



Special Planning Committee

Date: Wednesday, July 21, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty (by teleconference)
Councillor Harold Steves (by teleconference)

Absent: Councillor Carol Day

Also Present: Councillor Chak Au (by teleconference)
Councillor Andy Hobbs (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 6, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 8, 2021, (tentative date) at 4:00 p.m. in Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY RAV BAINS FOR REZONING AT 3220/3240 BLUNDELL ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/C)” ZONE**
(File Ref. No. 12-8060-20-010281; RZ 20-896900) (REDMS No. 6698906)

Special Planning Committee
Wednesday, July 21, 2021

Staff reviewed the application, highlighting that three on-site trees and one tree on City property will be retained and that the proposed development will include a one-bedroom secondary suite on each lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10281, for the rezoning of 3220/3240 Blundell Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, be introduced and given first reading.

CARRIED

2. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY RICK SIAN FOR REZONING AT 7220 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. RZ 15-691744; 12-8060-20-009282) (REDMS No. 6706204)

Staff reviewed the application, highlighting the proposed development will include a secondary suite on each lot.

It was moved and seconded

(1) *That Third Reading of Richmond Bylaw 8500, Amendment Bylaw 9292 be rescinded and the rezoning considerations revised in order to comply with the City’s current Affordable Housing Policy; and*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, as amended, for the rezoning of 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be forwarded to a Public Hearing.*

CARRIED

3. **APPLICATION BY MADAN AHEER, CHALINDER AHEER, KHIAL AHEER AND HARBAKHAS AHEER FOR REZONING AT 10726/10728 RIVER DRIVE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 20-910360; 12-8060-20-010282) (REDMS No. 6699177)

Staff reviewed the application, highlighting that two trees on-site and three trees on City property will be retained and that the proposed development will include a secondary suite on each lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10282 for the rezoning of 10726/10728 River Drive from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

Special Planning Committee
Wednesday, July 21, 2021

4. **METRO VANCOUVER'S DRAFT UPDATED REGIONAL GROWTH STRATEGY, METRO 2050**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6693525)

Discussion ensued with regard to (i) alignment of Richmond's strategy with Metro Vancouver, (ii) the projected population growth in the region, (iii) concentrating growth along transit corridors, (iv) industrial land development by the Port of Vancouver, and (iv) regional policies on environmentally sensitive areas.

In reply to queries from Committee, staff noted that (i) it is anticipated that Metro Vancouver will be making a presentation on the Strategy to the City in September 2021, (ii) Richmond has been meeting affordable housing targets, and (iii) the City has regular discussions with regional organizations on regional matters of mutual concern.

It was moved and seconded

That the staff report titled "Metro Vancouver's Draft Updated Regional Growth Strategy, Metro 2050" dated June 21, 2021 from the Director, Policy Planning be received for information.

CARRIED

5. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 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 21, 2021.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Associate