



Planning Committee

Date: Wednesday, October 16, 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: Councillor Kash Heed (by teleconference)
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 11, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **RECOMMENDED LONG-TERM STEVESTON STREETSCAPE VISION 2024**

(File Ref. No. 08-4000-01) (REDMS No. 7746668)

In response to queries from Committee, staff advised that (i) respondents were asked to rank the options from most desirable to least desirable and Figure 3 shows the number of respondents that ranked each option as most or least desirable, (ii) the total number of parking stalls will be determined through the comprehensive parking study for the Steveston Village area, and the pilot implementation of angled parking would result in a net gain of approximately 17 stalls in addition to the existing parking, (iii) the proposal for Bayview

Planning Committee
Wednesday, October 16, 2024

Street is not a one-way street, (iv) as part of the public engagement process, Steveston Merchants Association identified parking and parking management as their main concerns, (v) feedback is varied in regards to cycling usage and desires, (vi) secondary dike raising behind Steveston Island Dike is necessary as part of the long-term solution for flood protection in the Steveston area, (vii) there would be opportunities to incorporate planters and other green space through Option 2 that includes a shared street on Bayview, (viii) there was strong opposition to a one-way street concept on Moncton Street, and (ix) should Council endorse staff's recommendation to further investigate Option 2, it will be brought forward for Council's consideration as part of the 2025 budget process, and with the exception of the pilot implementation of angled parking, no changes would occur until 2026.

Discussion ensued with regard to budgetary implications of the proposal and it was suggested that staff review funding options to expedite the project.

It was moved and seconded

- (1) *That Option 2 as outlined in the report titled "Recommended Long-term Steveston Streetscape Vision 2024", dated September 17, 2024, from the Director, Transportation, be endorsed for further investigation; and*
- (2) *That the development of the Recommended Long-term Steveston Streetscape Vision 2024, including Transportation Planning, Functional and Preliminary Design, be submitted for Council's consideration in the 2025 budget process.*

CARRIED

2. **APPLICATION BY L-SQUARED DESIGN LTD. FOR REZONING AT 8080, 8100, 8120, 8140, 8160, 8180 AND 8200 NO. 3 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)" ZONE TO THE "TOWN HOUSING (ZT106) – NO. 3 ROAD (BROADMOOR)" ZONE**
(File Ref. No. RZ 22-021743) (REDMS No. 7797408, 7801029)

Staff provided an overview of the application, noting that additional information regarding the proposed tree protection and replacement on the subject site was provided in a staff memorandum dated October 9, 2024 (attached to and forming part of these minutes as Schedule 1).

In response to a query from Committee, staff advised that the ten market rental units would be located on the west side, fronting No. 3 Road.

It was moved and seconded

Planning Committee
Wednesday, October 16, 2024

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10613 to create the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, and to rezone 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, be introduced and given first, second and third readings.

CARRIED

3. **APPLICATION BY POONI GROUP INC. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 4880 NO. 6 ROAD AT 4880 NO. 6 ROAD**

(File Ref. No. AG 23-017928) (REDMS No. 7688104)

In response to queries from Committee, staff advised that (i) there is no City record of lighting related complaints associated with the existing facility, (ii) a detailed lighting plan will be required as part of the Development Variance Permit application, and (iii) measures will be taken to reduce nuisance lighting to Highway 91, including downward facing and Dark Sky compliant lighting.

It was moved and seconded

That the application by Pooni Group Inc. for an Agricultural Land Reserve Non-Farm Use to permit an extension of the lease of an approximate 6.8 ha (16.8 acre) portion of 4880 No. 6 Road for up to 25 years, and to permit construction of a new 1,664 m² clubhouse and driving range structure on the leased portion of the site at 4880 No. 6 Road, be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

4. **MANAGER’S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:20 p.m.).

CARRIED

Planning Committee
Wednesday, October 16, 2024

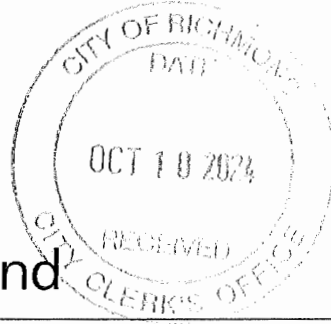
Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, October 16, 2024.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate



City of Richmond



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, October 16, 2024.

Memorandum

Planning and Development Division
Development Applications

To: Planning Committee **Date:** October 9, 2024

From: Joshua Reis **File:** RZ 22-021743
Director, Development

Re: Application by L-Squared Design Ltd. for Rezoning at 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the "Small-Scale Multi-Unit Housing (RSM/L)" Zone to the "Town Housing (ZT106) – No. 3 Road (Broadmoor)" Zone

The purpose of this memorandum is to further clarify information included in the staff report dated October 3, 2024, regarding the proposed tree protection and replacement on the subject site. This involves the provision of additional details regarding one tree (tag #205). While the tree (tag #205) was included in the total tree count and the replacement tree count (2:1 replacement), the listing of the trees' specific details was missing:

- One tree, specifically tag #205 (Western red cedar – 87 cm DBH) located along the No. 3 Road frontage is in fair condition but cannot be retained due to a conflict with the frontage improvement requirements.

Effort was made by staff and the applicant to consider alterations to the project design and frontage improvements to retain the tree, together with other trees located along the property frontage (e.g. Trees #202 and #227), however, it was determined to not be feasible. Under the advice of the project Arborist and City tree protection staff, no services (BC Hydro, Fortis, communications etc.) or sidewalk can be installed within a 6.0 m radius of the tree (tag #205) that require excavation at the base of the tree. This makes retention of the tree (tag #205) unfeasible considering the required frontage improvements, which include (from east to west at the new property line): a new sidewalk, new landscaped boulevard and curb. Further improvements including new street tree planting within the landscaped boulevard, a bus stop upgrade, and third party utilities and services are also required within the No. 3 Road frontage.

Should you have any questions regarding this information, please contact the undersigned.

Joshua Reis, RPP, MCIP, ACIP
Director, Development
(604-247-4625)

JR:ta

PHOTOCOPIED



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