



## Planning Committee

Date: Tuesday, November 7, 2023

Place: Council Chambers  
Richmond City Hall

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

Also Present: 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 October 17, 2023, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**  
(File Ref. No. RZ 21-945869) (REDMS No. 7401059)

Staff provided a brief overview of the application.

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In response to queries from Committee, staff noted that (i) the applicant has proposed to provide one convertible unit, and is providing a cash-in-lieu contribution to the Affordable Housing Reserve fund and a cash-in-lieu contribution towards the Affordable Housing fund as part of the Market Rental Housing Policy, (ii) staff will provide Council addresses of the few townhouses that have included secondary suites, (iii) the applicant is proposing the maximum achievable density under this zoning, and (iv) at the development permit application process stage, staff could review if a secondary suite could be accommodated in one of the proposed units.

Norman Hol, Arborist, ACL Group, responded to queries from Committee noting that the two frontage trees are not viable for retention.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY NAVREET GILL FOR REZONING AT 11831/11833 SEABROOK CRESCENT FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. RZ 22-010976) (REDMS No. 7409688)

Staff provided a brief overview of the application.

In response to queries from Committee, staff noted that the application is consistent with the City's Affordable Housing Strategy and the applicant has met the requirement for a minimum of a one bedroom suite on each of the dwellings, for a total of two suites.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/ 11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**CARRIED**

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3. **MANAGER'S REPORT**

*(i) Update on New Housing Bills*

Staff provided an overview on new legislation (Bill 44) which proposes to require all single family and duplex lots to allow three units per lot if the lot is less than approximately 3000 sqft, four units per lot if the lot is greater than 3000 sqft, and up to six units per lot if it is close to transit stops with frequent service. A policy manual is to be released in December with more details about this legislation. Staff also noted that by June 30, 2024 all municipalities should have their Zoning Bylaws updated to reflect these changes. By the end of 2024 municipalities are required to have their Housing Needs Reports updated and by December 31, 2025 Zoning Bylaw and Official Community Plans should be updated.

Staff also advised that Bill 46, which relates to development financing, has been newly introduced and addresses community amenity contributions that are beyond development cost charges and looks at pre-zoning land for residential purposes. Staff is reviewing the new proposed legislation and will provide Council with further updates.

In response to queries from Committee, staff advised that (i) this new legislation does not apply to heritage or agricultural land properties, (ii) the new legislation will not have an impact on the timeline of the Official Community Plan update, and (iii) staff are planning workshops with Council with respect to the Official Community Plan review and the proposed new legislation.

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

It was moved and seconded

*That staff research and provide analysis and recommendations and report back regarding the two recently announced Provincial housing development and legislative initiatives, in order that Council may consider appropriate correspondence with the Provincial government.*

**CARRIED**

*(ii) New Staff*

Staff introduced Greg Newman who has joined the Community Social Development department as the new Affordable Housing Planner 2.

*(iii) Permit Optimization Program*

Staff advised that Council will be receiving a memo on November 13 announcing the first phase of the Permit Optimization Program which entails a rollout of a completely online web based application for plumbing, gas and sprinkler permits.

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:45 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, November 7, 2023.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate