



Planning Committee

Date: Wednesday, April 20, 2022
Place: Council Chambers
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
Councillor Chak Au (left meeting at 6:35 p.m.)
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference) (left meeting at 6:00 p.m.)
Also Present: Councillor Michael Wolfe (by teleconference)
Call to Order: The Chair called the meeting to order at 5:15 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on April 5, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. REQUEST TO REVISE REZONING CONSIDERATIONS FOR THE APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING OF THE PROPERTY AT 4700 NO. 3 ROAD FROM THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO A NEW "HIGH RISE OFFICE COMMERCIAL (ZC44) - ABERDEEN VILLAGE" ZONE (ITEM DEFERRED FROM APRIL 5, 2022 PLANNING COMMITTEE)

(File Ref. No. RZ 14-672055) (REDMS No. 6822556)

Staff summarized the report provided with the agenda material and noted that it is recommending that the applicant's request be denied.

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In reply to queries from the Committee, staff advised (i) the majority of office space in Richmond has smaller floorplates, (ii) the intent of the policy is to provide larger floorplate offices is to attract larger firms to the City, (iii) once established, strata space cannot be easily increased in size to suit tenant's needs, (iv) staff did not have time to conduct an economic analysis regarding the lift prior to this meeting, (v) additional time is required to calculate the increased value created by the extra square footage obtained through the density bonus, (vi) parking requirements will not be effected if stratification on the lower level floors is allowed, and (vii) the value of the additional square footage can be determined by staff in two weeks to one month.

Mr. Leung, applicant's representative, commented (i) the developer is unable to contribute additional funds to construction, (ii) and has concerns about escalating construction costs.

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

It was moved and seconded

***That staff be directed to report back to the May 3 Planning Committee with additional information regarding the discussion at this meeting.***

**CARRIED**

Councillor Harold Steves left the meeting at 6:00 p.m.

2. **REFERRAL RESPONSE ON RESIDENTIAL USES ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN AND ZONING BYLAW**

(File Ref. No. 08-4060-05-01) (REDMS No. 6858844)

Staff summarized the report provided with the agenda material, highlighting the referral from the February 28, 2022 Planning Committee meeting.

In reply to queries from the Committee, staff advised (i) the proposed amendments would restrict and would no longer permit any further residential development or mixed residential and commercial development along the waterfront side of Bayview Street, (ii) commercial, and commercial combined with industrial development, will continue to be permitted along the waterfront, (iii) the Steveston Area Plan requires residential uses to be combined with commercial or industrial uses in all cases, (iv) three of the six properties subject to the proposed amendment have existing light industrial zoning that allows for a caretaker residential suite; two properties have zoning that allows for residential use in combination with commercial development; and one allows for apartment-type housing in the form of mixed-use development, (v) current regulations require residential development to be contained on the second level and off street parking be provided for both commercial and residential units, (vi) most properties in Steveston can be redeveloped with more density, including residential, and (vii) it is possible to

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control the ratio of space used for commercial and residential purposes.

Discussion ensued regarding (i) concern about the 20-metre height allowance for two-storey buildings on the south side of Bayview Street, and (ii) the importance of protecting the waterfront, character and nature of Steveston.

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

It was moved and seconded

*That staff be directed to (i) further define the term “mixed commercial” in order to clarify what will be permitted along the Steveston waterfront area, and (ii) provide further follow-up on the in-camera referral regarding the waterfront.*

**CARRIED**

Following the referral, staff were advised to review the 20-metre building height allowance along the Steveston waterfront and provide options for consideration.

3. **2019–2029 CULTURAL HARMONY PLAN PROGRESS REPORT FOR 2019–2021**

(File Ref. No. 07-3300-01) (REDMS No. 6860331)

It was moved and seconded

(1) *That the 2019–2029 Cultural Harmony Plan Progress Report for 2019–2021 (Attachment 1) as outlined in the staff report titled, “2019–2029 Cultural Harmony Plan Progress Report for 2019–2021,” dated March 28, 2022, from the Director, Community Social Development, be received for information; and*

(2) *That the 2019–2029 Cultural Harmony Plan Progress Report for 2019–2021 be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and be posted on the City website.*

**CARRIED**

**Agenda Varied**

The order of the agenda was varied to consider Item 5 prior to Item 4.

5. **REFERRALS**

(i) *April 19, 2022 Public Hearing*

It was moved and seconded

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*That staff to review the feasibility of implementing and requiring a bond for builders and developers to maintain construction for single and multiple construction sites in a manner that respects the community and neighbourhood properties.*

**CARRIED**

Councillor Chak Au left the meeting at 6:35 p.m.

*(ii) Construction Hours in Residential Areas*

It was moved and seconded

*That staff review construction hours and report back on the impact of prohibiting outside construction between 6:00 p.m. and 7:30 a.m.*

**CARRIED**

**Agenda Varied**

The order of the agenda was resumed.

**4. MANAGER'S REPORT**

*(i) Seasonal Farm Labour Accommodation*

Staff reported on actions being taken to ensure seasonal farm labour accommodation is compliant with bylaws.

It was moved and seconded

*That staff be directed to organize a meeting in the near future with the Members of Legislative Assembly (MLAs) and Members of Parliament (MPs) regarding housing.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:41 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 Wednesday, April 20, 2022.

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Councillor Bill McNulty  
Chair

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Haely Lindau  
Recording Secretary