



## Planning Committee

Date: Tuesday, November 19, 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 Laura Gillanders  
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 November 5, 2024, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

December 3, 2024, (tentative date) at 4:00 p.m. in the Anderson Room.

**Planning Committee**  
**Tuesday, November 19, 2024**

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**PLANNING AND DEVELOPMENT DIVISION**

1. **APPLICATION BY 1343356 BC LTD. FOR REZONING AT 6251 AND 6271 WILLIAMS ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 22-019094) (REDMS No. 7819480)

Staff highlighted that (i) the proposed rezoning will facilitate the development of ten townhouse units with vehicle access from Williams Road, (ii) four bylaw-sized on-site trees are marked for removal and will be replaced with 8 new trees, (iii) refinement of the site plan to finalize the frontage improvements and landscape plan will be examined during the development permit stage, and (iv) a servicing agreement is required for the design and construction of frontage improvements..

In reply to a query from Committee staff advised that (i) a certified arborist as well as the City’s Tree Preservation Coordinator have reviewed the feasibility of relocating the Cypress tree, (ii) the new onsite location for the relocated tree will be confirmed during the Development Permit stage, and (iii) the health of the significant adjacent tree on the adjacent site that is to be protected will be monitored by the arborist during construction.

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.*

**CARRIED**

2. **RICHMOND HERITAGE COMMISSION BYLAW NO. 7906, AMENDMENT BYLAW NO. 10619**

(File Ref. No. 01-0100-30-HCOM1-04) (REDMS No. 7837662)

In reply to a query from Committee, staff noted that Council has discretion on a case-by-case basis whether a member can be appointed to serve on the Committee past the term limit.

It was moved and seconded

*That Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619, to include term limits in alignment with the Appointments – Term Limits Policy 1020, be introduced and given first, second and third reading.*

**CARRIED**

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3. **CHANGES TO BC BUILDING CODE: SINGLE EXIT STAIR**

(File Ref. No. 12-8360-01) (REDMS No. 7808805)

In response to queries from Committee, staff advised that (i) Richmond Fire Rescue (RFR) has two ladder sizes, 100 feet and 75 feet, (ii) incidents of rescues from an exterior balcony are rare and dangerous in reality, (iii) the single exit stair provision would widen the stairwell to 5 feet, (iv) longer ladders would require larger trucks, which pose other challenges, (v) due to concerns regarding potential safety risks, RFR is not advocating for the building code changes (vi) factors such as the use of non-combustible building materials and numerous, longer fire trucks are some reasons why the City of Seattle is able to support this type of occupancy, (v) the City's permitting can not overrule the BC Building Code, and (vi) changes to the BC Building Code have made it easier to construct secondary suites and a staff memorandum with additional information will be provided.

It was moved and seconded

*That a letter outlining the City of Richmond's concerns regarding the BC Building Code changes to allow Single Exit Stair buildings, as outlined in the staff report titled "Changes to BC Building Code: Single Exit Stair" dated October 29, 2024, from the Director, Building Approvals and Fire Chief be sent to the following:*

- (a) *Premier;*
- (b) *Minister of Housing;*
- (c) *Minister of Public Safety and Solicitor General; and*
- (d) *Members of the Legislative Assembly for Richmond.*

**CARRIED**

4. **MANAGER'S REPORT**

(i) *Builders Breakfast*

Staff provided an update on the Builders Breakfast and noted that the meeting explored (i) building and design issues of small-scale multi-unit housing, (ii) building height and on-site parking, and (iii) building code and construction requirements. Staff further advised that the feedback from the meeting and through the Let's Talk Richmond survey completed over the summer will be summarized and provided to Council in 2025.

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*(ii) Open House for Official Community Plan Update*

Staff highlighted that the City will be hosting a series of open houses, on a targeted update of the Official Community Plan which will focus on areas such as housing affordability, community equity, environmental protection and enhancement, climate change and mitigation. Staff further advised that a Let's Talk Richmond survey is available with a series of questions to gain insight into the high-level goals and objectives and ascertain whether anything else should be included as part of the review. It was noted that results of the survey will be provided to Council in 2025.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:27 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 19, 2024.

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Councillor Bill McNulty  
Chair

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Sarah Goddard  
Legislative Services Associate