



Planning Committee

Date: Tuesday, July 16, 2024

Place: Anderson Room
Richmond City Hall

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

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 July 3, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY 1142327 B.C. LTD. FOR REZONING AT 8171/8175 CALDER ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 23-024173) (REDMS No. 7450444)

In reply to queries from Committee, staff advised that (i) the applicant will be providing arborist services to trim existing trees, (ii) building plans are not available at this time, and (iii) the applicant and staff have been in communication with neighbours with respect to tree and privacy concerns.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder 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.

CARRIED

2. **APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)” ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE**

(File Ref. No. RZ 22-005648) (REDMS No. 7605318)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, be introduced and given first reading.

CARRIED

3. **APPLICATION BY 1096255 B.C. LTD. FOR REZONING AT 12071 2ND AVENUE FROM “STEVESTON COMMERCIAL (CS3)” ZONE TO “COMMERCIAL MIXED USE (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” ZONE**

(File Ref. No. RZ 20-919115) (REDMS No. 7417938)

Staff provided Committee with a summary of the application noting the applicant has engaged with a heritage consultant to research the subject sites history and to provide guidance on the building design.

In reply to queries from Committee, staff advised that (i) the building form and design will be further refined through the Development Permit process, (ii) the architect is aware of the BC Energy Step Code requirements, and (iii) each residential unit will have separate private roof access.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, and to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, be introduced and given first, second and third reading.

CARRIED

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4. **APPLICATION BY LARCO INVESTMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL (IL)” ZONE AT 3240 NO. 4 ROAD**

(File Ref. No. RZ 22-013378) (REDMS No. 7718655)

In response to query from Committee, staff advised that the applicant has provided relocation options to existing tenants.

Art Phillips, Larco Investments, informed that Larco Investments owns several self-storage units and plans to relocate tenants in advance of the construction phase.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m², be introduced and given first reading.

CARRIED

5. **RESCINDING OF THIRD READING OF RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464 ASSOCIATED WITH THE REZONING AT 8911, 8931, 8951, 8991 PATTERSON ROAD**

(File Ref. No. RZ 20-919113) (REDMS No. 7712116)

Staff provided Committee with a summary of the application.

In reply to queries from Committee, staff advised that (i) the applicant can not complete the considerations by the deadlines established by the Market Rental Housing Policy, (ii) the applicant is also evaluating options as the subject property is now located within a transit oriented area, and (iii) the rescinding of third reading removes Council’s approval in principle while keeping the application active and which could be revised in the future.

It was moved and seconded

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

CARRIED

4. **MANAGER’S REPORT**

(i) Staff Announcement

Josh Reis has been appointed Director of Development, Planning and Development.

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(ii) Bill 44 Update

Staff advised that the consultation process has begun with four open houses, builder breakfast and a Let's Talk Survey and a memorandum summarizing the metrics and feedback is forthcoming with a report forwarded to Council in the fall.

In reply to queries from Committee, staff advised that (i) Bill 44 does not apply to properties that are not connected to a septic system, however, if an applicant wants to develop a single family house, the applicant will need to connect to septic and Bill 44 would then apply, (ii) public engagement questions and concerns are wide ranging, and (iii) staff will be conducting a small builder workshop to go over regulations and design details.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:38 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 16, 2024.

Councillor Bill McNulty
Chair

Andrea Mizuguchi
Legislative Services Associate