



## General Purposes Committee

- Date: Monday, June 17, 2024
- Place: Anderson Room  
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (via teleconference)  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe
- Call to Order: The Chair called the meeting to order at 4:02 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on June 3, 2024, be adopted as circulated.*

**CARRIED**

- 1. RESPONSE TO PROVINCIAL HOUSING BILLS: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) ZONING DISTRICT BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File Ref. No. 08-4045-30-02) (REDMS No. 7686824)

Staff provided an overview on the report highlighting that:

- Bill 44 introduces amendments to zoning bylaws in affected areas to permit Small-Scale Multi-Unit Housing (SSMUH) development;
- affected areas include lots where current zoning does not permit the minimum number of units as prescribed by the Province;

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- the Province requires that the minimum number of housing units on a lot are three to six units depending on residential lot size;
- for these areas, no minimum on-site parking is allowed;
- staff suggests that a new zoning district (RSM) for single-family zoned properties be introduced to allow anywhere from three to six units depending on lot size and proximity to frequent transit;
- prioritize rental by limiting stratification to duplex-zoned lots;
- the built form regulations will help maintain house-like form and scale that would keep with existing neighbourhood development; and
- properties that are located in an environmentally sensitive area (ESA), are an irregular shape, or encroaches into the setback area will require an application for a Development Permit.

In reply to queries from Committee, staff advised that:

- the current ESA maps will be revised as part of the OCP stage;
- the City's lot coverage, impermeable pavement coverage and live plant material policies would all apply for outdoor green infrastructure, adding that each unit requires a combination of private and shared common space;
- home owners/builders can stratify the units by applying for a rezoning application for Council consideration;
- once bylaws are adopted by Council, the bylaws would pre-zone approximately 25,000 properties that would allow a property owner to build three to six units on the lot;
- staff will be contacting the affected properties with information on upcoming consultation sessions, adding that social media campaigns and advertising will also be conducted to inform residents, small builders, and other stakeholders about upcoming meetings;
- utility infrastructure can be supported;
- staff have applied for a compliance exemption for the Steveston neighbourhood until 2030;
- provide enhanced flexibility for multiplex development, adding single family development will remain unchanged; and
- the Affordable Housing Strategy will be impacted, noting density bonus and/or cash in lieu.

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Discussion ensued with respect to the DP process, FAR, housing affordability/ownership, rental tenure, and stratification. Staff noted that they have reviewed the Provincial guidelines and have taken into account Richmond's lack of laneways, basements, and floodplain, in adjacency to other established neighbourhoods noting that modifications can be brought forward once the base bylaws are adopted and consultation with the public, small builders and stakeholders have occurred.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, having been considered in conjunction 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) *That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) *That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) *That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
  - (a) *notification in writing of the bylaw amendments included in the report titled "Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments" from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes*

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*(Residential Development) Amendment Act, 2023); and*

- (b) the location of exempted properties and associated legislative provisions permitting the exemptions; and*
- (8) That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur.*

The question on the main motion was not called as discussion ensued in regards to stratification. As a result of the discussion, the following **amendment motion** was introduced:

It was moved and seconded

*That the main motion be amended to add:*

- (9) That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*

The question on the amendment motion was not called as discussion ensued regarding the analysis of (i) affordable housing options, (ii) attainable home ownership, (iii) the number of stratified units and secondary rental units, and (iv) the operations and maintenance of stratified units.

The question on the **amendment motion** was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.

The question on the main motion as amended, which reads as follows:

- (1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, having been considered in conjunction 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

- (3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) *That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) *That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) *That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
  - (a) *notification in writing of the bylaw amendments included in the report titled “Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments” from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023); and*
  - (b) *the location of exempted properties and associated legislative provisions permitting the exemptions;*
- (8) *That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur; and*
- (9) *That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*

was then called, and it was **CARRIED**.

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

It was moved and seconded

***That staff be requested to explore options to increase density, such as 1.0 and 1.2 Floor Area Ratio (FAR), using different heights and different lot coverages and also to compare options if the existing height and setback requirements were to remain without specifying a maximum FAR.***

The question on the referral motion was not called as discussion ensued with respect to the proposed bylaws and increased density.

The question on the referral motion was then called and it was **CARRIED** with Cllr. Day opposed.

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2. **RESPONSE TO PROVINCIAL HOUSING BILLS: TRANSIT-ORIENTED AREAS (TOA) DESIGNATION BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File Ref. No. 08-4045-30-02) (REDMS No. 7643794)

Staff provided an overview on the report highlighting that:

- Bill 47 introduces a Transit-Oriented Area (TOA) bylaw to remove parking minimums by June 30, 2024, to increase residential density around transit hubs;
- the Province sets the minimum densities and heights known as the Minimum Allowable Density Framework (MD Framework) which only applies to areas that are designated for residential land uses;
- the TOA overlaps with the City Centre Area Plan (CCAP) and staff recommends adding areas within the CCAP to expand TOA to prevent SSMUH development;
- factors such as density, disconnect to transit and Transport Canada's Airport Zoning Regulations will impact certain areas within Richmond; and
- staff expect that parking will still be included in residential tower proposals; therefore, staff recommend reviewing the building massing implications of the FAR exemption for above grade parking within TOA in response to the elimination of minimum residential off-street parking requirements and the increased residential densities and building heights prescribed by Bill 47.

It was moved and seconded

- (1) *That Transit-Oriented Areas (TOA) Designation Bylaw No. 10560, to designate the City's Transit-Oriented Areas in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), be introduced and given first, second, and third reading;*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, to exempt residential use in Transit-Oriented Areas from the requirement to provide a minimum amount of off-street vehicle parking spaces, other than accessible parking spaces, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), and update loading provisions and transportation demand management measures in Transit-Oriented Areas, be introduced and given first, second, and third reading;*

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- (3) *That the Minister of Transportation and Infrastructure be notified in writing of the final adoption of Transit-Oriented Areas (TOA) Designation Bylaw No. 10560 and Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, including a copy of both bylaws, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023); and*
- (4) *That staff review the building massing implications of the Floor Area Ratio exemption for above grade parking within Transit-Oriented Areas (TOA) in response to the elimination of minimum residential off-street parking requirements and the increased residential densities and building heights prescribed by Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023) and report back.*

The question on the motion was not called as discussion ensued with respect to looking at different driveway and design measures for future rezoning applications and establishing a parking policy.

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

**3. STEVESTON TRANSIT EXCHANGE – TRANSLINK PUBLIC ENGAGEMENT RESULTS**

(File Ref. No. 10-6480-03-01) (REDMS No. 7629827)

It was moved and seconded

*That TransLink be advised the City does not support TransLink’s proposed alternate location for the Steveston Transit Exchange as described in the staff report titled “Steveston Transit Exchange – TransLink Public Engagement Results”, dated May 27, 2024 from the Director, Transportation.*

The question on the motion was not called as discussion ensued on the following:

- staff recommends pausing on finding an alternate location so they can review the new Bill 47 TOA requirements;
- requesting TransLink to reschedule the timing of the routes to minimize bus congestion;
- staff bring back to the next Active Transportation Committee meeting the safety concerns as a result of not moving forward with the alternate location; and
- staff can work with TransLink and Coast Mountain Bus Company to push back bus parking spaces to increase sightlines and safety.

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

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:35 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 17, 2024.

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Mayor Malcolm D. Brodie  
Chair

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Andrea Mizuguchi  
Legislative Services Associate