



Planning Committee

Date: Tuesday, December 5, 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 Laura Gillanders (by teleconference)
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 November 21, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 19, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

AGENDA ADDITION

The Chair advised that Trees and Soil will be considered as Item No. 2A.

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PRESENTATION

1. Staff presented MyPermit: Richmond’s new online permitting system, and referred to their PowerPoint presentation (copy on file, City Clerk’s Office), highlighting the following:
 - the online portal is to streamline and modernize the whole permitting process, improving processing and approval timelines;
 - MyPermit will enhance the customer experience through the online self-serve option to apply, manage and track applications; and
 - the first phase of the permit optimization project was launched with over the counter permits and this new initiative will allow for the application, processing, and payment and issuance of a permit in one session, from anywhere and anytime.

In response to queries from Committee, staff advised that (i) the new program will have provisions for a multi channel service and additional assistance is available in-person at City Hall or by phoning or emailing the City, (ii) the expansion of the MyPermit portal will support sprinkler permits in the new year, (iii) staff are in the planning stages on the addition of single family dwelling permits, and (iv) staff will keep Committee informed of future launch and communication schedules.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY PAKLAND PROPERTIES (KHALID HASAN) FOR REZONING AT 2200 MCLENNAN AVENUE FROM THE “SINGLE DETACHED (RS1/D)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 21-938395) (REDMS No. 6951214)

In response to queries from Committee, staff advised that the proposed one bedroom secondary suite complies with the City’s Affordable Housing Strategy and staff will continue to work with the applicant on options to expand the size of the secondary suite.

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Staff updated Committee on recent Provincial legislation related to Public Hearing requirements for developments, noting that the Province granted royal assent to *Bill 44 Housing Statutes Residential Development Amendment Act 2023*, which prohibits local governments from holding public hearings on rezoning bylaws that are consistent with the Official Community Plan. Furthermore, staff advised that the proposed application meets the conditions established in Bill 44, and as such will not be proceeding to a Public Hearing. Should the item proceed, staff suggested that in order to meet public notice requirements, that the item be considered at the January 15, 2024 Council meeting for first reading.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10409, for the rezoning of 2200 McLennan Avenue from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone to create two lots, be introduced and given first reading.

CARRIED

2A. **TREES AND SOIL**

Discussion ensued with regard to the retention of native soil in the planting areas of new developments, including soil protection for trees that are to be retained. Staff advised that soil surrounding a retained tree is retained and that developers generally maximize the amount of retained soil on-site.

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

It was moved and seconded

That staff to look at options for and feasibility of retaining native soil planting areas for replacement trees on new developments and report back to Committee with recommendations.

CARRIED

3. **MANAGER’S REPORT**

Rosewood Village

Staff noted that the City received a rezoning application for 8240, 8280 No. 2 Road involving a multi phase redevelopment of the site consisting of approximately 850 rental units which will replace the existing 138 units on site. The redevelopment proposal will be arranged in 8 buildings ranging in height from four stories to twelve and staff is currently reviewing the application.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 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, December 5, 2023.

Councillor Bill McNulty
Chair

Mizuguchi, Andrea
Legislative Services Associate