



Planning Committee

Date: Tuesday, March 22, 2022

Place: Council Chambers
Richmond City Hall

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

Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 March 8, 2022, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 5, 2022, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11720 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. RZ 21-936290; 12-8060-20-010359) (REDMS No. 6839252)

Discussion ensued with regard to (i) proposed balconies, (ii) alternatives to natural gas use, and (iii) the demolition and recycling process.

Concern was raised regarding the proposed configuration of the development and privacy of adjacent properties. In reply to queries, the applicant confirmed that (i) no balconies are proposed to face the lane, (ii) the proposed development will feature rough-ins for solar energy, and (iii) high efficiency electric boilers will be installed.

In reply to queries from Committee, staff noted that the proposed development will comply with the BC energy step code and the City’s demolition regulations. Staff added that a deposit is required in the demolition process to ensure recycling of materials such as concrete and wood. Staff further noted that a response to a referral on balconies and sundecks is forthcoming.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8031, 8051, 8071 NO. 2 ROAD AND 5760, 5780, 5786 BLUNDELL ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM3)” ZONE**

(File Ref. No. RZ 18-829337) (REDMS No. 6839337)

Staff reviewed the application and highlighted that (i) the proposed development is comprised of 25 townhouse units and will include four convertible units, (ii) the proposed development will provide frontage improvements and adjacent road intersection upgrades, (iii) the retention of two on-site and five off-site trees are proposed, and (iv) the proposed development will be providing a cash-in-lieu contribution towards the City’s Affordable Housing Reserve.

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Discussion ensued with regard to (i) the potential loss of rental units, (ii) the proposed shared driveway configuration and communication with the neighbours, (iii) the proposed tandem parking for the units, and (iv) options to utilize geothermal energy.

In reply to queries from Committee, staff noted that (i) the proposed driveway access has been reviewed by Transportation staff and will be able to accommodate anticipated traffic, (ii) a legal review of the Statutory Right-of-Way agreement for the driveway concluded it provides the authority to use it, (iii) the applicant will be working with the adjacent property on shared driveway access and maintenance, and (iv) the proposed development will comply with BC energy step code 3. The applicant was able confirm that the proposed development will be using electric heat pumps.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.

The question on the motion was not called as discussion ensued with regard to the proposed development’s tree retention and replacement and the density of developments along arterial roads.

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

It was moved and seconded

That the staff report titled “Application by Zhao XD Architect Ltd. for Rezoning at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” Zone to the “Medium Density Townhouses (RTM3)” Zone,” dated March 9, 2022, from the Director, Development, be referred back to examine the following:

- (1) increasing rental development;*
- (2) more communication with the adjacent property and development of a wider shared driveway; and*
- (3) more density for the site.*

The question on the referral motion was not called as staff responded to queries noting that the proposed development has maximized the allowable density for the site and that Council has recently reviewed densities in the area as part of the Arterial Road Strategy.

The question on the referral motion was then called, and it was **DEFEATED** with Cllrs. Au, Hobbs, Loo, and McNulty opposed.

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

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3. **HOUSING AGREEMENT BYLAW NO. 10129 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8131 WESTMINSTER HIGHWAY**

(File Ref. No. 08-4057-05) (REDMS No. 6821233)

Kathryn McCreary, Richmond resident, spoke on the proposed agreement and was in favour of the proposed affordable housing units. She expressed concern with regard to the proposed management of the affordable housing units and remarked that the managing company should have previous experience.

De Whalen, Richmond resident, referred to her submission (attached to and forming part of these minutes as Schedule 1), commented on the proposed agreement and encouraged the development of affordable housing for newcomers to the city and the prioritization of non-market housing.

Discussion ensued with regard to obtaining information on the proposed management company and the City's regulations related to affordable housing contributions by developments.

In reply to queries on the development, staff noted that staff can provide a memorandum to Committee with information related to the board of directors of the proposed management company, and the number of developments that qualify under the previous affordable housing contribution thresholds.

It was moved and seconded

That Housing Agreement (8131 Westminster Highway) Bylaw No. 10129 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 18-797127, be introduced and given first, second and third readings.

CARRIED

4. **2017–2022 CHILD CARE NEEDS ASSESSMENT AND STRATEGY – 2021 UPDATE**

(File Ref. No. 07-3070-01) (REDMS No. 6841475)

Discussion ensued with regard to (i) options to increase the amount of child care spaces through developer amenity contributions, (ii) child care space demands in the city, (iii) other sources of child care spaces such as unlicensed spaces and spaces provided by Richmond School District. No. 38, (iv) City grants provided to child care providers, (v) Provincial contributions to child care, and (vi) development of child care in mixed housing developments and in agricultural zones.

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In reply to queries from Committee, staff noted that (i) child care is a permitted use throughout the City, (ii) staff are reviewing options to secure additional child care spaces through development amenity contributions, (iii) child care spaces data may not capture smaller non-licensed child care operations and informal child care arrangements with family caregivers, (iv) the City Centre Area Plan and some Area Plans requires developer child care contributions, and (v) child care contributions in higher density developments yield higher contributions and can lead to actual child care spaces.

It was moved and seconded

- (1) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update (Attachment 1) as outlined in the staff report titled, “2017–2022 Child Care Needs Assessment and Strategy – 2021 Update,” dated February 14, 2022, from the Director, Community Social Development, be received for information; and*
- (2) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*

CARRIED

Discussion ensued with regard to developing a city-wide policy related to development child care contributions, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff investigate developing a city-wide child care contribution policy for all Richmond developments, and report back.

The question on the motion was not called as discussion ensued with regard to current child care contribution fees. Staff noted that child care contributions normally apply to higher density projects. It was suggested that staff review the child care contribution fees and potential impact to housing costs and affordable housing.

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

5. **DRAFT SENIORS STRATEGY 2022–2032**

(File Ref. No. 08-4057-04) (REDMS No. 6787374)

Discussion ensued with regard to (i) encouraging the outreach to seniors and identifying senior needs such as safety and community involvement, (ii) supporting aging in place practices and connecting seniors to services that assist in rental of their secondary suites, (iii) supporting development of seniors housing, and (iv) reviewing needs of the various senior demographics and raising the qualifying senior age to 65 years old and above.

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In reply to queries to Committee, staff noted that the City uses a variety of methods to communicate to seniors, including newsletters, newspaper advertisement, emails, social media, and community organizations. Staff added staff will be providing information related to the changing senior demographics and other senior issues at a future report.

It was moved and seconded

- (1) *That the draft Seniors Strategy 2022–2032, as outlined in the staff report titled “Draft Seniors Strategy 2022–2032,” dated January 27, 2022 from the Director, Community Social Development, be approved;*
- (2) *That staff be authorized to seek public feedback on the draft Seniors Strategy for the purposes of finalizing the strategy; and*
- (3) *That staff report back to City Council with the final Seniors Strategy, including a summary of the public feedback received.*

CARRIED

6. **ZONING BYLAW AMENDMENT – PUBLIC HEARING REQUIREMENT**

(File Ref. No. 12-8060-01) (REDMS No. 6843205)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, be introduced and given first reading.

CARRIED

7. **URBAN AGRICULTURE IN THE CITY CENTRE**

(File Ref. No.) (REDMS No.)

Discussion ensued with regard to (i) future demand for agricultural land, (ii) increasing agricultural productivity and efficiencies of vertical farming, (iii) other vertical farming projects developed in North America, and (iv) collaborating with Kwantlen Polytechnic University and local farmers on sustainable farming and urban agriculture.

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

It was moved and seconded

That staff investigate the potential for urban agriculture and vertical farms in the city centre and other high density areas, and report back.

CARRIED

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8. **MANAGER'S REPORT**

School Site Acquisition Charge

Staff advised that the Province has approved Richmond School District No. 38 Capital Project, and as such will enable the District to seek an increase to the School Site Acquisition Charge, which is applied to all new dwellings in the City and supports new school development. Staff will be working with the District on consultation with the development industry.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:47 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 Tuesday, March 22, 2022.

Councillor Bill McNulty
Chair

Evangel Biason
Legislative Services Associate

Submission to City of Richmond Planning Committee

March 22, 2022

My name is Deirdre Whalen and I have lived in Richmond since 1975. I've seen a lot of changes in the city I love since then, especially in the development of high-cost condo housing.

I would like to speak today on items 3, 4, and 5 as I see them as connected. I commend the excellent work of City staff on these reports. The Child Care strategy and the Seniors strategy both lay a framework for the future.

However, they both depend on the provision of rental housing, because seniors and families are two prominent groups that are part of the well-reported 20% of Richmond residents experiencing poverty. These are a large proportion of Richmondites who rent.

The City's Housing Needs report 2021 states that 94% of housing builds in the last 30 years have been condos and houses. Only 4% have been rentals.¹

This outcome is exemplified in the City's Affordable Housing strategy, which is developer driven and depends on developers providing low-end market rental (LEMR) housing units.²

Item #3 is a good report and it is in line with the Affordable Housing strategy. It seeks approval for a housing agreement where the developer promises 13 LEMR units and 121 condos. In other words, only 10% of this new build is slated for rental, and market rental at that.

The City should not be depending only on private interests to provide housing our community so sorely needs. This community should be welcoming seniors, families, newcomers, single parents, people with disabilities, and low wage workers to come, stay and live here.

For any city to remain a vibrant and thriving community, it needs a variety of incomes, not just people who can afford \$mill condos. Service workers cannot afford to live here. Young professionals who grew up here can't afford to stay. Even first responders are finding it difficult to find housing they can afford.

Richmond deserves better. There have been no non-market rentals built for at least five years. With a burgeoning seniors' population and with more newcomer families moving here, non-market housing is the only thing that make sense. Federal and provincial funding is available. Why is City Council not prioritizing the construction of non-market housing?

Seniors and families needing childcare, especially need housing they can afford. These vulnerable groups are more likely to visit the food bank and to seek out free community meals than other residents. The Food Bank reports that they receive over 2,000 clients a week.³ Hajira Hussain, Executive Director also reports at least 1/3 of their clients are children and about 52% of their households are living in market rentals.

Housing, Seniors, and Childcare are closely connected. Richmond City Council ignores this at their peril. Strategies are just reports sitting on a shelf if there is nowhere for ordinary people to live.

Thank you

Deirdre Whalen
13631 Blundell Road
Richmond, BC V6W 1B6

¹ City of Richmond Housing Needs Report 2021
https://www.richmond.ca/_shared/assets/housingneeds59652.pdf

² City of Richmond Affordable Housing strategy 2017-2027
https://www.richmond.ca/_shared/assets/City_of_Richmond_Affordable_Housing_Strategy54955.pdf

³ Richmond Food Bank Society <https://richmondfoodbank.org/about-us/>