



Planning Committee

Date: Tuesday, June 8, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITIONS

It was moved and seconded

That Demolition Hours be added to the agenda as Item No. 5A and Steveston Waterfront be added to the agenda as Item No. 5B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Special Planning Committee held on May 19, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 23, 2021, (tentative date) at 4:00 p.m. in Council Chambers

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY VIVID GREEN ARCHITECTS INC. FOR REZONING AT 6740 AND 6780 FRANCIS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO A NEW SITE SPECIFIC “TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)” ZONE**

(File Ref. No. 12-8060-20-010271/010277; RZ 17-775025) (REDMS No. 6672418)

Staff reviewed the proposed application, highlighting that the project will be providing a contribution the City’s affordable housing reserve and enhancements to an adjacent crosswalk.

Discussion ensued with regard to the proposed shared driveway configuration and staff noted that the proposed driveway configuration is consistent with the arterial road duplex land use designation and other existing developments along Francis Road.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10271, to create a new “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” site specific zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10277, for the rezoning of 6740 and 6780 Francis Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone, be introduced and given first reading.*

CARRIED

Opposed: Cllrs. Day
 Steves

2. **APPLICATION BY DOXA DEVELOPMENT FOR REZONING AT 6700 FRANCIS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE SITE SPECIFIC “TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)” ZONE**

(File Ref. No. 12-8062-20-01273; RZ 19-867880) (REDMS No. 6665590)

Staff reviewed the proposed application, highlighting that the project will be providing a contribution the City’s affordable housing reserve and will be maintaining three trees on-site.

It was moved and seconded

- That Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, for the rezoning of 6700 Francis Road from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone, be introduced and given first reading.*

CARRIED

Opposed: Cllr. Day

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3. **YVR PROPOSED LAND USE PLAN AMENDMENT (2021)**

(File Ref. No. 01-0153-01) (REDMS No. 6676685)

Discussion ensued with regard to (i) the anticipated types of business that will be permitted in the area, (ii) traffic management around the retail areas, (iii) Airport Authority's consultation process with the City, and (iv) future proposals to extend or develop additional runways and potential impact on Sturgeon Banks.

In reply to queries from Committee, staff noted that the City will work closely with the Airport Authority on land matters and that the Airport Authority was able to extend the deadline for the City to submit comments.

It was moved and seconded

- (1) *That Council receive the report titled "YVR Proposed Land Use Plan Amendment (2021)" dated May 20, 2021 from the Director, Policy Planning for information; and*
- (2) *That Council support the proposed amendment to the YVR 2037 Master Plan in principle, subject to a request that YVR:*
 - (a) *define the process and scope of the planning process that will precede any development in the areas proposed to be amended; and*
 - (b) *refine the "Groundside Commercial" land use designation south of the South Runway to clarify YVR's stated intent to limit retail to be local-serving.*

CARRIED

4. **STEVESTON VILLAGE ADVISORY DESIGN COMMITTEE AND
STEVESTON AREA PLAN REVIEW**

(File Ref. No. 08-4200-01) (REDMS No. 6684289)

Staff reviewed the report on the proposed establishment of a Steveston Village Advisory Design Committee, highlighting the following:

- should Council endorse the proposal, the recruitment process for Committee members can commence in the fall 2021;
- enhancements to the application review process such as a pre-application meeting and applicants retaining architects with heritage experience are proposed;
- the proposed implementation strategy will have provisions for referral of in-stream applications to the proposed Steveston Village Advisory Design Committee, once the Committee is established; and

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- staff will be reviewing the proposed recommendations and report back within two years.

Discussion ensued with regard to (i) maintaining the heritage nature of Steveston, (ii) ensuring architects with heritage experience are consulted on proposed projects, (iii) reviewing the composition of the proposed Steveston Village Advisory Design Committee and options to expand the Richmond Heritage Commission; and (iv) enforcing current Steveston Village design guidelines for new developments and streamlining the application process.

Dana Westermark, Richmond resident, spoke against the proposal and expressed that the proposal will add another layer in the application process and further delay applications. He further expressed that current design guidelines are sufficient and that the Richmond Heritage Commission can be strengthened. Also, he encouraged that the City allow in-stream applications to be grandfathered into the existing application process.

Discussion then ensued with regard to the current Steveston Village design guidelines and application process, and options to incorporate the Richmond Heritage Commission with the proposed Steveston Village Advisory Design Committee, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That the report titled “Steveston Village Advisory Design Committee and Steveston Area Plan Review” dated May 25, 2021 from the Director, Policy Planning, be referred back to staff to examine incorporating the Steveston Village Advisory Design Committee into the Richmond Heritage Commission.

The question on the referral motion was not called as discussion ensued with regard to providing direction to staff to examine appropriate amendments to incorporate the proposed Steveston Village Advisory Design Committee into the Heritage Commission. Also, it was suggested that staff review options to grandfather in-stream applications.

As a result of the discussion, there was agreement from the mover, the seconder and all members present to withdraw the amendment motion, and the amendment motion was **WITHDRAWN**.

It was moved and seconded

(1) That staff be directed to review options to incorporate the proposed Steveston Village Advisory Design Committee into the Richmond Heritage Commission, and report back to the next Council meeting with a revised terms of reference for the Richmond Heritage Commission;

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- (2) *That the enhanced development application review process described in the report titled “Steveston Village Advisory Design Committee and Steveston Area Plan Review” dated May 25, 2021, from the Director of Policy Planning, be endorsed;*
- (3) *That staff draft a revised implementation strategy that reflect a proposed incorporation of the Steveston Village Advisory Design Committee into the Heritage Commission; and*
- (4) *That staff be directed to report back to Council in two years regarding the effectiveness of the enhanced development application review process and the Steveston Village Advisory Design Committee.*

CARRIED

5. **RECOMMENDED LONG-TERM STREETScape VISIONS FOR BAYVIEW, CHATHAM AND MONCTON STREETS**

(File Ref. No. 10-6360-01) (REDMS No. 5493598)

Staff reviewed the report and responded to queries, noting that (i) there will be off-street cycling facilities along Chatham Street and separated on-street cycling facilities along Bayview Street, (ii) streetscape vision proposals can proceed if transit facilities along Chatham Street are retained, and (iii) the City will work with Richmond Centre for Disability to relocate accessible parking spaces.

It was moved and seconded

That as described in the report titled “Recommended Long-Term Streetscape Visions for Bayview, Chatham and Moncton Streets” dated May 7, 2021 from the Director, Transportation:

- (1) *The frontage surface elements and suite of street furniture be endorsed;*
- (2) *The long-term roadway geometry be endorsed; and*
- (3) *Staff be directed to report back with an implementation strategy.*

CARRIED

5A. **DEMOLITION HOURS**

(File Ref. No.)

Discussion ensued with regard to mitigating demolition noise, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff examine reducing the hours of house demolition in residential areas to 9:00 a.m. to 6:00 p.m., and report back.

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The question on the referral motion was not called as discussion ensued with regard to other activities that may generate excessive noise such as garbage and recycling pick up and as a result, the following **amendment motion** was introduced.

It was moved and seconded

That referral motion be amended to include other noise generating activities such as garbage and recycling pick up and using gas-powered machines.

CARRIED

Discussion ensued with regard to the potential for scheduling disruption of City works. It was then requested that staff provide the number of demolition-related complaints received by the City.

The question on the referral motion, which reads as follows:

That staff examine reducing the hours of house demolition and other noise generating activities such as garbage and recycling pick up and using gas-powered machines in residential areas to 9:00 a.m. to 6:00 p.m., and report back.

was **CARRIED** with Cllr. Loo opposed.

5B. STEVESTON WATERFRONT

(File Ref. No.)

It was moved and seconded

That staff outline the existing Steveston Area Plan for provisions for full public access along the waterfront and provide options for any potential enhancements.

The question on the **referral motion** was not called as discussion ensued with regard to public access to other waterfront areas in the city such as Shady Island.

The question on the referral motion was then called and it was **CARRIED**.

6. MANAGER'S REPORT

(i) New Staff

Kim Somerville, Director, Community Social Development, introduced new staff (i) Nicole Kurts, Program Lead, Youth, and (ii) Valerie Watson, Program Lead, Homelessness.

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(ii) Affordable Housing Reports

Joe Erceg, General Manager, Planning and Development noted that reports related to Affordable Housing will be presented at the Special Planning Committee on June 23, 2021.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:25 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, June 8, 2021.

Councillor Linda McPhail
Chair

Evangel BIASON
Legislative Services Associate