



Planning Committee

Date: Wednesday, September 6, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
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 18, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 13, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY AVTAR BHULLAR FOR REZONING AT 10111 & 10113 NO. 5 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)” ZONE

(File Ref. No. RZ 22-019002) (REDMS No. 7255616)

Staff reviewed the application and highlighted that (i) the proposed rezoning facilitates the subdivision of one single detached RS1/E lot to 3 arterial road compact two-unit dwelling RCD lots with vehicle access from the rear lane, (ii) there is an existing non-conforming two-unit dwelling with unauthorized secondary suites in each unit, (iii) the applicant is proposing one duplex on each of the three lots with front-to-back configuration for a total of six dwelling units, (iv) a Servicing Agreement is required for frontage improvements such as a new sidewalk and landscape boulevard, and (v) one tree in poor condition is proposed to be removed and two replacement trees will be provided as well as an additional eight trees across the three lots.

In reply to queries from Committee, staff noted that these would be strata titled duplexes, and parking is all on the lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

CARRIED

2. RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 11420 – 157A STREET (FRASER HEIGHTS)

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7323157)

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 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)”, dated August 8, 2023, from the Director, Policy Planning.

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3. **SPIRES ROAD RENTAL TENURE POLICY – ONE-YEAR REVIEW**
(File Ref. No. 08-4045-00) (REDMS No. 7292959)

Committee requested that staff address the issues and provide a memo with responses to concerns addressed by residents of Spires Road.

In response to queries from Committee, staff advised that (i) the pilot project so far has been a success, (ii) there have been many inquiries regarding the Policy as well as one application in process with 90 proposed rental units including 21 Low End Market Rental units, (iii) there is a good level of interest in developing in this area, and (iv) Federal and Provincial governments are looking at innovation in Richmond to encourage similar development elsewhere.

Discussion took place on needing additional time for more evidence of success and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff report back in six months on the progress on the Spires Road Rental Tenure Policy.

CARRIED

It was moved and seconded

That the staff report titled “Spires Road Rental Tenure Policy – One-Year Review” dated August 8, 2023, from the Director, Policy Planning be received for information.

CARRIED

4. **MANAGER’S REPORT**

(i) Housing Accelerator Fund

Staff highlighted that (i) an application was made in June to the Canada Mortgage and Housing Corporation (CMHC) for funding up to \$34M to help accelerate housing supply, (ii) Richmond applied early with 30 other municipalities across the country who are considered growth leaders, (iii) a meeting with CMHC is taking place in the next couple of weeks, and (iv) it is anticipated there will be a funding announcement later this month.

(ii) Staff Announcement

Staff introduced Russell Nelson as the new Program Manager for Policy Planning. It was highlighted that he will be working with Policy Planning, Community Social Development and Development Applications with their affordable housing portfolios.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:21 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 6, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate