



Planning Committee

- Date: Wednesday, July 5, 2023
- Place: Council Chambers
Richmond City Hall
- Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)
- Also Present: Councillor Laura Gillanders (by teleconference)
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 20, 2023, be adopted as circulated.

CARRIED

Councillor Carol Day entered the meeting (4:01 p.m.).

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1243059 BC LTD. FOR REZONING AT 12120 NO. 5 ROAD FROM “AGRICULTURE (AG1)” ZONE TO “LIGHT INDUSTRIAL (IL)” ZONE**
 (File Ref. No RZ 21-941597) (REDMS No. 7234065)

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Staff provided an overview of the report highlighting that (i) the proposed application is to facilitate the development of two industrial buildings, (ii) temporary vehicle access will be from No. 5 Road and ultimate vehicle access will be from the rear lane to Rice Mill Road, (iii) seven trees will be removed and 14 replacement trees will be planted, (iv) 22 trees on adjacent properties will be retained, (v) sustainability and building energy efficiency features will be incorporated into the proposed development, and (vi) a Servicing Agreement (SA) is required prior to rezoning adoption for site servicing works, lane construction and frontage improvements.

In reply to queries from Committee, staff advised that (i) the site adjacent to the proposed development is owned by BC Ferries and is designated for Industrial use with a portion of the site being designated Environmentally Sensitive Area (ESA), (ii) the adjacent BC Ferries site is currently subject to a rezoning application and a development permit application, and (iii) subject to the provisions of the zoning bylaw, varying heights of a development may be dependent on the type of the land use that is permitted.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from “Agriculture (AG1)” zone to “Light Industrial (IL)” zone, be introduced and given first reading.

CARRIED

2. BYLAW NO. 8856 AMENDMENTS, CONSTRUCTION SIGNAGE CHANGES

(File Ref. No. 08-4375-01) (REDMS No. 7238703)

It was moved and seconded

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled “Bylaw No. 8856 Amendments, Construction Signage Changes”, dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.

CARRIED

3. UPDATED MARKET RENTAL HOUSING POLICY – ONE YEAR REVIEW

(File Ref. No. 08-4045-30-02) (REDMS No. 7267939)

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Discussion ensued with respect to (i) providing Council with bi-weekly updates on the Market Rental Housing policy progress, (ii) the need to create significantly more rental housing, (iii) the number of affordable housing units secured since the adoption of the Affordable Housing Strategy in 2007 represents what Council has approved, this includes what is under development, and what is being reviewed by staff, (iv) changing market conditions can bring development uncertainty, (v) understanding what is working with the Market Rental Housing Policy and what needs improvement, (vi) benchmarking tools being built into the policy to measure how well the policy is working, and (viii) the need for feedback from the Development industry on the Market Rental Housing Policy and how it has impacted them.

It was moved and seconded

That the staff report titled “Updated Market Rental Housing Policy – One Year Review” dated June 19, 2023 from the Director, Policy Planning be received for information.

CARRIED

4. COMMUNITY SERVICES POP UPS UPDATE

(File Ref. No. 08-4055-05) (REDMS No. 7235631)

Staff advised that grant application for the 2023 UBCM Poverty Reduction Planning and Action Program was successful and staff will begin planning for this new project.

In response to queries from Committee, staff advised that (i) the initial grant from the Provincial government was for \$25,000, which is for the development of the Collaborative Action Plan to Reduce and Prevent Poverty, (ii) the grant amount from the Provincial government for the Pop Ups is \$50,000, (iii) the Pop Ups are continuing to run from Brighthouse library and staff will continue to monitor them and explore opportunities and (iv) there is a new grant to develop the Peer to Peer Navigation Program that will be held at various libraries throughout the city.

It was moved and seconded

That the staff report titled “Community Services Pop Ups Update”, dated June 15, 2023 from the Director, Community Social Development, be received for information.

CARRIED

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5. **MANAGER'S REPORT**

Provincial Government Announcement regarding Reconstruction of Lion's Manor

Staff advised that the Provincial government announced on June 22, 2023 a funding commitment to rebuild Lion's Manor in Steveston. Staff have reached out to Vancouver Coastal Health (VCH) for an update on this project, but at present VCH is not able to provide an update. Staff have been advocating to rebuild Lions Manor at the proposed location and advised Committee that a rezoning application will be required for this proposal.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:33 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, July 5, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate