



Planning Committee

Date: Tuesday, March 8, 2022
Place: Council Chambers
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, (by teleconference)
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)
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
February 23, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY ART HOMES LTD. FOR REZONING AT 4400, 4420, AND 4440 SMITH CRESCENT FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "HIGH DENSITY TOWNHOUSES (RTH1)" ZONE

(File Ref. No. RZ 18-802860; 12-8060-20-009877) (REDMS No. 6817810)

Staff provided a brief summary highlighting that the applicant is proposing to rezone the three properties to permit a 34 unit townhouse development consistent with the Hamilton Area plan and that tree retention is proposed along the rear and front of the site.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9877, for the rezoning of 4400, 4420, and 4440 Smith Crescent from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH1)” zone, be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding (i) environmental components to the project including green roofs, solar panels, native planting on site and the use of renewable energy sources for heating and cooling, and (ii) tandem parking being a commonly used application in the Hamilton area in order to achieve the floodplain construction levels.

The question on the motion was then called and **CARRIED** with Cllr. Day opposed.

2. **APPLICATION BY TERRA SPIRES DEVELOPMENT LP FOR REZONING AT 8740, 8760, 8780 AND 8800 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM SINGLE DETACHED (RS1/E) TO PARKING STRUCTURE TOWNHOMES (RTP4)**

(File Ref. No. RZ 19-870807; 12-8060-20-010357) (REDMS No. 6790846)

Staff provided a brief summary highlighting that the property under the current City Centre Area Plan is designated for high density townhouses. The applicant is proposing to develop the property and the surplus portion of the Spires Road allowance into 36 townhouses and provide three secondary suites. The project will meet energy step code requirements and seven trees will be retained as part of this development.

In reply to queries from the Committee staff noted that (i) there is an on going referral in the Spires Road area to look at adding additional density for the provision of rental housing, (ii) this referral will be coming forward to Committee in May or June of 2022, (iii) the applicant has elected to proceed with their application under the current area plan, (iv) the proposal is consistent with the development pattern in the area. (v) affordable housing contributions made by developers are used for city contributions towards affordable housing projects.

Discussion ensued regarding maximizing affordable housing units and it was suggested that this application be considered after the referral report on Rental Housing is brought forward in the Spring of 2022.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, for the rezoning of 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance from “Single Detached (RS1/E)” to “Parking Structure Townhomes (RTP4)”, be introduced and given first reading.*

The question on the motion was not called as the **referral motion** was introduced:

It was moved and seconded

*That this staff report be referred back to staff until after the Spires Road Area Rental Housing Referral report is brought forward to Planning Committee in May or June 2022.*

The question on the referral motion was not called as discussion ensued regarding (i) the application meets all requirements and is consistent with the current area plan (ii) in order to pursue additional density a complete redesign of the project would need to be done by the developer.

The question on the referral motion was then called and **DEFEATED** with Cllrs. Au, Hobbs, McNulty and Loo opposed.

The question on the main motion was then called and **CARRIED** with Cllrs. Day and Steves opposed.

3. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11720 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. RZ 21-936290; 12-8060-20-010359) (REDMS No. 6839252)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

Discussion ensued regarding (i) the size of the proposed secondary suites (ii) the placement of a covenant that no sundecks are built facing the lane to ensure the privacy of the residents living on the south side of the lane, and (iii) the developer has verbally advised that they have no intent in building decks on the rear yard.

The question on the main motion was not called as the following **motion** was introduced:

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It was moved and seconded

*That a covenant be required on the development at 11720 Williams Road, stating no sundecks can be built facing the single family homes on the south side of the lane.*

The question on the motion was not called as discussion ensued regarding deferring the project to a later meeting so that the applicant can be present to answer committee's questions.

It was moved and seconded

*That the staff report titled "Application by Pakland Properties for Rezoning at 11720 Williams Road From The "Single Detached (RS1/E)" Zone To The "Compact Single Detached (RC2)" Zone" from the Director, Development, dated February 18, 2022, be deferred until the next Planning Committee Meeting on March 22, 2022, and the applicant be present to answer questions.*

**CARRIED**

Discussion ensued regarding the advantages and disadvantages of building balconies, patios, sundecks and alcoves for all single family developments in the City. As a result the following **referral motion** was introduced:

It was moved and seconded

*That staff examine the advantages and disadvantages of allowing balconies, porches, patios, sundecks and alcoves in single family and multi family developments, and report back.*

**CARRIED**

4. **APPLICATION BY THE CITY OF RICHMOND FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660 BECKWITH ROAD**

(File Ref. No. TU 22-005410) (REDMS No. 6837489)

It was moved and seconded

- (1) *That the application by the City of Richmond for an extension to Temporary Commercial Use Permit TU 18-841880 for the properties at 8620 and 8660 Beckwith Road to permit a "Parking, non-accessory" use be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the April 19, 2022 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

**CARRIED**

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5. **RICHMOND HERITAGE COMMISSION 2021 ANNUAL REPORT & 2022 WORK PROGRAM AND BUDGET ALLOCATION**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6836286)

It was moved and seconded

- (1) *That the Richmond Heritage Commission 2021 Annual Report, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be received for information;*
- (2) *That the Richmond Heritage Commission 2022 Work Program, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be approved; and*
- (3) *That the Richmond Heritage Commission 2022 Budget Allocation, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be approved.*

The question on the motion was not called as discussion ensued regarding (i) changes to the heritage inventory (ii) liaising with different community groups in the city to work together to promote heritage in the city and (iii) staff will be looking at Heritage Conservation tools for Burkeville in the future.

The question on the motion was then called and it was **CARRIED**.

6. **MANAGER’S REPORT**

*(i) Seasonal Farm Operations*

Staff advised Committee that letters were sent to farm operations in the city that were intending to pursue seasonal farm accommodations. Only one application has been received. Staff have written back to the other two farm operations stating that applications must be received by April 1<sup>st</sup> and if they are not received the matter will be turned over to Community Bylaws.

*(ii) Metro 2050 Regional Growth Strategy*

Metro 2050 was reconsidered at the Metro Vancouver Regional Planning Committee. It will be considered at the Metro Vancouver Board meeting on March 25<sup>th</sup> for first reading and then for Public Hearing in late April. Following that all municipalities will have to sign off on the strategy before the July final adoption.

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:50 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, March 8, 2022

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate