



Planning Committee

Date: Wednesday, July 3, 2024
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, Vice-Chair
Councillor Chak Au
Councillor Andy Hobbs (by teleconference)
Absent: Councillor Carol Day
Also Present: 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 June 18, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8440/8460 NO. 3 ROAD FROM THE "TWO-UNIT DWELLINGS (RD1)" ZONE TO THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)" ZONE

(File Ref. No. RZ 22-027214) (REDMS No. 7159499)

Staff provided a brief overview of the application noting (i) the application was received prior to Bill 44 and the introduction of the small scale multi-unit housing, (ii) the proposed rezoning would facilitate the creation of two new lots with shared access from Lucas Road, (iii) the applicant intends to develop each property as a single family building, each containing a one bedroom unstratified secondary suite, consistent with the City's

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Affordable Housing Strategy, (iv) under the existing two unit dwelling zoning, the owner could rebuild a duplex, however it would be their choice whether or not to construct a secondary suite and the duplex could be stratified, (v) in addition to securing the rental unit in the form of a secondary suite through the rezoning, there are also road dedications along No. 3 Road and a corner cut, and (vi) there will also be a covenant secured for the design of the building on the corner lot together with and landscape..

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as a brief discussion ensued with respect to tree removal and retention as it related to both Item 1 and 2 on the agenda. Staff noted that three trees located on 8440/8460 No 3 Road and noted in the staff report for Item 2 are proposed to be removed.

In response to a query from the Committee, staff noted the existing covenant on the property is limited to restricting driveway access off Lucas Road only.

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

2. **APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 23-023857) (REDMS No. 7635643)

Staff provided a brief overview of the application noting (i) the application was received prior to Bill 44 and the introduction of the small scale multi-unit housing, (ii) the proposed rezoning and subdivision is consistent with Bill 44 under the new RSM/M zone, and (iii) while the applicant intends to construct a single family dwelling with a one bedroom secondary suite, there is the ability to construct a small scale multi-unit development with the exception that one unit in each building must be an unstratified secondary suite.

In response to a queries from the Committee, staff noted (i) in compliance with Bill 44, the application is to create two new lots consistent with the small scale multi-unit housing zone and subject to all the new restrictions set out in the RSM/M zoning, and (ii) the existing covenant on the property restricted use of the property to a duplex only.

A brief discussion with staff ensued with respect to the retention and removal of the neighbouring trees.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the “Two-Unit Dwellings (RDI)” zone to the “Small-Scale Multi- Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

CARRIED

3. **APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 21-934592) (REDMS No. 7709089)

Staff provided a brief overview of the application noting (i) rezoning of the site is to permit the development of three townhouse units with vehicle access from off Williams Road, (ii) proposal is consistent with the arterial road land use policy which designates the site for townhouses, (iii) the proposal enables shared vehicle access to future townhouse development to the east via a right-of-way drive aisle to be secured prior to final adoption of the zoning bylaw, (iv) there are frontage and servicing improvements required with the rezoning, to be designed and constructed through the servicing agreement process, and (v) to accommodate the frontage improvements, the applicant is required to provide a corner cut road dedication and 0.91m wide road dedication along Williams Road prior to final adoption of the rezoning bylaw.

In response to queries from the Committee, staff noted (i) based on the review process for this application as townhouse development, it is the optimal site plan for this site, (ii) with respect to privacy and shading issues, there were no comments or concerns received from any of the public in response to the posting of the sign on the site, (iii) with respect to unit overall unit height, moving closer to the south the three storey form transitions to a two storey form resulting in a two storey unit adjacent to a two storey single family home, and (iv) the existing drive aisle width through the subject site is wide enough to accommodate the future envisioned large and small vehicle turning movements that would be required to reach the adjacent site to the east; there would be an extension to the east bound portion of the drive aisle with future development to the east.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

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4. **HERITAGE ALTERATION PERMIT FOR 12111 3RD AVENUE
(STEVESTON HOTEL)**

(File Ref. No. 7694460) (REDMS No. HA 23-035279)

Staff provided a brief summary of the application noting (i) the application is for the Steveston Hotel (an identified heritage resource in the Steveston Village Heritage Conservation Area), to permit exterior changes to the main floor facade of the north wing where the pub is located, in order to convert the pub to additional hotel suites, (ii) no additional floor area is proposed, (iii) the proposed exterior alterations are limited to those required to achieve the change in internal layout to convert to hotel suites, (iv) the existing “Buck & Ear” sign will be replaced with a new “Steveston Hotel & Suites” sign, and (v) the Richmond Heritage Commission reviewed and supported the application provided a landscape plan is further provided, for which the applicant proposes planters to provide a buffer between the sidewalk and the hotel to increase privacy for the hotel guests.

In response to queries from the Committee, staff noted (i) as a protected heritage property, only the exterior of the property is subject to the Steveston Village Heritage Conservation Area guidelines, therefore any interior features are not included, (ii) the proposed changes are quite minor, which doesn’t change the existing form and character of the property or negatively affective the heritage value of the property, and (iii) the use of materials is in keeping with the portion of the building involved in the permit application for the portion of the building that was added in 1948 versus the hotel proper of the late 1800s.

The Committee referenced correspondence from the Steveston Historical Society (attached to and forming part of these minutes as Schedule 1), and discussion ensued with respect to historical components in Steveston, particularly with respect to the Buck & Ear Pub, recognized for many decades as a prominent social and cultural meeting place in Steveston.

The applicant, Mr. Kanaris Demetre Lazos, was in attendance and spoke to the business decision that led to the permit application.

In response to Committee’s suggestion to retain the existing “Buck & Ear” sign for historical purposes, Mr. Lazos advised the sign is not viable for retention.

It was moved and seconded

That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.

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5. **MANAGER'S REPORT**

(i) 2024 Richmond Heritage Awards Recipients

Staff noted that the Richmond Heritage Awards, organized annually by the Richmond Heritage Commission, recognize and celebrate the accomplishments of individuals and organizations for the conservation of historic places and for promoting awareness of Richmond's diverse heritage through education, outreach and advocacy.

The 2024 Richmond Heritage Awards recipients are:

- Debbie Jiang;
- Sea Island Heritage Society;
- Jackie Brown; and
- Peter Grant.

The award recipients will be presented with their awards at a Richmond Heritage Commission event in the fall.

(ii) Bill 44 and Bill 47 Updates

Staff advised that in regards to the Transit-Oriented Areas (TOA) Designation Bylaw, which establishes a policy layer for minimum building heights and densities within 800 metres of a Canada Line station, staff will continue to process development applications under existing policies. As a Rezoning Application would still be required, Council will have the ability to continue to exercise their discretionary authority on aspects of the proposal that does not conform to the City Centre Area Plan or Official Community Plan policies, which includes affordable housing and/or amenities received through density bonusing.

(iii) Provincial Housing Legislation Changes Open Houses

Staff advised that a series of open houses will be held in July to provide information to residents and property owners on the new housing bills and the associated bylaws that have been adopted. A direct mailout was sent to over 27,000 affected properties in order to increase access to the information and provide details of the open houses. Information and a feedback form will be available on Let's Talk Richmond.

Staff also noted there will be a separate meeting and workshop with small builders to review the bylaw amendments and regulations and receive input.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:47 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, July 3, 2024.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate



Steveston Historical Society, 3811 Moncton Street, Richmond,
Historicsteveston.ca

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Wednesday, July 3, 2024.

ON TABLE ITEM

Date: July 3, 2024
Meeting: Planning
Item: 4

July 2, 2024
Via E-Mail

Dear Kanaris Demetre,

RE: Heritage Alteration Permit Application #HA23-035279

I am writing on behalf of the Steveston Historical Society to express our deep concern regarding the potential redevelopment of The Buck & Ear Bar & Grill, a historic pub and local watering hole located in Steveston, BC. We kindly request your consideration in preserving a significant component of this establishment due to its rich historical importance to the community.

The Buck & Ear has been an integral part of Steveston's cultural fabric since its establishment in 1885, making it one of the oldest in the province. It has served as a social gathering place, offering live music, entertainment, and a sense of community spanning three centuries. While the building itself has witnessed the evolution of our town, the Buck & Ear pub is the public face and is essential to maintain a tangible connection to our past.

We are confident that numerous members of the local community and heritage groups share our concern for the preservation of The Buck & Ear with widespread support for maintaining this historical landmark and ensuring its significance is not lost to future generations is of deep concern to all of us.

Moreover, The Buck & Ear has been instrumental in supporting community events and fundraisers for non-profit organizations and local sports teams. It has consistently opened its doors to host charity events, benefit concerts, and community gatherings, providing a platform for these organizations to raise funds and awareness. The loss of The Buck & Ear would mean the loss of a vital resource for these groups, making it even more imperative to preserve this historical component.

While we understand the need for development and progress, we urge you to consider the possibility of preserving, if not the total space at least a small component of The Buck & Ear for nostalgic purposes in a smaller venue snug-like pub. This could include elements such as the original bar, signage, or other historical artifacts that would allow the public to experience a glimpse of the past while still accommodating the requirements of the redevelopment project.

By incorporating a preserved component, you would not only honour the history of The Buck but also demonstrate your commitment to the community's values and heritage. It would serve as a testament to the importance of preserving our shared history and would undoubtedly contribute to the overall appeal and uniqueness of the redevelopment project.

We kindly request the opportunity to discuss this matter further with you and explore potential solutions that align with both the development plans and the preservation of The Buck's historical significance. We believe that a collaborative approach can lead to a mutually beneficial outcome that respects the interests of all stakeholders involved. Thank you for your attention to this matter. We look forward to hearing from you soon and working together to ensure the preservation of The Buck for the benefit of present and future generations.

Sincerely,

Linda Barnes & Joanne Teraguchi
Co-chairs
Steveston Historical Society
cc, City or Richmond - Mayor & Council