



Planning Committee

Date: Tuesday, June 18, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo,
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders (by teleconference entered at 4:02 p.m.)
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 May 22, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY KUSH PANATCH FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GLASS GREENHOUSE WITH CONCRETE FOOTINGS AT 12800/12910 NO. 2 ROAD**
(File Ref. No. ZT 24-035934) (REDMS No. 7657729)

Staff provided Committee with an overview of the application.

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In response to queries from Committee, staff advised that (i) since 2018 staff have received one application for a concrete footing foundation greenhouse, and (ii) the use of concrete is proposed to support the weight and size of the proposed greenhouse, the concrete foundation is comprised of a continuous concrete footing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the use of an 81 m² greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.

CARRIED

2. **RICHMOND YOUTH ADVISORY COMMITTEE PROPOSED 2024 WORK PROGRAM**

(File Ref. No. 07-3425-01) (REDMS No. 7695228)

In response to queries from Committee, staff advised that (i) staff will be reviewing topics of interest with the youth committee members and organizational representatives, and then prioritizing based on what is most important to the committee, (ii) staff will share information about the Planet Youth program with the Committee and ask for their thoughts and ideas on what youth enjoy doing in their free time and potential partners for youth activities, and (iii) outreach is not typically the role of committee members, but staff do share opportunities for public engagement with the youth members to participate in themselves, and share with their networks.

It was moved and seconded

That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled “Richmond Youth Advisory Committee Proposed 2024 Work Program”, dated May 31, 2024, from the Acting Director, Community Social Development, be approved.

CARRIED

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3. **DRAFT CHILD CARE STRATEGY 2024–2034**

(File Ref. No. 07-3070-04) (REDMS No. 7675622)

In response to queries from Committee, staff advised that (i) school age care is an on-going concern in Richmond and is one of the highest priorities identified in the Child Care Action plan that was developed in 2021, (ii) school age care was most impacted by the pandemic, as many parents took their children out of child care facilities during that time, as such; school age spaces were lost during the immediate time post pandemic, the community is in the process of rebuilding, (iii) School District 38 currently has four new child care facilities under construction that all include additional school age child care spaces, (iv) the provision of child care in residential neighbourhoods is currently possible through two different licence categories, Family Child Care and In Home Multi-Age Care, those two categories are easy to include in a typical residential home, larger facilities often require significant retrofits which may not be cost effective in the long run, (v) Richmond currently has 38 child care spaces per 100 children, and (vi) the Federal and Provincial governments have recently continued to expand the \$10 a day child care program to include part time programs, including before and after school care and preschool.

It was moved and seconded

- (1) *That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and*
- (2) *That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.*

CARRIED

DEPUTY CAO’S OFFICE

4. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10548, HOUSING AGREEMENT (MODERATE MARKET RENTAL) BYLAW NO. 10549 AND HOUSING AGREEMENT (MARKET RENTAL) BYLAW NO. 10550 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW- END MARKET RENTAL (LEMR) UNITS, MODERATE MARKET RENTAL UNITS AND MARKET RENTAL UNITS AT 6071 AZURE ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7611426)

In response to queries from Committee, staff advised that existing tenants will be given relocation assistance, and once the development is complete first right of refusal to return to the new build.

It was moved and seconded

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- (1) *That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;*
- (2) *That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and*
- (3) *That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.*

CARRIED

5. MANAGER'S REPORT

(i) Richmond Centre Mall Phase 2

Staff advised that they have received a Development Permit application for Phase 2 of the Richmond Centre mall development. This portion of the development is focused on the southern and eastern portion of the site. The proposal includes six 13-storey towers consisting of 9200 m² of commercial use, and 84,000 m² of residential development with approximately 1,171 residential units including affordable and market rental units.

(ii) New Planner

Staff introduced Emily Huang as the new Planner 2 in Policy Planning. She will be assisting with the OCP update and public consultation.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:56 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 18, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate