



Planning Committee

Date: Tuesday, July 18, 2023

Place: Council Chambers
Richmond City Hall

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

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 July 5, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 6, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

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PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY WINSTON CHONG ARCHITECT INC. FOR REZONING AT 8520, 8540 & 8560 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR47) – RAILWAY AVENUE (BLUNDELL)” ZONE

(File Ref. No. RZ 21-936046) (REDMS No. 7070984)

Staff reviewed the application and highlighted that (i) the new site specific zone will allow for one four-storey apartment building with 58 rental units for seniors, (ii) there will be 29 Low-End Market Rental (LEMR) units, and 29 market rental units, (iii) all purpose-built LEMR units and market rental units will be secured in perpetuity with rental tenure zoning and housing agreements in Title, (iv) there will be a shared indoor and outdoor amenity space, (v) the building will be meet Energy Step Code Step 4, and (vi) a Servicing Agreement for frontage improvements will be required.

In reply to queries from Committee, staff advised that (i) tenant income criteria for LEMR units is established through the City’s housing strategy and is reviewed on a regular basis, (ii) reduced parking is supported through Transportation Demand Management measures that encourage more active transportation modes such as walking, and cycling, (iii) a statutory declaration process is used to ensure that the LEMR program requirements are being honoured by the housing providers and tenants, (iv) new innovative housing options are being explored, (v) this year Council approved two purpose-built rental projects that involved various levels of affordability, and (vi) a basic universal housing form is secured through the zoning bylaw and includes important accessibility features whereas a wheelchair accessible unit has the accessibility features specified in the BC Building Code.

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 10479, to change the designation of 8520, 8540 & 8560 Railway Avenue from “Neighbourhood Residential” to “Apartment Residential” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.*

(2) *That Bylaw 10479, 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 programs and plans, in accordance with Section 477(3)(a) of the Local Government Act.

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- (3) *That Bylaw 10479, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10480 to create the “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)” zone, and to rezone 8520, 8540 & 8560 Railway Avenue from “Single Detached (RS1/E)” to “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)”, be introduced and given first reading.*

CARRIED

2. APPLICATION BY ANTHONY BONI (BONI MADDISON ARCHITECTS) FOR REZONING AT 4831 STEVESTON HIGHWAY FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR48) – STEVESTON HIGHWAY (STEVESTON)” ZONE

(File Ref. No. RZ 23-018081) (REDMS No. 7259000)

Staff reviewed the application and highlighted that (i) the subject site will be zoned a new site specific zone, (ii) the proposal includes one three-storey apartment building with 25 affordable rental units, (iii) all affordable rental units will be secured in perpetuity with rental tenure zoning and housing agreements on Title, (iv) there will be 10 two-bedroom units and 15 studio units, (v) there will be a shared indoor and outdoor amenity space, (vi) the building will be operated by Turning Point Housing Society, (vii) there will be eleven parking spaces with five spaces reserved for visitors, and (viii) the applicant is proposing to plant a total of 24 trees on site, which exceeds the 2:1 tree replacement ratio.

Sherry Bailey, spoke in opposition to proposed development expressing concerns with (i) parking, (ii) construction material of the building, and (iii) neighbourhood safety.

Brenda Rubuliak, spoke in opposition to the proposed development, expressing concerns with (i) traffic, (ii) pedestrian safety, (iii) clientele of the affordable housing units, and (iv) safety issues.

Jesee Li, spoke in favour of the proposed development, noting that the location is excellent for use of public transportation and cycling, however a direct connection to the Railway Greenway would be beneficial.

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Jamie Liu, expressed concern with (i) shadowing and blocked views for the two-storey townhouses, (ii) closeness of the building to the fence, (iii) garbage and recycling disposal facilities, (iv) children's safety, (v) lack of amenities such as daycare nearby, and (vi) frequency of transportation services.

De Whalen, representing the Richmond Poverty Reduction Coalition, spoke in favour of the proposed development and read from her submission (attached to and forming part of these Minutes as Schedule 1).

Heidi Petersen, noted that (i) there is a disconnect between the proposed unit sizes and providing housing for families, (ii) the national occupancy standard should be considered, (iii) it is a great location if you can cycle, and (iv) the proposed development needs to meet the needs of the people living there.

In reply to queries from Committee, staff noted that (i) Turning Point Housing Society is the housing provider with a very reputable experience in the community, (ii) Turning Point Housing Society will vet the applications for women who are in need of affordable housing, (iii) Steveston Highway is an arterial road with no parking, (iv) should parking become a further issue the use of Branscombe House parking lot can be considered, (v) when developing the Official Community Plan the Richmond School Board is consulted and (vi) direct access to the Railway Greenway was not provided as it would require additional park maintenance and providing access at the Steveston Highway and Railway Avenue intersection is a safer option.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10478 to create the "Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)" zone, and to rezone 4831 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)" zone, be introduced and given first reading.

The question on the motion was not called as discussion took place on (i) the need for affordable housing, (ii) traffic issues, and (iii) the national occupancy limits.

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

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3. **RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO VANCOUVER REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY FOR PROPERTIES AT 23699 AND 23737 FRASER HIGHWAY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7283827)

It was moved and seconded

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro Vancouver Regional Growth Strategy Proposed by the Township of Langley for Properties at 23699 and 23737 Fraser Highway”, dated July 4, 2023 from the Director, Policy Planning.

CARRIED

4. **HOUSING AGREEMENT BYLAW NO. 10443 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9300 AND 9320 CAMBIE ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7179261)

It was moved and seconded

That Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 21-933765, be introduced and given first, second and third readings.

CARRIED

5. **CITY OF RICHMOND YOUTH STRATEGY 2022–2032**

(File Ref. No. 07-3425-02) (REDMS No. 7232894)

In reply to queries from Committee, staff advised that there are a number of actions related to overcoming barriers for participation and options are being examined, and the strategy will be reviewed regularly and updated as necessary.

It was moved and seconded

That the City of Richmond Youth Strategy 2022–2032 as outlined in the report titled, “City of Richmond Youth Strategy 2022–2032”, dated June 19, 2023 from the Director, Community Social Development, be adopted.

CARRIED

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6. **SOCIAL DEVELOPMENT STRATEGY (2013–2022): PROGRESS REPORT FOR 2022**

(File Ref. No. 08-4055-01) (REDMS No. 7138848)

It was moved and seconded

- (1) *That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2022 as outlined in the staff report titled, “Social Development Strategy (2013–2022): Progress Report for 2022” dated June 20, 2023, from the Director, Community Social Development, be received for information; and*
- (2) *That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2022, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*

The question on the motion was not called as in reply to queries from Committee, staff noted that this strategy will be relevant until the new one is presented.

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

7. **MANAGER’S REPORT**

Rosewood Village

Staff advised that BC Housing is investigating the potential redevelopment of Rosewood Village, which is located in the 8200 block of No. 2 Road. The potential redevelopment could involve approximately 800 rental units. It was noted that the applicant has been engaging with the tenant’s onsite and the community in the neighbourhood and they are working with staff towards a formal application by early summer or end of fall.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:26 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, July 18, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate

**Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, July 18, 2023.**



Richmond Mayor & Councillors
City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

SENT BY EMAIL AND PRESENTED BY HAND

July 18, 2023

Dear Mayor Brodie and Councillors

**Re: Affordable Housing for Women & Children - 25 units
Steveston & Railway development proposal**

This letter is sent on behalf of the Richmond Poverty Reduction Coalition (RPRC) to express our full support for the above noted proposal. The RPRC is *'a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects, and public education.'*

RPRC members include numerous Richmond individuals as well as these organization members: Richmond Food Bank Society, Richmond Centre for Disability, Richmond Women's Resource Centre, Family Services of Greater Vancouver-Richmond, Richmond Family Place, Richmond Mental Health Consumers & Friends Society, Richmond Addictions Services Society, Richmond Cares Richmond Gives, Kehila Society of Richmond, Gilmore Park United Church, Richmond Presbyterian Church, and Heart of Richmond AIDS Society.

Members of the RPRC provide services and programs to Richmond's most vulnerable residents. These include single parents, seniors, people with disabilities, people with mental health challenges, LGBTQ2S+ people, newcomer families, refugees and others. Collectively, the RPRC represents thousands of low-income Richmond residents receiving vital services from Richmond agencies.

Once this much needed housing is built, these parents will finally have a safe and affordable place to call home and to raise their children. The site is close to transit and to schools and is located in the welcoming village of Steveston. We know that affordable housing allows low-income families to thrive and become active members of the community. This housing will change these families' lives forever.

Should you have any questions or comments, please feel free to contact the undersigned at de_whalen@hotmail.com or at 604.230.3158.

Sincerely,

Deirdre Whalen
President, RPRC
cc. RPRC Directors