



Planning Committee

Date: Wednesday, October 20, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo (by teleconference)
Councillor Carol Day
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Andy Hobbs
Councillor Michael Wolfe (by teleconference)
Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITION

It was moved and seconded

That Storage and Construction Bins on Private Property be added to the agenda as Item No. 1A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 5, 2021, be adopted as circulated.

CARRIED

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1. **REFERRAL RESPONSE: SPIRES ROAD AREA (CITY CENTRE AREA PLAN)**

(File Ref. No. 08-4045-20-20) (REDMS No. 6748386)

Staff summarized the report noting that (i) report stems from a 2019 referral from requesting staff to introduce special precinct design guidelines for Spires Road, (ii) proposed design guidelines encourage an urban townhouse character, (iii) staff are proposing no changes to park land use designation in the Spires Road area and are proposing additional pedestrian access points from Garden City Road to Spires Road, (iv) staff recommend maintaining current high density stacked townhouse land use designation for the Spires area, and (v) apartment buildings can be considered if they are providing affordable rental housing.

Discussion ensued with regard to (i) considering rental tenure when 100% rental housing development is proposed, (ii) considering suitable building height, (iii) locating areas in Richmond suitable for townhouse development (iv) considering higher density when the development is offering rental housing with rents tied to Richmond median income, and (v) discussing extra bonus density dedicated to rental units geared to the median income with developers.

In response to queries, staff advised that it is recommended that any orphan lot be purchased and incorporated into the development, or seek an alternative development plan in place for the orphan lot. Staff added that it does not recommend pre-zoning sites.

Discussion ensued regarding (i) options to develop varying densities in the area, (ii) increasing rental units to 20 percent, (iii) developing policy to ensure developers do not under build the site, (iv) the demand for affordable housing in the downtown core, and (vi) providing a combination of all options highlighted in the staff report.

As a result, the following **referral motion** was introduced:

It was moved and seconded

That staff examine a combination of all density scenarios in the staff report on Spires Road (Option 5) of the aforementioned, including consideration of prescribing the component of development in terms of market condos, market rental and income controlled rental for higher density development, and that staff undertake neighborhood consultation on all of these options and bring back to Committee.

CARRIED

2.

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1A. **STORAGE AND CONSTRUCTION BINS ON PRIVATE PROPERTY**

(File Ref. No.)

Discussion ensued regarding property owners keeping large storage and disposal bins on their property for extended periods and concerns related to pests and safety of residents.

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

It was moved and seconded

That staff review:

- (1) the maximum time a property can have a disposal bin or storage container on the property;*
- (2) creating a bylaw that limits the time a bin can be located on the property to potentially six months with a possible three month extension; and*
- (3) requiring the owner to register the bin with the City and apply for extensions as necessary;*

and report back.

CARRIED

2. **MANAGER'S REPORT**

Atmosphere Construction Site

Staff advised that the property owner will install construction hoarding around the present Atmosphere construction site to mitigate potential climbing hazards.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 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, October 20, 2021.

Councillor Linda McPhail
Chair

Raman Grewal
Legislative Services Associate