Road from the "Medium Density Low Rise Apartments (RAM1)" zone to the "High Density Townhouses (RTH1)" zone, be introduced and given First Reading.

CARRIED

Discussion ensued with regard to the disclosure of property information to prospective buyers and as a result, the following **motion** was introduced:

It was moved and seconded

That a letter be sent to guiding groups of property management companies, stratas, notaries, lawyers, real estate professionals and other appropriate professional bodies to inform them of the on-going issue of buyers reporting a lack of property information and request that measures be taken to improve disclosure of property information to prospective buyers.

CARRIED

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4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE**

(File Ref. No. 12-8060-20-010035; RZ 17-784927) (REDMS No. 5997730; 6182914)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that three coach house lots are proposed and that each coach house will have one bedroom and include a den on the ground floor. He added that the proposed development is consistent with the City’s Arterial Road policy.

It was moved and seconded

(1) *That the following recommendation be forwarded to a Public Hearing:*

(a) *That Single-Family Lot Size Policy 5420 for the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Road, in a portion of Section 36 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5420 (Attachment 5); and*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be introduced and given First Reading.*

CARRIED

5. **FARMING FIRST: PROPOSED UPDATE TO RICHMOND’S 2003 AGRICULTURAL VIABILITY STRATEGY (AVS)**

(File Ref. No. 08-4050-10) (REDMS No. 6061053 v. 5; 919127)

Staff reviewed the proposed update to the City’s Agricultural Viability Strategy, noting that (i) additional updates will be provided upon completion of consultation process, (ii) staff will be exploring incentives to encourage farming including land matching initiatives and opportunities to obtain grants, and (iii) the City will be consulting with farmers and other stakeholders such as Kwantlen Polytechnic University on developing policies.

Discussion ensued with regard to (i) developing access to agricultural backlands, (ii) encouraging the farming of a variety of crops including vegetables, and (iii) supporting direct marketing of farm produce.

In reply to queries from Committee regarding direct marketing of farm produce, Barry Konkin, Manager, Policy Planning, noted that signage and kiosk licensing regulations for farm operators can be reviewed.

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It was moved and seconded

That staff be directed to conduct public consultation regarding the update to the Agricultural Viability Strategy, and report back to Planning Committee.

CARRIED

6. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 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, June 4, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Affordable Housing Strategy (2017-2028) – 2018 Update

Correction to Page PLN 12 of the Cover Report

On page PLN 12, the report incorrectly states that the City has secured more than 2,000 new affordable housing units since 2017. The correct date is 2007.

The revised paragraph is as follows:

Since 2007, the City has used a range of tools, including policies, City funding, land contributions and partnerships, to secure more than 2,000 new affordable housing units comprised of:

- 799 Low-End Market Rental units;
- 37 ARTS units, affordable housing units for artists in Richmond;
- 726 market rental units;
- 535 non-market housing units;
- 304 secondary suites secured through rezoning; and
- 25 entry level home ownership units.