



## Planning Committee

Date: Tuesday, October 17, 2023

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo (joined the meeting at 3:33 by teleconference)  
Councillor Carol Day  
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 3:30 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on October 4, 2023, be adopted as circulated.*

**CARRIED**

### AGENDA ADDITIONS & DELETIONS

The Chair noted that Short Term Rentals be added to the agenda as item 2A and Increasing Duplex Housing Stock being added as item 2B.

*Councillor Loo entered the meeting (3:33 p.m.)*

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PATI YIK OF KENNON CONSTRUCTION FOR REZONING AT 10840/10860 BONA VISTA GATE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/C)” ZONE**

(File Ref. No. RZ 22-011063) (REDMS No. 7349947)

Staff provided a brief overview of the application noting that (i) the rezoning application is to facilitate the subdivision of the existing duplex into two-single family lots, (ii) a minimum one bedroom secondary suite is proposed on Lot B and a two bedroom secondary suite is proposed on Lot A, for a total of two suites, and (iii) seven on-site bylaw sized trees will be retained.

In response to queries from Committee, staff advised that (i) each unit of the existing duplex is owner-occupied, and (ii) the current zoning for this property would permit construction of a duplex.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10497, for the rezoning of 10840/10860 Bonavista Gate from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, be introduced and given first reading.*

**CARRIED**

2. **HOUSING AGREEMENT BYLAW NO. 10490 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 10140, 10160, 10180 NO. 1 ROAD AND 4051 CAVENDISH DRIVE**

(File Ref. No. 08-4057-05) (REDMS No. 7280785)

In response to queries from Committee, staff advised that (i) the maximum monthly rent charged will be \$1480 and the maximum allowable yearly household income for rental is \$58,000, (ii) the city undertakes a statutory declaration process where the property manager of the affordable housing units is responsible for collecting information to confirm rent and incomes from the tenants and provide it to the City for verification, (iii) as these are privately owned units there are limits to what the City can do as it is operating under the terms of the housing agreement, and (iv) when the last statutory declaration process was undertaken it was found that the vast number of units were in compliance.

It was moved and seconded

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*That Housing Agreement (10140, 10160, 10180 No. 1 Road and 4051 Cavendish Drive) Bylaw No. 10490 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of Section 483 of the Local Government Act, to secure the affordable housing units required by Rezoning application RZ 18-820669 and Development Permit DP 21-940028 be introduced and given first, second and third readings.*

**CARRIED**

**COUNCILLOR BILL MCNULTY**

**2A. SHORT TERM RENTALS**

(File Ref. No.) (REDMS No.)

It was moved and seconded

*That staff review the status of the City's short term rental agreements and provide background information on the regulations with respect to compliance regarding the existing zoning.*

The question on the referral motion was not called as background information was provided noting the discrepancy in the registered short term rental business licences versus the advertised short term rental availability.

The question on the **referral motion** was then called and it was **CARRIED**.

**COUNCILLOR LAURA GILLANDERS**

**2B. INCREASING DUPLEX HOUSING STOCK**

(File Ref. No.) (REDMS No.)

It was moved and seconded

*Staff examine ways to increase the housing stock of duplexes in Richmond, including how to maintain or increase the zoning of side by side duplexes inside neighborhoods, not just front to back duplexes on arterial roads.*

The question on the referral motion was not called as discussion ensued with respect to (i) maintaining existing duplexes as an affordable way to create more housing stock, (ii) pending Provincial government legislation that is regarding multi-plexes, (iii) this referral being reviewed as part of the Official Community Plan (OCP) review, (iv) as part of the referral looking at the current stock, location and zoning of duplexes, and if there is an opportunity to create new zones for duplexes and integrating them into the OCP and how this relates to the 702 policy.

The question on the **referral motion** was then called and it was **CARRIED**.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (3:51 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, October 17, 2023.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate