



Planning Committee

Date: Wednesday, September 7, 2022

Place: Council Chambers
Richmond City Hall

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

Also Present: Councillor Linda McPhail (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 19, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8880 COOK ROAD/8751 CITATION DRIVE FROM THE “LOW RISE APARTMENT AND TOWN HOUSING (ZLR32) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR44) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE

(File Ref. No. RZ 21-932698) (REDMS No. 6916478)

In reply to a query from the Committee, staff advised (i) the minimum size of the moderate-income housing units will be equivalent to those required in the Low-End Market Rental (LEMR) housing program, (ii) the rental rates for the moderate-income housing units will be higher than those in the LEMR housing program, (iii) the City’s market rental housing policies do not require the additional density granted for 100% rental projects be for LEMR units, (iv) there are 13 units that would need to be removed from the project in order to retain the trees along Cook Road. Extensive investigation was done to see if these units could be relocated but it was not possible without compromising the building form, (v) confirmation that the single-storey units meet all basic universal accessibility requirements, (vi) staff could work with the developer through the development permit process to have some of the rental units designed to be fully wheelchair accessible, (vii) the rezoning application was submitted to the City in May 2021, (viii) the building form being presented balances a number of the City’s objectives, maximizes the density and ensures the livability for future tenants of the development, (ix) the proposed 6-storey wood frame building form is the most cost effective and balances the economic viability of the rental project with costlier forms of construction, (x) Council has approved similar six-storey wood frame rental developments, (xi) the project exceeds the City’s policy requirements for rental housing, (xii) the development may be used as a template for future rental developments in the Official Community Plan (OCP) review, (xiii) the B.C. Housing, Housing Income Limits for Vancouver rental rates and tenant income will be the criteria for moderate-income housing eligibility, (xiv) there is no way to guarantee that the trees along Cook Road would survive the construction despite the tree protection measures that would be required by the City, (xv) a low carbon energy plant will be constructed and ownership will be transferred to the City as part of the development, (xvi) the relaxation of parking requirements is supported by the transportation demand management measures associated with the project, and (xvii) the rezoning application was processed under the City’s policy for rental housing.

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

It was moved and seconded

That staff be requested to negotiate lower rental rates and an increase in the number of units with the applicant.

DEFEATED

Opposed: Clr. Au

Clr. Hobbs

Clr. Loo

Clr. McNulty

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10395, to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need, be introduced and given first reading;*
- (2) *That Bylaw 10395, 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10395, 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 10396 to:*
 - (a) *Discharge "Land Use Contract (LUC 025)", entered into pursuant to "Imperial Ventures Ltd. Land Use Contract Bylaw No. 3108 (RD19308)", from the Title of 8880 Cook Road/8751 Citation Drive;*
 - (b) *Amend the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive;*
 - (c) *Create the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone, and rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone;*

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be introduced and given first reading.

CARRIED

Opposed: Clr. Day

Clr. Steves

2. **APPLICATION BY RANDY SCHUETTE AND UPDESH JOHAL FOR REZONING AT 7600 & 7620 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “SINGLE DETACHED (RS2/E)” ZONE AND “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 19-853820) (REDMS No. 6383850)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given first reading.

CARRIED

3. **APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 15140 WESTMINSTER HIGHWAY**

(File Ref. No. AG 22-007162) (REDMS No. 6940472)

In reply to a query from the Committee, staff advised (i) the application must be approved by the Agricultural Land Commission (ALC) in addition to Council approval, (ii) the property must be rezoned to allow for the secondary dwelling to be renovated and expanded, and (iii) staff would be able to receive the rezoning application but it cannot be brought forward to Council for consideration until a decision is rendered by the ALC.

Discussion ensued regarding (i) the application meets the City's current zoning requirements and the requirements intended for the Agricultural Land Reserve (ALR).

It was moved and seconded

That the application by Grootendorst's Flowerland Nursery Ltd., for an Agricultural Land Reserve Non-Adhering Residential Use to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features, be forwarded to the Agricultural Land Commission.

CARRIED

4.

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4. MANAGER'S REPORT

(i) Personnel Changes

The new Planner 1 in the Development Application team was introduced.

(ii) Rental Housing Project on the Brighthouse United Church Site

The Brighthouse United Church has informed the City that it must divest itself of the property. The existing development application will be held open until a purchaser decides whether to proceed with the rental housing project.

(iii) Metro Vancouver Regional Growth Strategy

Staff reported on the process to accept Metro 2050.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:56 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 7, 2022.

Councillor Bill McNulty
Chair

Carol Lee
Recording Secretary