



Planning Committee

Date: Wednesday, September 13, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (entered the meeting at 4:29 p.m.)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)

Also Present: Councillor Kash Heed
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 September 6, 2023, be adopted as circulated.

CARRIED

1. **APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE FAMILY (RS1/F)” ZONE TO “SINGLE FAMILY (RS2/E)” ZONE**
(File Ref. No. RZ 22-021110) (REDMS No. 7065366)

Staff reviewed the application and highlighted that (i) the property will be subdivided into two single-family lots, (ii) vehicle access to the western lot is proposed from Ash Street and vehicle access to the eastern lot is proposed from Armstrong Street, (iii) the site is currently occupied by an existing single-family dwelling on the western portion of the lots, which will remain on proposed Lot 1, and (iv) a two bedroom secondary suite will be provided in the new home proposed on the eastern lot (Lot 2).

Planning Committee
Wednesday, September 13, 2023

In reply to queries from Committee, staff advised that (i) the western lot is larger than the eastern lot due to the retention of the existing home. The proposed lot dimensions are the minimum required to accommodate the FAR of the existing home (ii) as the current home is owner occupied and there is no intention to remove any portion of the building, and (iii) there is a requirement for development signage to be placed on all road frontages.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY GURJIT POONI FOR REZONING AT 9371 DOLPHIN AVENUE FROM “SINGLE DETACHED RS1/B” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE**

(File Ref. No. RZ 23-014545) (REDMS No. 7278914)

Staff provided a brief overview of the report noting that (i) the proposed application is to create two single-family lots with vehicle access from Dolphin Avenue, (ii) there is an existing tenant occupied single-family home on the property, (iii) applicant and the current tenants have a mutual agreement to end tenancy as the tenant is in the process of building a new home, and (iii) a minimum one bedroom secondary suite is proposed for each lot.

In response to queries from Committee, staff advised that (i) the applicant has indicated there is a mutual end of tenancy agreement between the applicant and tenants, (ii) the tree identified for removal on the adjacent property is in poor condition, (iii) staff were directed to provide Council with a memorandum with respect to the condition of the tree on the neighbouring property and an update regarding the property owner’s authorization for the removal of the neighboring tree.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.

CARRIED

3. **CHILD CARE STRATEGY GUIDING PRINCIPLES**

(File Ref. No. 07-3070-04) (REDMS No. 7250888)

Planning Committee
Wednesday, September 13, 2023

In response to queries from Committee, staff advised that (i) the final Child Care Strategy will be shared with the school district, (ii) the Childcare Strategy is an on-going standing agenda item on the Council Trustee Liaison Committee, (iii) through the needs assessment, staff with a consultant will undergo public consultations with the community to learn what the true need is for licenced childcare in Richmond, (iv) Richmond continues to be a leader in Metro Vancouver in child care space creation with approximately 35.6 spaces per 100 children, aged 0-12.

It was moved and seconded

- (1) *That the guiding principles detailed in the staff report titled “Child Care Strategy Guiding Principles”, dated August 28, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the guiding principles be used to inform the strategic directions and actions of the draft Child Care Strategy.*

CARRIED

4. **HOMELESSNESS STRATEGY 2019–2029: 2022 UPDATE**

(File Ref. No. 08-4057-11-03) (REDMS No. 7178822)

Discussion ensued with respect to (i) the need for more affordable housing, (ii) Vancouver Coastal health being a key partner in developing the Homelessness Strategy, (iii) the rental cost for one –bedroom Low End Market rental being about \$1,000/month compared to affordable units priced at \$350-\$500/month, (iv) increased homeless camps in the City, (v) taking a comprehensive approach including mental health, and drug addiction to deal with homelessness, (vi) inclusion of many departments and divisions and external agencies, such as Coastal Health and BC Housing to tackle the problem of homelessness, (vii) City’s initiatives to increase the amount of supportive housing, including several project where the city has contributed land and capital funding, and (ix) the 2023 homeless count numbers which are expected to be released in the Fall of 2023.

Councillor Alexa Loo entered the meeting at 4:29 p.m.

It was moved and seconded

- (1) *That the Homelessness Strategy 2019–2029: 2022 Update, as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2022 Update”, dated August 28, 2023, from the Director, Community Social Development, be received for information; and*

Planning Committee
Wednesday, September 13, 2023

- (2) *That the Homelessness Strategy 2019–2029: 2022 Update be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City’s website.*

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:30 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 13, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate