



Planning Committee

Date: Wednesday, February 21, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Kash Heed (entered the meeting at 4:02 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 February 6, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD, DUCK ISLAND (LOT 87, SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) AND 8411, 8431 AND 8451 WEST ROAD**
(File Ref. No. TU 23-033092) (REDMS No. 7528003)

Staff provided a brief overview of the application.

In response to queries from the Committee staff noted (i) one noise complaint was received in 2023 and one parking complaint received in 2022, and (ii) steps taken in responding to complaints is to educate, warn and then proceed to ticketing.

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Councillor Heed entered the meeting at 4:02 p.m. by teleconference.

It was moved and seconded

- (1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit for the properties at 8351 River Road, Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) and 8411, 8431 and 8451 West Road be considered at a Public Hearing to be held March 18, 2024 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendations be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the property at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) and 8411, 8431 and 8451 West Road for the purposes of permitting the following:

- a) Night market event between April 26, 2024 to October 20, 2024 (inclusive) to allow for a maximum of 84 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*
 - b) Night market event between April 25, 2025 to October 19, 2025 (inclusive) for a maximum of 83 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*
 - c) Night market event between April 24, 2026 to October 18, 2026 (inclusive) for a maximum of 82 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit; and*
 - d) The night market event as outlined in the report dated February 5, 2024 from the Director, Development be subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules”.*
- (2) *That the Public Hearing notification area be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated February 5, 2024.*

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2. **APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE AND “SINGLE DETACHED - SOUTH MCLENNAN (CITY CENTRE) (ZS14)” ZONE**

(File Ref. No. RZ 22-021110) (REDMS No. 7550373)

Staff provided a brief overview of the application.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to facilitate a two lot subdivision be introduced and given first, second and third reading; and*
- (2) *The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.*

CARRIED

3. **APPLICATION BY LUCAS HOGLER FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING OF A PORTION OF 12900 STEVESTON HIGHWAY & 11311 RICE MILL ROAD FROM “AGRICULTURE (AG1)” TO “AGRICULTURE (AG3)”**

(File Ref. No. AG 22-011619, RZ 22-011635) (REDMS No. 7471144)

Staff provided a brief overview of the application.

It was moved and seconded

- (1) *That the application by Lucas Hogler for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 12900 Steveston Highway & 11311 Rice Mill Road be forwarded to the Agricultural Land Commission; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10533, for the rezoning of a portion of 12900 Steveston Highway & 11311 Rice Mill Road from “Agriculture (AG1)” to “Agriculture (AG3)”, and a zoning text amendment to the “Agriculture (AG3)” zone in order to permit more than one seasonal farm labour accommodation located on a lot without an existing single detached housing, be introduced and given first reading.*

CARRIED

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4. **APPLICATION BY JASON LEVELTON FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING AT 18431 WESTMINSTER HIGHWAY FROM “AGRICULTURE (AG1)” TO “AGRICULTURE (AG3)”**

(File Ref. No. AG 22-009023, RZ 22-009024) (REDMS No. 7554911)

Staff provided a brief overview of the application.

In response to queries from the Committee, staff noted (i) the legal agreement prohibiting demolition of the barn provides the City with assurance the heritage building can not be removed or any changes made to the exterior heritage defining elements without City consent, (ii) should the farm operation no longer require season farm labour, the applicant will be required to return the building to its original state, however there is some flexibility built into the requirements to enable retention of the seasonal farm labour accommodations when not occupied on a continuous ongoing annual basis, and (iii) the current zoning will permit another barn to be built if required.

It was moved and seconded

- (1) *That the application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 18431 Westminster Highway be forwarded to the Agricultural Land Commission; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10534, for the rezoning of 18431 Westminster Highway from “Agriculture (AG1)” to “Agriculture (AG3)”, be introduced and given first reading.*

CARRIED

5. **MANAGER’S REPORT**

(i) *Staff Introduction*

Yuli Siao, Planner, Policy Planning, was introduced to the Committee, noting he will be taking over the agricultural portfolio.

The following **referral motion** was introduced:

It was moved and seconded

That staff report back on the feasibility of adopting a new OCP policy to provide a density bonus or incentive for commercial and mixed use developments to provide fully furnished medical office space within projects.

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Before the motion was called a background to the referral motion was provided noting (i) the shortage of medical clinics in Richmond, (ii) the requirement for developers to construct a certain amount of commercial properties, (iii) the time saving and economical advantage to fully preparing medical office spaces for occupancy at time of construction instead of retrofitting/tenant improvements after (e.g., each medical exam room equipped with sinks), (iv) bonus consideration for developers in exchange for fully preparing medical spaces for immediate occupancy, and (v) the opportunity to attract more doctors to Richmond.

In response to queries from the Committee, staff reiterated the intent of the referral and the appropriate timeline required for staff review.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:28 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 Wednesday,
February 21, 2024.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate