



## Planning Committee

Date: May 2, 2023

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

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 April 18, 2023, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COMPACT SINGLE DETACHED (RC2)” ZONE**  
(File Ref. No. RZ 22-027435) (REDMS No. 7140712)

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Staff provided a brief overview of the report highlighting that (i) the application is to permit subdivision to create two single family lots with vehicle access from the rear lane, (ii) the application complies with the Arterial Road Policy, (iii) a minimum one bedroom secondary suite is proposed for each lot, (iv) three on-site trees will be retained, and (v) an arborist contract and a \$30,000 tree survival security is required as a condition of the rezoning.

Discussion ensued regarding tree retention and placement, and the construction of sundecks facing on to rear lanes.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7371 NO. 4 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. RZ 20-919143) (REDMS No. 7183342)

Staff provided an overview of the report highlighting that (i) the application is to permit the development of 19 townhouse units with vehicle access from General Currie Road, (ii) the proposal provides a provision of four convertible units, and two secondary suites, (iii) 12 on-site trees, two neighboring trees and three city street trees will be retained, (iv) the application secures future shared access to the property to the north through a right away that is to be registered on title of the subject site prior to rezoning, and (v) a Servicing Agreement (SA) is required for service connection and design and construction, as well as for frontage improvements and installation of a special crosswalk.

Discussion ensued regarding (i) the process of registering right of ways on title, (ii) relocation of existing tenant, (iii) location of sundecks, and (iv) increase in density in exchange for tree retention.

Staff advised that they will provide Council with a memorandum prior to Public Hearing with information regarding a standard right of way on title.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.*

**CARRIED**

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3. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE “INDUSTRIAL STORAGE (IS)” ZONE TO THE “LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT” ZONE**

(File Ref. No. RZ 21-941625) (REDMS No. 7157412)

Staff provided an overview of the report highlighting that the (i) proposal is for a residential development with two -6 storey apartment buildings, 4-storey rental building and a single level amenity building for the residents, (ii) the buildings together will contain about 181 residential units, including 18 Low End Market rental units (LEMR), 13 Market Rental units and 150 strata units, (iii) the proposal is consistent with the Market Rental policies in the OCP as it relates to instream units, (iv) the developer is providing the City a 7.3 m wide area of land for diking purposes, (v) a Servicing Agreement (SA) is required prior to rezoning adoption for design and construction of roadworks, diking improvements and utility upgrades, and (vi) the proposed development meets energy step code requirements.

In response to queries from Committee staff advised (i) through an SA the dike upgrades will be completed, (ii) the amenity space programming will be reviewed at the DP stage, (iii) the amenity space will be owned by the strata and will be used by the residents, (iv) the application complies with the land use designation in the Bridgeport Area Plan and the City wide Official Community Plan (OCP), (v) staff estimate about an increase of 50 school age students for every 250 units, which the existing school will have capacity for, (vi) this site will be required to pay school site acquisition charges at the building permit stage, and (vii) the market rental units provided by the developer are voluntary as this is an existing in-stream application which is not required to comply with the City’s mandatory market rental policy.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, and to rezone 10611 and 10751 River Drive from the “Industrial Storage (IS)” zone to the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, be introduced and given first reading*

**CARRIED**

4. **ANNUAL REPORT ON THE YVR AERONAUTICAL NOISE MANAGEMENT COMMITTEE FOR 2022**

(File Ref. No. 01-0153-04-01) (REDMS No. 7185962)

Staff advised that they will follow up with YVR staff to provide larger versions of the “Geolocation of Noise Concerns from Richmond” map and request a breakdown of users of the north runway which would then be circulated to Council.

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It was moved and seconded

*That the staff report titled “Annual Report on the YVR Aeronautical Noise Management Committee for 2022”, dated April 17, 2023, be received for information.*

**CARRIED**

**5. REFERRAL RESPONSE CONSTRUCTION SIGNAGE**

(File Ref. No. 08-4375-00) (REDMS No. 7185073)

Discussion ensued with regard to construction start and end times, and contact phone numbers for 24/7 assistance for construction noise complaints.

It was moved and seconded

*That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled “Referral Response Construction Signage”, dated April 3, 2023 from the Director, Building Approvals.*

**CARRIED**

**6. MANAGER’S REPORT**

*(i) Rosewood Village*

Staff advised that BC Housing is looking at potential redevelopment options for Rosewood Village and will be engaging in some initial consultations with their tenants and area residents in the coming weeks.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:50 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, May 2, 2023.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate