



Planning Committee

Date: Wednesday, September 4, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs

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 July 16, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY DF ARCHITECTURE INC. FOR REZONING AT 9951, 9991 BLUNDELL ROAD AND 7951 NO. 4 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**
(File Ref. No. RZ 19-856171) (REDMS No. 7650741)

It was moved and seconded

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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, for the rezoning of 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first, second and third reading.

CARRIED

2. **APPLICATION BY WAYNE FOUGERE FOR REZONING AT 9511 GRANVILLE AVENUE FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**

(File Ref. No. 7743441) (REDMS No. RZ.22-023116)

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:*

- (a) *Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) from "Neighbourhood Residential" to "School"; and*
- (b) *Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;*

be introduced and given first reading;

(2) *That Bylaw 10587, having been considered in conjunction with:*

- (a) *the City's Financial Plan and Capital Program; and*
- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

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- (3) *That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.*

CARRIED

3. **APPLICATION BY WAYNE FOUGERE INC. FOR REZONING AT 9311/9331 FERNDAL ROAD FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “TOWN HOUSING (ZT104) - NORTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-023114) (REDMS No. 7725364)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the “Town Housing (ZT104) – North McLennan (City Centre)” zone, and to rezone 9311/9331 Ferndale Road from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone, be introduced and given first, second and third reading.

CARRIED

4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE — PHASE 1 PUBLIC ENGAGEMENT OVERVIEW**

(File Ref. No. 08-4045-30-08) (REDMS No. 7741224)

In response to queries from Committee, staff advised that (i) engagement feedback will be analyzed and a summary will be shared with Council in the next stage as it relates to the Strategic Options, and the second phase will involve drafting policy directions that are informed by the background research and engagement feedback, (ii) rationale will be sought for each submission in the *Get Snapping* engagement activity and the expectation from the first phase of engagement is to receive meaningful feedback from members of the public regarding proposed refinements to the Official Community Plan (OCP) vision and goals as well as objectives for each of the targeted areas prior to preparing strategic options and policy frameworks, (iii) since the beginning of the review, a considerable amount of effort has been spent on the issue of housing affordability in terms of the six target areas, and (iv) the open houses regarding Provincial housing legislation changes garnered a lot of interest and the OCP must be consistent with the TOA and SSMUH related bylaws.

It was moved and seconded

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- (1) *That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and*
- (2) *That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.*

CARRIED

5. **MANAGER’S REPORT**

Changes to BC Building Code

Staff advised that the Provincial government amended the BC Building Code to allow single egress stair designs in buildings up to six storeys.

In response to queries from Committee, staff advised that this change was announced without consultation and the Fire Chiefs' Association of BC are in opposition of this change.

Discussion ensued regarding (i) the maximum number of units and occupant load per floor plate, (ii) the risks of exterior fire escapes, (iii) safety provisions such as wider stairwells, (iv) consultation with first responders, (v) the option to appeal, and (vi) the update to the building code to facilitate more options for residents who need larger layouts, making it possible to build housing projects on smaller lots and allow greater flexibility for multi-bedroom apartments.

As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

That a letter be written to appeal the changes to the BC Building Code.

The question on the motion was not called as discussion ensued regarding (i) the consideration of life, health, and safety concerns through the rezoning and development permit process and (ii) the inability to add requirements beyond the BC Building Code. As a result of discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff conduct a full analysis of the recent changes to the BC Building Code, including consultation with stakeholders, and report back.

CARRIED

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:45 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, September 4, 2024.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate