



Planning Committee

Date: Tuesday, April 4, 2023

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 Laura Gillanders
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 21, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY AVTAR BHULLAR FOR REZONING AT 12260 WOODHEAD ROAD AND A PORTION OF 12288 WOODHEAD ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE AND THE “SINGLE DETACHED (RS1/B)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 22-009404) (REDMS No. 7153064)

Staff provided a brief overview of the report, highlighting that (i) the application is to permit a subdivision to create three single family lots, (ii) the application is consistent with the Official Community Plan, Lot Size Policy and the Affordable Housing Strategy, (iii) the applicant has proposed to provide a one-bedroom secondary suite in each of the new dwellings, and (iv) one on-site tree will be relocated, two additional trees will be planted on proposed lots one and three and six on-site trees will retained.

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Discussion ensued regarding how existing tenants would be notified about redevelopment and what assistance the applicant may provide to relocate the existing tenants.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, for the rezoning of 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and “Single Detached (RS1/B)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY AJIT AUJLA AND NEW VILLA HOLDINGS FOR REZONING AT 8491 NO. 4 ROAD FROM “SINGLE DETACHED RS1/E” ZONE TO THE “COACH HOUSE ZS31 – NO. 4 ROAD” ZONE**
(File Ref. No. RZ 17-777739) (REDMS No. 7060982)

Staff provided a brief overview of the report, highlighting that (i) the proposed rezoning would permit a subdivision to create two lots each with a single detached home and detached coach house with vehicle access from the existing rear lane, (ii) a new zone is being introduced to allow for the rezoning and coach house, (iii) this application is consistent with the City’s Affordable Housing Policy, and (iv) a legal agreement will be registered on title to ensure coach houses reflect the plans attached to the staff report.

In response to queries from Committee, staff advised that (i) the proposed design of the project does not include a sundeck facing on to the rear lane, (ii) the timeline of processing applications is assessed on a case by case basis and (iii) staff are working on implementing new permitting software.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 to create the “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading; and*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 to rezone 8491 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading.*

CARRIED

3. **SOCIAL DEVELOPMENT STRATEGY GUIDING PRINCIPLES**
(File Ref. No. 08-4055-01) (REDMS No. 6963544)

It was moved and seconded

2.

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That the Guiding Principles detailed in the staff report titled “Social Development Strategy Guiding Principles,” dated March 1, 2023, from the Director, Community Social Development, be endorsed and used to inform the strategic directions and actions of the draft Social Development Strategy.

CARRIED

4. **HOUSING AGREEMENT BYLAW NO. 10300 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8100, 8120 AND 8180 WESTMINSTER HIGHWAY**

(File Ref. No. 08-4057-05) (REDMS No. 6817350)

Discussion ensued regarding square footage and liveability of the proposed affordable housing units.

It was moved and seconded

That Housing Agreement (8100, 8120 and 8180 Westminster Highway) Bylaw No. 10300 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 19-878817, be introduced and given first, second and third readings.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:22 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, April 4, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate