



Planning Committee

Date: Wednesday, May 22, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Alexa Loo

Also Present: Councillor Laura Gillanders (by teleconference)
Councillor Kash Heed
Councillor Michael Wolfe

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 May 7, 2024, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair advised that the Planning Committee meeting scheduled on June 4, 2024 will be cancelled. The next meeting will be held on June 18, 2024.

DEPUTY CAO'S OFFICE

1. **HOUSING AGREEMENT (MODERATE MARKET RENTAL HOUSING) BYLAW NO. 10528 AND HOUSING AGREEMENT (MARKET RENTAL HOUSING) BYLAW NO. 10522 TO PERMIT THE CITY OF RICHMOND TO SECURE MODERATE MARKET RENTAL AND MARKET RENTAL UNITS AT 8880 COOK ROAD AND 8751 CITATION DRIVE**

(File Ref. No. 08-4057-05) (REDMS No. 7595158)

In reply to queries from Committee, staff advised that (i) the moderate market rental rate is based on BC Housing household income limits, (ii) the maximum height of a wood-frame building is six storeys, and (iii) existing tenants will have first right of refusal once the development is complete.

It was moved and seconded

- (1) *That Housing Agreement (Moderate Market Rental Housing) (8880 Cook Road and 8751 Citation Drive) Bylaw No. 10528 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 Moderate Market Rental Units required by Rezoning Application RZ 21-932698; and*
- (2) *That Housing Agreement (Market Rental Housing) (8880 Cook Road and 8751 Citation Drive) Bylaw No. 10522 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- 932698, be introduced and given first, second and third readings.*

CARRIED

2. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10557 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW END MARKET RENTAL (LEMR) UNITS AT 8911, 8931, 8951, AND 8991 PATTERSON ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7633263)

Staff advised that the Statutory Declaration process will now report on three years of income prior to determine rental rates.

A brief discussion ensued with regard to considering assets in the eligible tenant criteria. Staff have begun community outreach to understand the scope of services needed to manage LEMR units with a roundtable invitation to non-profit operators and for-profit managers to be held in advance of a request for proposals occurring later this year.

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It was moved and seconded

That Housing Agreement (Affordable Housing) (8911, 8931, 8951 and 8991 Patterson Road) Bylaw No. 10557 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 20-919113, be introduced and given first, second and third readings.

CARRIED

3. MANAGER'S REPORT

(i) Staff Introduction

Rene Tardif, Planner 2, Affordable Housing, was introduced to the Committee.

(ii) Permitting Optimization Project

Staff advised that sprinkler permit applications are now available on the MyPermit online portal, noting that this is the first automated permitting service that will accept materials that need review.

(iii) Staff Announcement

Peter Russell has been appointed to the new role of Director, Housing Office.

(iv) Energy Step Code

In response to queries, staff provided the following information:

- the City has implemented energy conservation and efficiency measures above what the Province currently requires;
- the City hosts Builder Breakfasts events to update builders and designers on the different code requirements, encouraging compliance;
- City of Richmond does not have a ban on natural gas noting this decision falls under the Province with the Province's commitment to carbon neutral buildings in 2030;
- it is estimated that the marginal increase in cost per square foot for a new build between Step 3 and Step 5 codes is approximately 30% of the 15% portion of new home construction costs;
- there is community discourse on the affordability of electricity compared to natural gas in heating a home, and to receive more information on the matter, staff will be inviting BC Hydro to present on energy demand and new infrastructure;

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- the Province is working on a retrofit building code for existing homes but there is no plan to decarbonize emissions for existing structures at this time; and
- BC Hydro is implementing an extension distribution policy to the British Columbia Utilities Commission to revise how they make these connections more affordable and this policy is forthcoming.

(v) Recreation Fee Subsidy Program for Lime E-Scooters

Staff advised that participants in the Recreation Fee Subsidy Program are now eligible to apply for the Lime Inc. Lime Access Program. The program is for lower income customers of Lime E-Scooters and participants can use their recreation fee subsidy approval letter to demonstrate eligibility for the program.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 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 Wednesday, May 22, 2024.

Councillor Bill McNulty
Chair

Andrea Mizuguchi
Legislative Services Associate