



**Regular Council meeting for Public Hearings
Monday, June 20, 2022**

- Place: Council Chambers
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)
- Matthew O'Halloran, Acting Corporate Officer
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10383
(RZ 21-936512)**

(Location: 3660/3662 Williams Road; Applicant: Pakland Properties)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Laura Gillanders, Richmond resident, spoke about densifying single family neighbourhoods and the possibility of redeveloping older duplexes into new duplexes or triplexes as a more affordable option for home buyers.



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Discussion ensued regarding (i) options to build something other than two single-family homes, (ii) staff recommendation is based on compliance of the City's Zoning bylaw and Official Community Plan (OCP) (iii) this application does not fall under the Arterial Road policy, and (iv) a rezoning application would not be required to permit the development of a duplex or a single family home on this property.

PH22/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10383 be given second and third readings.

The question on the motion was not called as discussion ensued regarding access to the property and the creation of a hub for the neighborhood by redesigning this development as it is close to an elementary school and park.

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

PH22/6-2

It was moved and seconded

That The Staff Report Titled "Application By Pakland Properties For Rezoning At 3660/3662 Williams Road From The "Two-Unit Dwellings (RD1)" Zone To The "Single Detached (RS2/B)" Zone From the Director of Development, dated May 3, 2022 be referred back to staff to review more design options.

The question on the referral motion was not called as discussion ensued regarding (i) the proposal for a hub for this development would be contrary to the OCP (ii) project delays contribute to higher costs and lower affordability, (iii) use of creativity in property development and design, (iv) the application meets all requirements and is consistent with the current area plan, and (v) the suitability of the proposed secondary suites for families.

The question on the referral motion was then called and **DEFEATED** with Mayor Brodie, Cllrs: Hobbs, Loo, McNulty, McPhail, and Steves opposed.

The question on the main motion was then called and **CARRIED** with Cllrs: Au, Day and Wolfe opposed.



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2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10375 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10376 (MARKET RENTAL HOUSING AMENDMENTS)

(Location: City-wide; Applicant: City of Richmond)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Laura Gillanders, Richmond resident shared her concerns about the need for more 100 percent market rental housing and that she felt rental tenure zoning was the solution.

Discussion ensued regarding (i) the City purchasing property to provide affordable rental housing options; (ii) this policy if adopted would be a mandatory requirement for 15 percent Market rental with some incentives for density bonusing and parking, (iii) limitations caused by height restrictions, (iv) policy will be reviewed annually, (v) there is a need for housing units from all across the housing continuum. (vi) Initiatives needed to encourage rental of all kind, (vii) larger development sites are not able to take on high percentage of rentals, and (viii) adding provisions limiting the use of market rental units as short term accommodations.

PH22/6-3

It was moved and seconded

Official Community Plan Bylaw 9000, Amendment Bylaw 10375 be given second and third readings.

CARRIED

Opposed: Cllr. Au

PH22/6-4

It was moved and seconded

Richmond Zoning Bylaw 8500, Amendment Bylaw 10376 be given second and third readings.

CARRIED

Opposed: Cllr. Au

PH22/6-5

It was moved and seconded



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Official Community Plan Bylaw 9000, Amendment Bylaw 10375 be adopted.

CARRIED

Opposed: Cllr. Au

PH22/6-6

It was moved and seconded

Richmond Zoning Bylaw 8500, Amendment Bylaw 10376 be adopted.

CARRIED

Opposed: Cllr. Au

ADJOURNMENT

PH22/6-7

It was moved and seconded

That the meeting adjourn (8:11 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, June 20, 2022.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Matthew O'Halloran)