



Planning Committee

Date: Wednesday, September 11, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Mayor Malcolm D. Brodie (entered the meeting at 4:09 p.m.)
Councillor Kash Heed
Councillor Michael Wolfe

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 4, 2024, be adopted as circulated.

CARRIED

The Chair noted that the next Planning Committee meeting will be held on October 16, 2024.

PLANNING AND DEVELOPMENT DIVISION

1. **REFERRAL RESPONSE – HERITAGE ALTERATION PERMIT FOR 12111 3RD AVENUE (STEVESTON HOTEL)**
(File Ref. No. HA 23-035279) (REDMS No. 7760433)

Staff provided an overview of the application.

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In response to queries from Committee, staff advised that (i) discussions have taken place with Heritage and Cultural services staff regarding the potential of commemorating the site by capturing and recording the history of the pub, (ii) currently the café is established as a food primary establishment and the owner is considering extending the café hours, (iii) the proposed application is to make exterior alterations to the heritage building, and (iv) each of the 17 heritage protected buildings in Steveston have a statement of significance which identify the resource's heritage elements.

Mayor Malcolm Brodie entered the meeting (4:09 p.m.)

Linda Barnes and Jacqueline Newton, Board of Directors of Steveston Historical Society, spoke about the heritage significance of the existing pub being that of a gathering place for Steveston. They advised that the Historical Society has unanimously voted not to support the proposed Heritage application, noting that as a Society they are prepared to work with the City to help gather stories to capture the long standing history of the pub.

Sadru Ramji, owner of 12111 3rd Avenue (Steveston Hotel), spoke to his concerns regarding the economic viability and low occupancy of the pub, and shared his thoughts about consumer preferences and trends favoring food service.

In response to queries from Committee, the owner advised that (i) he will continue to work with community and stakeholders to capture the history and preserve the historic photographs of the building, and (ii) he intends to open the cafe for longer hours to provide hospitality and a continued gathering place within the historic building.

In response to further queries from Committee, staff advised that (i) the building is one of the 17 protected heritage properties within the Steveston Village Heritage Conservation Area, (ii) the applicant is proposing five suites on the ground floor of the building, and (iii) the applicant has provided a written email and verbal confirmation that he will work with the City to preserve any items to commemorate the long history of the pub in the community.

It was moved and seconded

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That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.

The question on the motion was not called as discussion ensued with respect to (i) the pub being a historical gathering place and landmark, (ii) the historical value of the building itself, (iii) a large pub space already existing in Steveston, (iv) the café still being a gathering place and (v) the importance of gathering the stories and history from the people that frequented the pub.

The question on the motion was then called and **CARRIED** with Cllr. McNulty opposed.

2. **EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A MAJOR OCP AMENDMENT**

(File Ref. No. 08-4105-00) (REDMS No. 7695134)

Staff provided a brief overview of the report.

In response to queries from Committee, staff advised that (i) the early review of new rezoning applications will pertain only to rezonings involving major amendments to the Official Community Plan (OCP), and (ii) this review process is not a vetting of inquiries, this is an early review of legitimate applications intended to be forwarded to Council for consideration.

It was moved and seconded

That staff bring forward all new rezoning applications involving a major amendment to the City's Official Community Plan for early review by Planning Committee and Council, as described in the report titled "Early Review of Rezoning Applications Involving a Major OCP Amendment", dated August 22, 2024 from the Director, Development.

CARRIED

3. **PROPOSED AMENDMENTS TO THE RICHMOND SENIORS ADVISORY COMMITTEE MEMBERSHIP COMPOSITION**

(File Ref. No. 08-4055-01) (REDMS No. 7744309)

It was moved and seconded

That the Richmond Seniors Advisory Committee Terms of Reference be updated as described in the report titled "Proposed Amendments to the Richmond Seniors Advisory Committee Membership Composition", dated August 22, 2024, from the Director, Community Social Development.

CARRIED

Discussion ensued with respect to concerns from the Richmond Seniors Advisory Committee regarding membership composition and number of citizen appointees.

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As a result of the discussion the following **motion** was introduced:

It was moved and seconded

- (1) *That the Richmond Seniors Advisory Committee membership composition be amended from 15 to 16 voting members; and*
- (2) *That the 11 citizen appointees on the Richmond Seniors Advisory Committee be maintained.*

CARRIED

4. MANAGER’S REPORT

(i) 11771 Fentiman Plan (Former Lyons Manor Site)

Staff advised Committee of their meeting with Vancouver Coastal Health regarding a proposal at 11771 Fentiman Plan for an eight-storey care facility. Prior to making an application to the City, the applicant has advised that they will be sending out a letter to area residents to seek input on the project.

(ii) Official Community Plan (OCP) Engagement Strategy.

Staff noted that the OCP Phase 1 Engagement Strategy press release and Let’s Talk Richmond notification was sent out on September 9, advising residents that the City is updating the OCP and indicating a number of engagement strategies. Staff advised that there will be pop up booths occurring throughout the city over the next couple of weeks to bring awareness of the OCP review. Staff will also be meeting with Advisory Committees, organized neighborhood associations and other stakeholders to raise awareness of the OCP update. Public Open Houses at various locations will be held in November requesting public input on high level goals and objectives. Staff will distribute a memorandum to Council once all the dates have been finalized for the pop ups and open houses.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:57 p.m.).

CARRIED

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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 11, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate