



Planning Committee

Date: Tuesday, June 6, 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 Kash Heed
Councillor Laura Gillanders
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 16, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTER LUCK TRADING CORP FOR REZONING AT 3560 MONCTON STREET FROM “STEVESTON COMMERCIAL (CS2)” ZONE TO “COMMERCIAL MIXED USE (ZMU43) – (STEVESTON VILLAGE)” ZONE**
(File Ref. No. RZ 18-817742) (REDMS No. 7236314)

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Staff provided an overview of the report highlighting that (i) the subject site is located within the Steveston Area Plan and is within the Steveston Village Heritage Conservation Area, (ii) the site does not contain a protected heritage resource, (iii) since Planning Committee last reviewed this application in March 2021 there has been approval of an enhanced development review process for new development proposals in Steveston, (iv) a new rezoning proposal on the subject site under a new project architect has been brought forward, as well as an addition of a heritage consultant to the applicant's project team, (v) the revised proposal is consistent with the land use policies in the Steveston Area Plan which permit mixed use development, (vi) the project includes at grade commercial units along Moncton St and 2nd Avenue frontage and residential units on the second level, (vii) vehicle access to the on-site parking area is provided by the existing lane to the west, and (viii) the Richmond Heritage commission reviewed and endorsed the Rezoning proposal at their May 10, 2023 meeting.

In response to queries from Committee, staff advised that (i) there is a smaller commercial unit along the west portion of the building, and another commercial unit form the corner of Moncton Street and 2nd Avenue, (ii) the façade on Moncton Street is consistent with the heritage guidelines for the area, (iii) the setback of the proposed development is consistent with the other properties in the area, (iv) the applicant will be required to provide secured bike storage for the commercial component of the project, (v) the proposed application was evaluated against the existing policies of the area plan which allows for residential mixed use provided that there is commercial at grade.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075, to create the "Commercial Mixed Use (ZMU43) – Steveston Village" zone, and to rezone 3560 Moncton Street from "Steveston Commercial (CS2)" zone to "Commercial Mixed Use (ZMU43) – Steveston Village" zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

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2. **APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 8911, 8931, 8951, 8991 PATTERSON ROAD FROM “RESIDENTIAL SINGLE FAMILY (RS1/F)” ZONE TO “RESIDENTIAL/ LIMITED COMMERCIAL (ZMU54)” ZONE AND “SCHOOL & INSTITUTIONAL USE (SI)” ZONE**
(File Ref. No. RZ 20-919113) (REDMS No. 7205757)

Staff provided an overview of the report highlighting that (i) the application is for a consolidation of four lots located in Capstan Village, (ii) the proposed development complies with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP), (iii) a 829 m² parcel of land adjacent to Sea Island Way, will be transferred to the City for the purpose of public open space, (iv) approximately 927m² of land will be transferred to the city for transportation related infrastructure, (v) the proposed form of the building is L-shaped with a seven- storey hotel and 14-storey residential building over a shared two-level below grade parkade, (vi) the residential component is comprised of 163 units, including 27 low end market rental units (LEMR), the units will be secured with a housing agreement and residential tenure zoning, (vii) the developer has entered into a memorandum of understanding with SUCCESS, a non profit housing operative to manage the LEMR units, (viii) 84 existing trees were assessed on the site, the two large trees currently identified for removal, will be subject to further review through the development permit process, (ix) the proposal includes a comprehensive transportation demand management plan, (x) the design and construction of the proposal meet Step 2 of Richmond’s BC Energy Step Code, and (xi) off-site works will be subject to a servicing agreement.

Discussion ensued with respect to (i) the proposed unit mix, (ii) more options of acceptable housing providers to manage the LEMR units, and (iii) priority being given to Richmond residents to rent LEMR units.

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In response to queries from Committee, staff advised that (i) staff maintain and update a list of qualified housing providers which consists of about 20 different organizations that is circulated to developers when they are seeking a partnership to manage LEMR units, (ii) the LEMR units are secured through rental tenure zoning and there is a housing agreement registered on title of these units, (iii) a housing agreement gives the city the ability to acquire statutory regulation declaration from the tenants to confirm that they are meeting the income thresholds and that they are being charged rent in keeping with the provisions of the housing agreement, (iv) staff will be conducting a statutory declaration process in the summer that is intended to ensure that the units are being tenanted appropriately, (v) staff regularly correspond with property managers and continue to educate them and create awareness of the LEMR program, (vi) staff encourage that priority be given to Richmond residents when tenanting LEMR units, (vii) a firm agreement with the developer and housing provider is required prior to the housing agreement being brought forward for consideration, (viii) a 10 m wide greenway will be provided along the north edge of the site that will include active transportation infrastructure, (ix) the ability to retain trees in the area will be further assessed at the development permit and servicing agreement stage, and (x) there is a requirement for indoor and outdoor space for the residents.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 to create the “Residential/Limited Commercial (ZMU54)” zone and to rezone 8911, 8931, 8951, 8991 Patterson Road from “Residential Single Family (RS1/F)” zone to “Residential/Limited Commercial (ZMU54)” zone and “School & Institutional Use (SI)” zone be introduced and given first reading.

CARRIED

3. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 5800, 5840, 5860 GRANVILLE AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW-DENSITY TOWNHOUSES (RTL4)” ZONE

(File Ref. No. RZ 21-922202) (REDMS No. 7216004)

Staff provided a brief overview of the report highlighting that (i) the proposal is to permit the development of 18 townhouse units with vehicle access to and from Granville Avenue, (ii) two units are proposed to be convertible units, (iii) the proposal complies with the OCP, (iv) the site layout is consistent with the arterial road townhouse guidelines, and (v) the applicant is required to enter into a Servicing Agreement for the design and construction of drainage upgrades.

4.

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In response to queries from committee, staff advised that (i) the applicant is proposing to remove the hedge, but will plant a new hedge and privacy fencing, and (ii) through the development permit process, staff will look at additional options for plant materials.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10470, for the rezoning of 5800, 5840, 5860 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Low-Density Townhouses (RTL4)” zone, be introduced and given first reading.

CARRIED

4. **MANAGER’S REPORT**

(i) Public Information Meeting

Staff noted that there will be a public information meeting on June 15th for a proposed commercial self storage facility in the London Landing area. Staff will provide Council more information about the meeting through a memorandum.

(ii) Housing Supply Act

Staff provided Committee with an update on the Housing Supply Act which was recently announced by the Provincial Government. Ten municipalities are required to meet the future housing targets as part of the act. Richmond is not one of these municipalities. The targets have not yet been established and more information is forthcoming.

(iii) Enduring Planning Performance Award

Staff advised that the Planning Institute of BC has awarded the City of Richmond the Enduring Planning Performance Award for the City Centre Area Plan.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:55 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 Tuesday, June 6, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate