



Planning Committee

Date: Tuesday, June 21, 2022
Place: Council Chambers
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)
Also Present: 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 June 7, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY JUDE DA SILVA FOR REZONING AT 11460 WILLIAMS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "COMPACT SINGLE DETACHED (RC2)" ZONE (File Ref. No. RZ 21-940331: 12-8060-20-10387) (REDMS No. 6905161)

Staff summarized the report provided with the agenda material and noted (i) the application complies with the lot size policy and the arterial road policy, (ii) both new lots will provide two-bedroom secondary suites, (iii) a \$20,000 tree survival security will be provided for the retention of two city trees, and (iv) submission of a landscape plan is required.

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In response to a question from the Committee, staff confirmed that a two-bedroom suite is possible within the proposed square footage of the suites.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10387, for the rezoning of 11460 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY FARRELL ESTATES LTD. FOR REZONING AT 6831 GRAYBAR ROAD, 20455 DYKE ROAD, 20911 DYKE ROAD, 7500 NO. 9 ROAD, LOT A BLOCK 4N PLAN EPP113853 SECTION 9 RANGE 4W NEW WESTMINSTER LAND DISTRICT & SEC 16, 17, 20 (031-553-231) AND A PORTION OF GRAYBAR ROAD FROM THE “INDUSTRIAL AND MARINA (ZI17) – GRAYBAR ROAD (EAST RICHMOND”, "INDUSTRIAL BUSINESS PARK (IB1)", AND "LIGHT INDUSTRIAL (IL)" ZONES TO THE “INDUSTRIAL BUSINESS PARK AND MARINA (ZI20) – GRAYBAR ROAD (EAST RICHMOND)” ZONE**

(File Ref. No. RZ 21-928623) (REDMS No. 6797839)

Staff summarized the report provided with the agenda material and noted (i) the proposed rezoning would consolidate the properties into two lots, (ii) the entire site is under one site specific zoning district, and (iii) the application does not change the current use of the site as a boat yard.

In response to queries from the Committee, staff noted (i) the application is for the maximum height allowable under the zoning, (ii) a variance could be sought for additional height, (iii) the developer would enter into lease agreements with the City at fair market value for the parking area, encroachment of buildings on City property and two boat gantries, (iv) the structures on City property can be removed, (v) the proposed redevelopment will not affect the operations of the boatyard, (vi) 99 trees will be planted, (vii) a development permit is required for the building adjacent to the Agricultural Land Reserve (ALR), (viii) residential use is limited to one security operator per site, (ix) the developer proposes to lease the property, and (x) buildings are proposed to be 10% more energy efficient than the standard Building Code.

In response to queries from the Committee, the applicant advised (i) businesses on the north side of the property will be relocated on the existing site, (ii) the drive aisle will be removed, and (iii) a traffic study will be required to determine construction vehicle routes.

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It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10336 to:*

- (a) *create the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)” zone, and to rezone 6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No. 9 Road, Lot A Block 4N Plan EPP113853 Section 9 Range 4W New Westminster Land District & SEC 16, 17, 20 (PID 031-553-231), and a portion of Graybar Road from the “Industrial and Marina (ZI17) – Graybar Road (East Richmond)”, “Industrial Business Park (IB1)”, and “Light Industrial (IL)” zones to the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)” zone be introduced and given first reading; and*
- (b) *discharge “Land Use Contract 127”, entered in to pursuant to “Farrell Estates Ltd. Land Use Contract Bylaw No. 3613 (RD85962)”, from the title of 6831 Graybar Road:*

be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

3. **PROPOSED METRO VANCOUVER REGIONAL GROWTH STRATEGY BYLAW 1339, 2022, METRO 2050**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6900027)

Staff noted that the Metro Vancouver Regional Growth Strategy is at the bylaw adoption stage and a Public Hearing was held on April 20, 2022.

Discussion ensued regarding (i) discovery that 400 acres of trees are not protected in the region, (ii) suggestion to include tree bylaws similar to Richmond, (iii) no consultation is required with local First Nations, and (iv) Metro 2050 requires unanimous consent to pass and 50% plus one vote to approve amendments.

It was moved and seconded

- (1) *That the proposed Metro Vancouver Regional Growth Strategy Bylaw 1339, 2022, Metro 2050, be accepted, and*
- (2) *That the Metro Vancouver Board be advised of the City of Richmond’s position on the Regional Growth Strategy.*

CARRIED

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4. **REFERRAL RESPONSE: SPIRES ROAD AREA PROPOSED RENTAL TENURE & DENSITY**

Increases (File Ref. No. 08-4045-20-20) (REDMS No. 6904985)

Staff summarized the report provided with the agenda material and advised (i) staff was requested to investigate increased density in the Spires Road area and consult with the neighbourhood on any proposed changes to the City Center Area Plan, (ii) staff proposes a rental tenure policy to increase the provision of rental housing above the Official Community Plan (OCP) current rental policy, (iii) policy permits densities up to 3.0 Floor Area Ratio (FAR) through Low End Market Rental (LEMR) and market rental units, (iv) the Spires Road policy uses density as an incentive to provide more affordable housing, and (v) staff to report back within one year of implementation.

John Roston, Richmond Rental Housing Advocacy Group, advised (i) zoning for 100% rental places a cap on the value of the land, making it affordable for developers, (ii) speculation of strata designations increase the value of the land, (iii) owner rental rates are 20% higher rents than developers, and (iv) 100% rental designation for the Spires Road area would make it attractive to developers.

In response to queries from the Committee, Mr. Roston advised (i) CHMC data shows condominium owners have higher costs, charge 20% higher rents and do not receive a profit, (ii) rapid tenant hearings would eliminate concerns regarding delinquent tenants, and (iii) zoning for strata condominiums increase the property value over 100% rental tenure zoning.

In response to queries from the Committee, staff advised (i) the Spires Road policy seeks to maintain the 1.2 FAR, (ii) long-term landowners do not typically apply for rezoning, (iii) the 100% rental policy would have a financial impact on property values and would delay development, (iv) the Spires Road policy would not preclude 100% rental, (v) the Spires Road policy would extend to Westminster Highway, (vi) Cook Road can serve as a land use transition area, (vii) typical developer incentives are included, (viii) there is no provision in the Spires Road policy to opt out of building rental units, (ix) the road and driveway access would be determined by land assemblies and development proposals, (x) the building typology projected is low-rise to mid-rise structures, (xi) the current density designation accommodates approximately 2,000 to 2,400 residents and the Rental Tenure Policy could accommodate 3,400 to 4,200 residents, (xii) the Spires Road policy would permit service-oriented retail units, (xiii) economic viability for developers diminishes if the development is built above a 2.0 FAR, (xiv) if the property is divided into precincts, property values would vary by precinct, (xv) current policies and bylaws are conducive to mass timber developments, (xvi) the proposed Spires Road policy could become a template for other areas, (xvii) there is insufficient federal and provincial funding for affordable housing, (xviii) success can be measured through applications and staff will

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report back to Council within a year, (xix) incentives are achieved through parking reductions and possible development cost charge (DCC) waivers, and (xx) the Spires Road policy would not allow stacked townhouse development.

Discussion ensued regarding (i) request for the FAR chart to be distributed to the Committee, (ii) concern regarding lack of park space, (iii) policies, such as the proposed Spires Road policy, may not be supported by residents, (iv) expectation that a property sold will receive the highest market rates, and (v) suggestion that the City consider purchasing property for City-built 100% rental housing developments.

It was moved and seconded

(1) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, which proposes to amend Schedule 2.10 (City Centre Area Plan) by:

- *designating the area bounded by Westminster Hwy, Garden City Road, Cook Road and Cooney Road as “Urban Centre T5” and “Sub-Area B2 Mixed Use – Mid-Rise Residential & Limited Commercial”;* and
- *establishing a rental tenure overlay and supporting policies, which outline density increases associated with secured rental tenure for properties in and adjacent to Spires Road, as described in the attached report titled “Referral Response: Spires Road Area Proposed Rental Tenure & Density Increases”;*

be introduced and given first reading;

(2) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, having been considered in conjunction with:

- *the City’s Financial Plan and Capital Program;*
- *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(3) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;

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- (4) *That instream rezoning applications that are received prior to adoption of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, may be exempt from the Spires Road Area Market Rental Policy provided the application achieves first reading within one year of the amendment bylaw being adopted and final adoption and issuance of a Development Permit within one year following the associated Public Hearing;*
- (5) *That staff report back to Council regarding key findings related to the implementation of updates to the City Centre Area Plan for the Spires Road area after the policy provisions are in place for one year; and*
- (6) *That staff be directed, on an interim basis, to consider development applications within the Arterial Road Land Use Policy that would allow higher densities provided that all of the additional density is used for rental housing, and that this interim measure becomes a foundation for the overall policy review of the Arterial Road Land Use Policy as part of the Official Community Plan targeted review to secure more rental along designated Arterial Road, in particular near Neighbourhood Service Centres and frequent transit routes.*

CARRIED

As a result of the discussion, the following **referral** motion was introduced:

It was moved and seconded

- (1) *That staff investigate the option to identify areas for rental tenure zoning for 100% rentals and analyze the impact of same, and*
- (2) *Report back to the Planning Committee.*

CARRIED

5. MANAGER'S REPORT

(i) Update Regarding Letter from Ministry of Agriculture and Foods

It was reported that (i) a letter regarding controlled environment structures was received from the Ministry of Agriculture and Foods, (ii) City bylaws do restrict the construction of concrete slabs and other impermeable floor surfaces, and (iii) no applications for these structures have been received.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:11 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 21, 2022.

Councillor Bill McNulty
Chair

Debbie Reimer
Recording Secretary