



Planning Committee

- Date: Wednesday, September 22, 2021
- Place: Council Chambers
Richmond City Hall
- Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo, (by teleconference)
Councillor Carol Day (entered at 4:08 p.m.by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)
- Also Present: Councillor Andy Hobbs
Councillor Chak Au (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 8, 2021, be adopted as circulated.

CARRIED

1. APPLICATION BY NO. 6 INVESTMENTS LTD. FOR A STRATA TITLE CONVERSION AT 2020 NO. 6 ROAD AND 14133 BURROWS ROAD

(File Ref. No. SC 21-932318) (REDMS No. 6723825 v. 6)

- It was moved and seconded
- (1) *That the application for a Strata Title Conversion by No. 6 Investments Ltd. for the property located at 2020 No. 6 Road and 14133 Burrows Road be approved on fulfilment of the following conditions within 180 days of the date of this resolution:*
 - (a) *Payment of all City utility charges and property taxes up to and including the current year;*

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- (b) *Receipt of a written report or letter from a registered Architect, Engineer, or similarly qualified professional reviewing compliance with the current building code on life and fire safety matters, and completion of any works deemed necessary to address code compliance to the satisfaction of the Director of Building Approvals;*
 - (c) *Registration of a flood indemnity covenant on title identifying a minimum flood construction level of 3.0 m GSC;*
 - (d) *Registration of a legal agreement on title to ensure that landscaping planted along a 3.0 m wide ALR buffer (as measured from the south property line) not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations since it is located across from a lot which is in the ALR;*
 - (e) *Registration of a legal agreement on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall;*
 - (f) *Registration of a legal agreement on title granting right of first refusal of the sale of any strata lot, or lots as the case may be, to the tenant occupying the lot or lots;*
 - (g) *Receipt of a Letter of Credit in the amount of \$10,000 for the provision of on-site improvements, including a pedestrian pathway between 2020 No. 6 Road and the sidewalk; restriping of the accessible parking spaces to meet current Bylaw requirements; and a new pathway, bicycle parking, and landscaping in front of 14133 Burrows Road; and*
 - (h) *Submission of appropriate plans and documents to the City (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form T, etc.) and execution of the same by the Approving Officer within 180 days of the date of a Council resolution; and*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

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2. **APPLICATION BY CITY VANCOUVER ACADEMY INC. FOR AN EXTENSION TO A TEMPORARY COMMERCIAL USE PERMIT AT UNITS 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, AND 2170 - 8766 MCKIM WAY**

(File Ref. No. TU 20-890760) (REDMS No. 6736411 v. 2)

It was moved and seconded

- (1) *That the application by City Vancouver Academy Inc. for an extension to Temporary Commercial Use Permit (TU 20-890760) for the property at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way to permit education use (limited to an independent school offering grades 10 to 12) be considered until September 8, 2022; and*
- (2) *That this application be forwarded to the October 18, 2021 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

Cllr. Day entered the meeting (4:08 p.m.)

3. **2022 LULU AWARDS IN URBAN DESIGN-SCHEDULE AND CATEGORIES**

(File Ref. No. 01-0083-09) (REDMS No. 6718903)

Staff reviewed the 2022 Lulu Awards, noting that two new award categories are proposed- Universal Design and Innovation and Ecological Design and Innovation.

Sharon MacGougan, President, Garden City Conservation Society, Richmond, referred to her submission (attached to these minutes as Schedule 1), noting that she expressed support of the Awards.

Discussion ensued with regard to: development of the award categories and consideration of awards for small and large scale developments.

It was moved and seconded

That Council endorse the Richmond Urban Design Awards Program as outlined in the report titled, "2022 Lulu Awards in Urban Design – Proposed Schedule and Categories" dated August 30, 2021 from the Director, Development.

CARRIED

4. **BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND) 2021-2022 ELIGIBLE SCHOOL SITE PROPOSAL**

(File Ref. No. 08-4040-01) (REDMS No. 6733229)

Staff reviewed the proposal and spoke on School enrollment and residential growth estimates.

3.

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Discussion ensued regarding (i) Review of School Site Acquisition Charges, (ii) Provincial funding, (iii) Consultation of Community Stakeholders.

It was moved and seconded

- (1) *That the Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal resolution, as outlined in the staff report titled "Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal", dated August 24, 2021 from the Director, Policy Planning, be accepted.*
- (2) *That the Board of Education of School District No. 38 (Richmond) undertake consultation with development stakeholders to inform them of the process to review and implement potential changes to the School Site Acquisition Charge rates resulting from the 2021-22 Eligible School Site Proposal.*

CARRIED

5 **MANAGER'S REPORT**

New Building Approvals Staff

Zohreh Mahdiar was introduced as the Manager, Plan Review.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 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 22, 2021.

Councillor Linda McPhail
Chair

Raman Grewal
Legislative Services Associate

From: Sharon MacGougan, President, Garden City Conservation Society, Richmond
To: Special Planning Committee meeting, September 22, 2021
Re: 2022 Lulu Awards in Urban Design

Dear Planning Committee,

The Garden City Conservation Society strongly supports and welcomes the proposed new category **Ecological Design and Innovation** to our city's **Lulu Awards in Urban Design**. We are pleased with the thoughtful and substantive criteria that this category would encompass.

Biodiversity loss and ecosystem collapse is considered one the five top risks according to the **World Economic Forum's 2020 Global Risks Report**. This is not a faraway problem; it is happening in every city and in every neighbourhood.

According to the **State of the Birds Report 2019**, three billion birds have been lost since the 1970's. The main reason is habitat loss. Some of these are common backyard birds, the ones many of us have grown up with. Unless serious efforts at mitigation of ecological loss are made, these birds will disappear forever. That's a big loss for our future generations and it is up to us to ensure this does not happen.

We need to honour and celebrate those developers who have taken on this challenge, the ones that incorporate nature into their planning instead of shutting it out.

Richmond is located on the Fraser Delta, which is considered a **Key Biodiversity Area** (nationally identified site that contributes significantly to the global persistence of biodiversity). What we do in Richmond to protect or restore biodiversity matters. It certainly matters to the birds, who are, by their very existence, part of our larger family.

The big question of how to mitigate ecological loss is not an easy one to answer, but every effort that is made towards this end helps. We are grateful that our Planning department acknowledges the importance of ecology and biodiversity within their Lulu awards. It is a positive step forward!

In conclusion, I give **Birds Canada** the final word on this:

Birds Canada fully supports the City of Richmond in implementing progressive, bird-friendly initiatives. To that end, we also support the Garden City Conservation Society and the idea of including an ecological category in the Lulu Awards in Urban Design. We sincerely hope that the design award can include such a category in the interests of wildlife and their habitat.



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