



Planning Committee

Date: Tuesday, January 21, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day (entered the meeting at 4:02 p.m.)
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders (entered the meeting at 4:36 p.m. by
teleconference)
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
December 17, 2024, be adopted as circulated.*

CARRIED

Cllr. Day entered the meeting (4:02 p.m.).

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW TO MID RISE RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE VILLAGE OF CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-023633) (REDMS No. 7871666)

Staff provided an overview of the report.

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Discussion ensued regarding (i) the applicant providing on-site parking despite not being required to as it is within a Transit-Oriented Area, and (ii) the developer being required to provide cash-in-lieu to the City's Tree Compensation Fund for each and any number of trees short of the required 70 replacement trees.

In response to queries from Committee, staff advised that (i) a new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan (CCAP), and the new road cross-section and the preliminary functional road design has been reviewed and accepted by Engineering and Transportation Departments, resulting in 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site having been identified for road closure, (ii) the CCAP envisions a future back lane between Cook Gate and Garden City that will be dedicated and constructed by future redevelopments along Cook Road, and (iii) the subject development site is located within the Spires Road Area under the CCAP, which specifies a minimum density of 2.0 Floor Area Ratio (FAR), and up to 3.0 FAR, for developments within the Spires Road Area, and the subject development site is also located within "Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial" under the CCAP, which is intended for medium-density, mid-rise (4-8 storeys) housing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10635 to create the "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)" zone, and to rezone 8620, 8640, 8660 Spires Road, and the surplus portion of the Spires Road road allowance from "Single Detached (RS1/E)" to "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)", be introduced and given first, second and third reading.

CARRIED

2. REFERRAL RESPONSE: BYLAW 9861 – GREENHOUSES WITH CONCRETE FOOTINGS

(File Ref. No. 08-4403-03-07) (REDMS No. 7781658)

Staff provided an overview of the report.

In response to queries from Committee, staff advised that while the majority of the Food Security and Agricultural Advisory Committee supported Option 2 to permit the use of concrete footings in greenhouses, the Committee was not unanimous in this decision as some members supported maintaining the current regulations for greenhouses, and some supported permitting up to 750 m² of cumulative concrete flooring.

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Discussion ensued regarding (i) the greenhouse application process, including applications for greenhouses using screw piles and hoop-style greenhouses, and (ii) other municipalities' regulations pertaining to greenhouses.

As a result of the discussion, a motion to move Option 2 was introduced, but failed to receive a seconder.

It was moved and seconded

That Option 1, maintain current regulations, which restrict the use of concrete in greenhouses, as outlined in the report titled "Referral Response: Bylaw 9861 – Greenhouses with Concrete Footings", dated December 12, 2024, from the Director, Policy Planning, be endorsed.

CARRIED

Opposed: Cllr. Loo

3. REFERRAL RESPONSE - STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM (COUNCIL POLICY 5900)

(File Ref. No. 08-4200-08) (REDMS No. 7849100)

Staff provided an overview of the report.

Discussion ensued regarding (i) the initial three contributions to the fund for the Steveston Village Heritage Conservation Grant (SVHCG) Program since its establishment in 2009, (ii) the SVHCG Program being funded by voluntary cash contributions, with the current rate of contribution being \$72.93 per square foot added above 1.2 to a maximum 1.6 FAR, (iii) the recommendation that staff prepare an amendment to the Official Community Plan (Steveston Area Plan) to help ensure a sustainable funding model for the SVHCG Program as intended, (iv) potential challenges associated with heritage protection rather than fees associated with the SVHCG Program, (v) amendments to the SVHCG Program in 2018 which included increasing the maximum grant amount per protected heritage building, (vi) potential costs associated with façade and roof restoration for the Steveston Hotel, and (vii) \$260,000 (\$10,000 for a Planning Project, and \$250,000 for a Conservation Project) as the total maximum grant amount per identified heritage building.

In response to queries from Committee, staff advised that (i) the number of heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan, has remained the same since the Steveston Village Heritage Conservation Area was established, and (ii) the Gulf of Georgia Cannery National Historic Site and Britannia Shipyards National Historic Site are federally protected.

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It was moved and seconded

- (1) *That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900), as detailed in the staff report titled “Referral Response - Steveston Village Heritage Conservation Grant Program (Council Policy 5900)”, dated December 12, 2024 from the Director, Policy Planning be approved; and*
- (2) *That an amendment to the Official Community Plan (Steveston Area Plan) be prepared to adjust the development contribution structure for the Steveston Village Heritage Conservation Grant Program to ensure long-term sustainable funding for the program.*

CARRIED

Cllr. Gillanders entered the meeting by teleconference (4:36 p.m.).

4. **REFERRAL RESPONSE: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) – PUBLIC CONSULTATION SUMMARY AND SUPPLEMENTARY DESIGN REVIEW**

(File Ref. No. 08-4045-30-02) (REDMS No. 7865965)

Staff provided an overview of the report.

Discussion ensued regarding (i) building permit applications for new developments on RSM zoned properties, (ii) land use regulation changes reflected in construction patterns and the varying heights in land use contract homes, (iii) setbacks included in the RSM zone with no current changes proposed, (iv) the recommendation to increase the permitted building height from 9 m to 10 m, alongside supporting amendments, to improve livability in the attic half-storey without impacting streetscape character or adjacencies, (v) driveway width limitations in the RSM zone, (vi) increasing options to meet BC Energy Step Code requirements, (vii) site coverage and permeable surfaces, and (viii) Development Permit requirements.

In response to queries from Committee, staff advised that (i) there were setbacks included in the RSM zone that were brought forward originally, similar to the single family, (ii) the RSM zone still allows renovations, however the BC Building Code cannot be varied, and (iii) increasing density for SSMUH development on larger lots is being reviewed further.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10630, which proposes to amend conditions when a Development Permit is required for development of Small-Scale Multi-Unit Housing be introduced and given first reading;*

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- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10630 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 7100, Amendment Bylaw 10630, 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 hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10631, to clarify provisions for development of Small-Scale Multi-Unit Housing be introduced and given first, second and third reading.*

CARRIED

5. **MANAGER'S REPORT**

(i) *New Planning Technician*

Staff introduced Emma Lovas as the new Planning Technician - Design in the Development Applications department. She will be assisting with rezoning applications.

Discussion ensued regarding timelines for development applications.

(ii) *Staff Introduction*

Staff introduced Kathryn McCreary as the new Manager, Plan Review in the Building Approvals department.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:09 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, January 21, 2025.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate