



## Planning Committee

Date: Tuesday, May 7, 2024

Place: Council Chambers  
Richmond City Hall

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

Also Present: Mayor Malcolm Brodie  
Councillor Michael Wolfe (entered the meeting at 4:02 p.m. 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 16, 2024, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 10524 AND HOUSING AGREEMENT BYLAW NO. 10525 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL (LEMR) AND MARKET RENTAL UNITS AT 10611 AND 10751 RIVER DRIVE**  
(File Ref. No. 12-8060-20-010524) (REDMS No. 7596452)

It was moved and seconded

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- (1) *That Housing Agreement (Affordable Housing) (10611 and 10751 River Drive) Bylaw No. 10524 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by rezoning application RZ 21-941625, be introduced and given first, second and third readings; and*
- (2) *That Housing Agreement (Market Rental Housing) (10611 and 10751 River Drive) Bylaw No. 10525 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by Rezoning Application RZ 21-941625, be introduced and given first, second and third readings.*

**CARRIED**

2. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10512 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW END MARKET RENTAL (LEMR) UNITS AT 4651, 4671, 4691 SMITH CRESCENT, AND 23301, 23321, 23361, 23381 GILLEY ROAD**  
(File Ref. No. 08-4057-05) (REDMS No. 7510319)

It was moved and seconded

*That Housing Agreement (Affordable Housing) (4651, 4671, 4691 Smith Crescent, and 23301, 23321, 23361, 23381 Gilley Road) Bylaw No. 10512 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 Low End Market Rental (LEMR) Units required by rezoning application RZ 21-942276, be introduced and given first, second and third readings.*

**CARRIED**

3. **MANAGER'S REPORT**

*(i) Staff Introduction*

Cade Bedford and Emily McGirr, Planner 2, Affordable Housing, were introduced to the Committee.

*(ii) Housing Supply Act*

Staff provided an update on the Housing Supply Act, noting that the BC Ministry of Housing recently announced that 20 more priority communities have been selected to receive housing targets for the next five years. These 20 communities are the latest addition after an initial 10 municipalities were identified last year.

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**(iii) Bill 16**

Staff noted that on April 25, 2024, the Provincial government passed Bill 16, the Housing Statutes Amendment Act, 2024, which supports the recent legislative changes intended to increase the supply of housing in BC. Bill 16 provides local governments the authority to enact bylaws that facilitate the construction of more housing supply, including affordable housing.

Discussion ensued regarding the main elements to the proposed legislation, including (i) allowing municipalities to secure affordable housing through inclusionary zoning, (ii) the ability for local government to secure site-level infrastructure, (iii) providing municipalities the ability to adopt tenant protection bylaws for rental sites undergoing redevelopment, and (iv) establishing a density bonus framework to parallel the inclusionary zoning.

**(iv) 2024 Richmond Heritage Awards**

Staff noted that nominations for the 2024 Richmond Heritage Awards are open to all community members and can be submitted from now until Sunday, May 26, 2024.

**(v) BC Hydro Connections**

Discussion ensued regarding the need for more electrical connections in new builds and BC Hydro charges and fees for connections.

Staff were directed to invite BC Hydro to a future Committee meeting to discuss the energy demands of the City and capacity concerns.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:17 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 7, 2024.

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Councillor Bill McNulty  
Chair

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Shannon Unrau  
Legislative Services Associate