



## Planning Committee

Date: Tuesday, November 22, 2022

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 Laura Gillanders (by teleconference)  
Councillor Kash Heed  
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 9, 2022, be adopted as circulated.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**1. REFERRAL RESPONSE ON LAND USES ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN AND ZONING BYLAW**

(File Ref. No. 08-4060-05-01/2022-Vol 01) (REDMS No. 6920288 v. 5)

Staff summarized the report noting that (i) the proposed amendments apply only to the waterfront for the lots on the south side of Bayview Street between 3<sup>rd</sup> Avenue and No 1 Road, (ii) the proposed changes are for removing the allowance for residential use and development to occur along the waterfront and the introduction of a waterfront, commercial industrial designation for this area, (iii) minor amendments are also proposed to remove a small group of non-residential uses from existing zoning in the area, and (iv) Steveston Area Plan and zoning amendments are proposed to establish a maximum building height of 9 metres for this area.

In response to queries from Committee, staff advised that amendments were made to the Steveston Area plan in 2017 reducing height and density along the south side of Bayview Street as a result of Council direction.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:*
  - (a) *“Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;*
  - (b) *“Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and*
  - (c) *“Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading;*

**Planning Committee**  
**Tuesday, November 22, 2022**

---

- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)”, “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (4) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (6) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in conjunction with:*
  - (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans, is hereby found to be consistent with said programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and*
- (7) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

**Planning Committee**  
**Tuesday, November 22, 2022**

---

The question on the motion was not called as discussion ensued regarding (i) public access to the boardwalk and the objective of providing a continuous walkway over the long term in this area, (ii) residential uses permitted in most zones in Steveston including the waterfront, (iii) the historical plan to have consistency along the waterfront in terms of design and height guidelines (e.g., the Cannery building), (iv) currently there are no 20 m height buildings along the waterfront, (v) most properties along the waterfront are owned by the Steveston Harbour Authority or have lease and ownership through Department of Fisheries and Oceans (DFO), (vi) rationale for not permitting residential uses, (vii) concerns about residential use being built on these small lots successfully, and (viii) this area has had commercial uses, without any residential use, for many years.

Brian Veljacic, Richmond resident, owner of lease property 3900 Bayview Street expressed his concerns about the proposed amendment to remove residential use as he has an active application for a text amendment in the area. He requested that his application be grandfathered allowing for his application to be approved under the current zoning.

Evan Dunfee, Richmond resident expressed his opposition to the recommendations and noted that Steveston's mixed use designation should be encouraged not eliminated and that one floor of residential space will not restrict waterfront access.

Further discussion ensued regarding (i) encouraging mixed commercial/residential use on waterfront lots, (ii) maintaining the character of the Steveston waterfront, and (iii) the need for a linear walkway along the waterfront.

As a result of the discussion, as there was agreement to deal with Parts (1), (2) (a) and (2)(b), (2)(c) separately.

The question on Part 1 was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Part 2(a) was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Parts 2(b) and 2(c) was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Parts (3) - (7) was then called and **CARRIED**.

**Planning Committee**  
**Tuesday, November 22, 2022**

---

2. **APPLICATION BY RICK BOWAL FOR REZONING AT 8220 GILBERT ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)” ZONE**

(File Ref. No. RZ 21-926304) (REDMS No. 7020591)

Staff provided an overview of the application, and in response to queries, staff advised (i) that the entire stretch of Gilbert Road will be reviewed as part of the Official Community Plan (OCP) review; (ii) under current policy the applicants option would be to construct a single-family home, (iii) public consultations on the OCP review will occur in 2023, (iv) a memorandum is forthcoming updating Council on the OCP review timeline and scope, (v) Mirabel Court residents were actively involved in the lot size policy amendments and their concerns were that the west side of Gilbert Road and all of Mirabel Court remain single-family, and (vi) Crime Prevention through Environmental Design (CPTED) refers to an urban design technique, where sites are designed to promote safety and discourage criminal activity.

It was moved and seconded

*(1) That the following recommendation be forwarded to a Public Hearing:*

*(a) That Single-Family Lot Size Policy 5442 for the area generally bounded by Mirabel Court, Blundell Road, Gilbert Road and Lucas Road, in a portion of Sections 19 and 20 Block 4 North Range 6 West, be amended to exclude 8220 Gilbert Road from the Policy, as shown in the proposed draft Single-Family Lot Size Policy 5442 (Attachment 5).*

*(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, for the rezoning of 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Day

3. **APPLICATION BY RICK BOWAL FOR REZONING AT 10851/10871 BIRD ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 22-009258) (REDMS No. 7017339)

Staff summarized the report noting that (i) the proposed rezoning application will allow for subdivision of one single detached lot into two single detached lots, (ii) one two bedroom secondary suite is proposed on each of the new lots; (iii) two cedar trees located on the adjacent property will be retained and protected, and (iv) the applicant has agreed to plant four new trees on each proposed lot.

**Planning Committee**  
**Tuesday, November 22, 2022**

---

Discussion ensued regarding (i) existing uses of the property, and (ii) tree retention and replacement.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, for the rezoning of 10851/10871 Bird Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone, be introduced and given first reading.*

**CARRIED**

**4. MANAGER’S REPORT**

*Lulu Awards Ceremony*

Staff advised that the Lulu Awards Reception that will be held on November 28<sup>th</sup> prior to the Council Meeting in meeting room 1.004. The Lulu Awards will be presented at the Council meeting.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:06 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 22, 2022.

---

Councillor Bill McNulty  
Chair

---

Raman Grewal  
Legislative Services Associate