



Planning Committee

Date: Wednesday, February 23, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)
Councillor Harold Steves (by teleconference)

Also Present: Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:31 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 8, 2022, be adopted as circulated.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 0853803 BC LTD. AND 1121648 BC LTD. FOR REZONING AT 6571 AND 6591 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 16-731275 12-8060-20-010288) (REDMS No. 6675660)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the “Single Detached (RS1/F)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.

CARRIED

2. **COMMUNITY POVERTY REDUCTION AND PREVENTION TABLE -DRAFT TERMS OF REFERENCE**

(File Ref. No. 07-3190-01/) (REDMS No. 6799850)

This item was removed and added to the Tuesday, February 22, 2022 General Purposes Committee Meeting Agenda.

3. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, AND 128 IN THE BLUNDELL, SEAFAIR, AND STEVESTON AREAS AND IN THE NORTH PORTION OF CITY CENTRE**

(File Ref. No. 08-4430-03-09) (REDMS No. 6781543)

Staff briefed Committee on the establishment of underlying zoning for Land Use Contracts, noting that the Local Government Act requires the city to adopt all underlying zoning bylaws by June 30, 2022 and that if Council adopts the 15 bylaws proposed in this report the process of establishing underlying zoning for land use contracts in the City will be complete.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;*

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- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;*
- (9) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;*
- (10) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;*
- (11) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;*
- (12) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;*
- (13) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;*
- (14) *That,*
 - (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and*

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- (b) *Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, which is at third reading, be understood to:*
 - (i) *rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and*
 - (ii) *discharge “Land Use Contract 126”;*
- (15) *That,*
 - (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and*
 - (b) *Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to:*
 - (i) *rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and*
 - (ii) *discharge “Land Use Contract 128”.*

CARRIED

4. OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PROPOSED SCOPE AND PROCESS

(File Ref. No. 08-4045-01) (REDMS No. 6757895)

Staff provided a brief summary highlighting that over the last 5 years the Official Community Plan (OCP) has had several amendments. Staff are proposing a review and update to the OCP targeting six specific areas. There will be a major focus on housing affordability that will include an examination of Regional and National housing affordability models and their applicability to Richmond. The outcome of the OCP review will be a series of policies and program options for Council’s consideration. The OCP update will include extensive online public consultation through Let’s Talk Richmond, engagement with Advisory Committees, Community Groups and the Development industry. The update is proposed to be complete by Mid 2024.

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Discussion ensued regarding (i) the research and review of the six specific areas will be dealt with simultaneously; (ii) public consultation will be broken into focused targeted areas, (iii) examples of different types of developments will be provided to residents so that they can respond to options that are presented to them, (iv) much of the review will be research based focusing on affordability of housing, (v) housing affordability will be the top priority and the largest portion of the OCP review. (vi) new development potential will be targeted at being affordable and tied to median income for ownership and rentals.

Further discussion ensued regarding (i) the time line of the OCP review, (ii) continuation of updates to the OCP generated from referrals during the review process, (iii) repurposing of already built housing into multiple units, and (iv) managing new development potential in a different way so that it doesn't become just as unaffordable as the existing development capacity in the plan.

In response to queries from Committee staff advised that this report gives an idea of the scope of the review which can change in consultation with Council and the community and that this OCP will be a made in Richmond OCP. Staff are not looking at creating a generic policy but looking for a real policy that produces results.

It was moved and seconded

That Council endorse the proposed scope and process to update the Official Community Plan as outlined in the staff report dated February 7, 2022 from the Director, Policy Planning titled, "Official Community Plan Targeted Update - Proposed Scope and Process".

CARRIED

5. **MANAGER'S REPORT**

(i) Community Dialogue Project

Staff advised Committee that the Community Dialogue Project sessions will begin in March with individuals with lived experiences of homelessness and service providers. Dialogue sessions for the general public will begin in May and June. Communication regarding the sessions will go out in April through social media, the City's website and key stakeholders.

(ii) New Policy Planning Staff

Babak Behnia was introduced as the new Planner 2. He will be involved in managing the Environmental portfolio in Policy Planning and assisting with other land use policy matters.