



## Planning Committee

Date: Tuesday, September 20, 2022

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo, Vice-Chair  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
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 September 7, 2022, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PACIFIC LAND GROUP FOR REZONING AT 9100 CAMBIE ROAD FROM THE “GAS & SERVICE STATIONS (CG2)” ZONE TO THE “GAS STATION COMMERCIAL (ZC50) – WEST CAMBIE” ZONE**

(File Ref. No. RZ 19-864731) (REDMS No. 6715562)

In reply to queries from the Committee, staff advised that a charging station will be installed at the gas station.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10414, to create the “Gas Station Commercial (ZC50) – West Cambie” zone, and to rezone 9100 Cambie Road from “Gas & Service Stations (CG2)” to “Gas Station Commercial (ZC50) – West Cambie”, be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY 0923745 BC LTD. FOR REZONING AT 6071 AZURE ROAD FROM THE “LOW DENSITY TOWNHOUSES (RTL1)” ZONE TO THE “LOW TO MID RISE APARTMENT (ZLR45) – THOMPSON” ZONE**

(File Ref. No. RZ 21-931122) (REDMS No. 6943918)

In reply to queries from the Committee, staff advised (i) the parking proposed for the development meets the requirements of the traffic impact study, (ii) staff will monitor the neighbours’ parking concerns, (iii) it may be possible to restrict parking to residents through the implementation of a parking program throughout the City, (iv) the Directors of the applicant company are the owners of the property, (v) adding additional units would require on-site parking that could not be accommodated within the single storey parkade, (vi) the applicant will provide a low carbon private energy system that will be designed during the development permit and building permit processes, (vii) the applicant will investigate provision of a rooftop garden during the development permit process, (viii) the transit pass program has been utilized by multiple projects as a transportation demand management strategy, (ix) the earlier version of the proposal included a smaller number of units, and (x) the three trees to be retained on the west side of the development site are located solely within the site while a number of other trees are located on the property line or adjacent properties.

Discussion ensued regarding (i) suggestion to correct the report to indicate that the Directors are the owners of the property, (ii) the preference for less, rather than more, parking, (iii) suggestion to create a district energy system utilizing sewage or geothermal heat along Westminster Highway to eliminate the use of natural gas on the site, (iv) the parking concerns are likely created by staff and clients from the neighbouring building who want to avoid paying for parking, (v) suggestion to reduce the number of market rental units in order to save the trees on the northeast corner of the property, (vi) Council has instructed staff to reduce the parking requirements in order to maximize the number of affordable housing units, (vii) suggestion to ensure there is sufficient parking available on the site for delivery trucks to avoid creating congestion on the municipal roads and bicycle lanes, (viii) suggestion to require the implementation of a resident only parking program as a condition of the rezoning approval, and (ix) administrative challenges associated with a resident only parking program.

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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 explore a resident only parking pilot program in the vicinity of the proposed development.*

**CARRIED**

Opposed: Cllr. Steves

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 10407, to change the designation of 6071 Azure Road from "Neighbourhood Residential" to "Apartment Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*

(2) *That Bylaw 10407, having been considered in conjunction with:*

- *the City's Financial Plan and Capital Program, and*
- *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 10407, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of School District No. 38 (Richmond) for comment and response by October 17, 2022; and*

(4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10406 to create the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, and to rezone 6071 Azure Road from the "Low Density Townhouses (RTL1)" zone to the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, be introduced and given first reading.*

**CARRIED**

3. **CITY OF RICHMOND SENIORS STRATEGY 2022-2032**

(File Ref. No. 08-4057-04) (REDMS No. 6935812)

It was moved and seconded

*That the City of Richmond Seniors Strategy 2022–2032 as outlined in the report titled, "City of Richmond Seniors Strategy 2022–2032," dated July 25, 2022 from the Director, Community Social Development, be adopted.*

**CARRIED**

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4. **IMPLEMENTATION OF INCREASED DEVELOPMENT NOTIFICATION RADIUS AND EARLY NOTIFICATION PROCESS**  
(File Ref. No. 01-0105-06-01) (REDMS No. 6250306)

In reply to queries from the Committee, staff advised (i) there will be a two-step notification process.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9842, to increase the notification area for a public hearing from 50 to 100 metres from the proposed development, be introduced and given first reading;*
- (2) *That the following bylaws be introduced and given first, second and third readings:*
  - (a) *Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 9843, to increase the notification area from 50 to 100 metres from the proposed development permit or development variance permit;*
  - (b) *Board of Variance Bylaw No. 9259, Amendment Bylaw No. 10080, to add a fee requirement for Board of Variance Notifications, as specified in Consolidated Fees Bylaw No. 8636, and to increase the notification area from 50 to 100 metres from the proposed variance;*
  - (c) *Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10083, to add fee requirements for public hearing notifications and early notifications for development applications, as specified in Consolidated Fees Bylaw No. 8636;*
  - (d) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10084, to add new early notification fees for zoning amendments, official community plan amendments, development applications, heritage alteration permits, and heritage revitalization agreements, and to add new notification fees for public hearings, Development Permit Panel meetings, and Board of Variance meetings; and*
  - (e) *Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10236, to add notification requirements for heritage revitalization agreement applications; and*

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- (3) *That the proposed Council Policy titled “Early Public Notification – Development Applications”, which provides additional early opportunities for public input on various applications, be approved with an effective date corresponding with the date of adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9842, and that the policy be applicable only to new applications received after its effective date.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:53 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 Tuesday, September 20, 2022.

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Councillor Bill McNulty  
Chair

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Carol Lee  
Recording Secretary