



Planning Committee

- Date: Wednesday, October 4, 2023
- Place: Council Chambers
Richmond City Hall
- Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Carol Day
- Absent: Councillor Andy Hobbs
Councillor Alexa Loo
- Also Present: Councillor Laura Gillanders (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 13, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/B)” ZONE, “SINGLE DETACHED (RS1/E)” ZONE AND “TWO-UNIT DWELLINGS (RD1)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. RZ 21-939470) (REDMS No. 7353646)

Staff provided a brief overview of the application.

Planning Committee
Wednesday, October 4, 2023

In response to queries from the Committee, staff noted (i) the developer advised they have made the homes onsite available to tenants at below market rates with the clear understanding from all tenants that these are short term rentals within a development site, (ii) legal documents are drafted to ensure the PROP SRW to be registered on Title in favour of future development will be registered against the Title of the common property and each strata lot, (iii) the area proposed for the first amenity space is at the centre of the site, opposite to the entry driveway, which meets the minimum size requirement as per the OCP. The second outdoor amenity space proposed at the southwest corner of the site is to accommodate the protected tree at that location and to provide additional outdoor amenity space adjacent to the proposed indoor amenity space, (iv) emergency access to 10880 Lassam Road is not required at this time; when 10880 Lassam Road redevelops, the drive aisle on the subject site will be extended to service the orphan lot, and (v) the maximum density allowed under the Medium Density Townhouse Zone (RTM2) is 0.65 FAR.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, for the rezoning of 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from "Single Detached (RS1/B)" zone, "Single Detached (RS1/E)" zone and "Two-Unit Dwellings (RD1)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY HARI SINGH GILL FOR REZONING AT 3300 GRANVILLE AVENUE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "SINGLE DETACHED (RS2/B)" ZONE**
(File Ref. No. RZ 22-026766) (REDMS No. 7349270)

Staff provided a brief overview of the application.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, for the rezoning of 3300 Granville Avenue from "Single Detached (RS1/E)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

3. **APPLICATION BY MATTHEW CHENG FOR REZONING AT 7300 ST. ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "HIGH DENSITY TOWNHOUSES (RTH1)" ZONE**
(File Ref. No. RZ 21-943417) (REDMS No. 7346869)

Staff provided a brief overview of the application.

Planning Committee
Wednesday, October 4, 2023

In response to queries from the Committee, staff noted (i) the St. Albans Church site is designated as community institutional use, and that staff had some preliminary discussions regarding potential redevelopment. There is existing policy that would support redesignation and consideration of higher density for purpose built housing, especially affordable rental housing, (ii) the St. Albans Church site geometry does lend itself to being redeveloped independently of the subject development site. The Church site includes a heritage structure so staff have discussed potential options to integrate the retention of the existing heritage structure as part of any proposed densification, (iii) one conifer tree located in the front yard of the property was removed without authorization. The owner indicated the tenant at that time gave unauthorized permission to remove the tree without the owner's knowledge. Two fines of \$1,000 each were issued and paid, and the applicant is voluntarily providing a four to one tree replacement ratio for the unpermitted removal of the conifer. The unauthorized tree removal and subsequent enforcement action occurred well in advance of the application being submitted to the City.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, for the rezoning of 7300 St. Albans Road from "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH1)" zone, be introduced and given first reading.

CARRIED

4. **HOUSING AGREEMENT BYLAW NO. 10484 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE UNITS ON CITY-OWNED LAND AT 4831 STEVESTON HIGHWAY AS PART OF THE RAPID HOUSING INITIATIVE PARTNERSHIP**

(File Ref. No. 08-4057-05) (REDMS No. 7349260)

It was moved and seconded

That Housing Agreement (4831 Steveston Highway) Bylaw No. 10484 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the affordable housing units required by Rezoning Application RZ 23-018081, be introduced and given first, second, and third readings.

CARRIED

Planning Committee
Wednesday, October 4, 2023

5. **MANAGER'S REPORT**

(i) Atmosphere Site

Staff noted they have been advised by the Court appointed monitor for the Atmosphere site (No. 3 Road and Alderbridge Way), that a Building Permit application is anticipated at end of November.

(ii) Positive Aging Week – October 1-7, 2023

Staff noted the City is celebrating Positive Aging Week, an annual celebration recognizing the contribution of seniors to the community and to promote healthy aging.

(iii) City Grant Program Application Deadline

Staff advised the City is now accepting applications to its annual City Grant Programs, including the Child Care and Health, Social and Safety grants, until 5:00 p.m., October 18, 2023.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:25 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, October 4, 2023.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate