



**Planning Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, February 4, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on January 21, 2025.*



NEXT COMMITTEE MEETING DATE

February 19, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**
(File Ref. No. 08-4100-02-01) (REDMS No. 7909335)

PLN-10

See Page PLN-10 for full report

Designated Speakers: Alex Costin & Suzanne Smith

STAFF RECOMMENDATIONS

That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:

- (1) Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;*
- (2) Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and*
- (3) Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);*

be introduced and given first, second and third reading.



- 2. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**
(File Ref. No. 07-3300-01) (REDMS No. 7854674)

PLN-25

[See Page PLN-25 for full report](#)

Designated Speaker: Peggy Chen

STAFF RECOMMENDATION

- (1) That the Richmond Intercultural Advisory Committee’s 2024 Annual Report, as presented in the staff report titled “Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be approved; and*
- (2) That the Richmond Intercultural Advisory Committee’s 2025 Work Program be approved.*



- 3. **RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**
(File Ref. No. 07-3070-04) (REDMS No. 7881715)

PLN-34

[See Page PLN-34 for full report](#)

Designated Speaker: Chris Duggan

STAFF RECOMMENDATION

- (1) *That the Child Care Development Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 17, 2025, from the Director, Community Social Development, be approved; and*
- (2) *That the Child Care Development Advisory Committee’s 2025 Work Program be approved.*



- 4. **RESPONSE TO METRO VANCOUVER’S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 15238 – 64 AVENUE**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7920819)

PLN-47

[See Page PLN-47 for full report](#)

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 15238 - 64 Avenue", dated January 8, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.



- 5. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, January 21, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day (entered the meeting at 4:02 p.m.)
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders (entered the meeting at 4:36 p.m. by
teleconference)
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
December 17, 2024, be adopted as circulated.*

CARRIED

Cllr. Day entered the meeting (4:02 p.m.).

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR
REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS
PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM
“SINGLE DETACHED (RS1/E)” ZONE TO “LOW TO MID RISE
RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE
VILLAGE OF CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-023633) (REDMS No. 7871666)

Staff provided an overview of the report.

1.

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Discussion ensued regarding (i) the applicant providing on-site parking despite not being required to as it is within a Transit-Oriented Area, and (ii) the developer being required to provide cash-in-lieu to the City's Tree Compensation Fund for each and any number of trees short of the required 70 replacement trees.

In response to queries from Committee, staff advised that (i) a new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan (CCAP), and the new road cross-section and the preliminary functional road design has been reviewed and accepted by Engineering and Transportation Departments, resulting in 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site having been identified for road closure, (ii) the CCAP envisions a future back lane between Cook Gate and Garden City that will be dedicated and constructed by future redevelopments along Cook Road, and (iii) the subject development site is located within the Spires Road Area under the CCAP, which specifies a minimum density of 2.0 Floor Area Ratio (FAR), and up to 3.0 FAR, for developments within the Spires Road Area, and the subject development site is also located within "Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial" under the CCAP, which is intended for medium-density, mid-rise (4-8 storeys) housing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10635 to create the "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)" zone, and to rezone 8620, 8640, 8660 Spires Road, and the surplus portion of the Spires Road road allowance from "Single Detached (RS1/E)" to "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)", be introduced and given first, second and third reading.

CARRIED

2. REFERRAL RESPONSE: BYLAW 9861 – GREENHOUSES WITH CONCRETE FOOTINGS

(File Ref. No. 08-4403-03-07) (REDMS No. 7781658)

Staff provided an overview of the report.

In response to queries from Committee, staff advised that while the majority of the Food Security and Agricultural Advisory Committee supported Option 2 to permit the use of concrete footings in greenhouses, the Committee was not unanimous in this decision as some members supported maintaining the current regulations for greenhouses, and some supported permitting up to 750 m² of cumulative concrete flooring.

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Tuesday, January 21, 2025

Discussion ensued regarding (i) the greenhouse application process, including applications for greenhouses using screw piles and hoop-style greenhouses, and (ii) other municipalities' regulations pertaining to greenhouses.

As a result of the discussion, a motion to move Option 2 was introduced, but failed to receive a seconder.

It was moved and seconded

That Option 1, maintain current regulations, which restrict the use of concrete in greenhouses, as outlined in the report titled "Referral Response: Bylaw 9861 – Greenhouses with Concrete Footings", dated December 12, 2024, from the Director, Policy Planning, be endorsed.

CARRIED

Opposed: Cllr. Loo

3. REFERRAL RESPONSE - STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM (COUNCIL POLICY 5900)

(File Ref. No. 08-4200-08) (REDMS No. 7849100)

Staff provided an overview of the report.

Discussion ensued regarding (i) the initial three contributions to the fund for the Steveston Village Heritage Conservation Grant (SVHCG) Program since its establishment in 2009, (ii) the SVHCG Program being funded by voluntary cash contributions, with the current rate of contribution being \$72.93 per square foot added above 1.2 to a maximum 1.6 FAR, (iii) the recommendation that staff prepare an amendment to the Official Community Plan (Steveston Area Plan) to help ensure a sustainable funding model for the SVHCG Program as intended, (iv) potential challenges associated with heritage protection rather than fees associated with the SVHCG Program, (v) amendments to the SVHCG Program in 2018 which included increasing the maximum grant amount per protected heritage building, (vi) potential costs associated with façade and roof restoration for the Steveston Hotel, and (vii) \$260,000 (\$10,000 for a Planning Project, and \$250,000 for a Conservation Project) as the total maximum grant amount per identified heritage building.

In response to queries from Committee, staff advised that (i) the number of heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan, has remained the same since the Steveston Village Heritage Conservation Area was established, and (ii) the Gulf of Georgia Cannery National Historic Site and Britannia Shipyards National Historic Site are federally protected.

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It was moved and seconded

- (1) *That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900), as detailed in the staff report titled “Referral Response - Steveston Village Heritage Conservation Grant Program (Council Policy 5900)”, dated December 12, 2024 from the Director, Policy Planning be approved; and*
- (2) *That an amendment to the Official Community Plan (Steveston Area Plan) be prepared to adjust the development contribution structure for the Steveston Village Heritage Conservation Grant Program to ensure long-term sustainable funding for the program.*

CARRIED

Cllr. Gillanders entered the meeting by teleconference (4:36 p.m.).

4. **REFERRAL RESPONSE: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) – PUBLIC CONSULTATION SUMMARY AND SUPPLEMENTARY DESIGN REVIEW**

(File Ref. No. 08-4045-30-02) (REDMS No. 7865965)

Staff provided an overview of the report.

Discussion ensued regarding (i) building permit applications for new developments on RSM zoned properties, (ii) land use regulation changes reflected in construction patterns and the varying heights in land use contract homes, (iii) setbacks included in the RSM zone with no current changes proposed, (iv) the recommendation to increase the permitted building height from 9 m to 10 m, alongside supporting amendments, to improve livability in the attic half-storey without impacting streetscape character or adjacencies, (v) driveway width limitations in the RSM zone, (vi) increasing options to meet BC Energy Step Code requirements, (vii) site coverage and permeable surfaces, and (viii) Development Permit requirements.

In response to queries from Committee, staff advised that (i) there were setbacks included in the RSM zone that were brought forward originally, similar to the single family, (ii) the RSM zone still allows renovations, however the BC Building Code cannot be varied, and (iii) increasing density for SSMUH development on larger lots is being reviewed further.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10630, which proposes to amend conditions when a Development Permit is required for development of Small-Scale Multi-Unit Housing be introduced and given first reading;*

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- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10630 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10630, 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 hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10631, to clarify provisions for development of Small-Scale Multi-Unit Housing be introduced and given first, second and third reading.*

CARRIED

5. **MANAGER'S REPORT**

(i) *New Planning Technician*

Staff introduced Emma Lovas as the new Planning Technician - Design in the Development Applications department. She will be assisting with rezoning applications.

Discussion ensued regarding timelines for development applications.

(ii) *Staff Introduction*

Staff introduced Kathryn McCreary as the new Manager, Plan Review in the Building Approvals department.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:09 p.m.).

CARRIED

Planning Committee
Tuesday, January 21, 2025

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, January 21, 2025.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate



To: Planning Committee
From: Joshua Reis
Director, Development

Date: January 21, 2025
File: 08-4100-02-01/2025-Vol
01

Re: Amendment to Zoning Bylaw No 8500 to provide a zone for Compact Small-Scale Multi-Unit Housing (ZS32)

Staff Recommendation

That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:

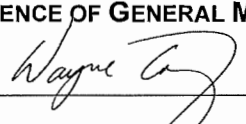
1. Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;
2. Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and
3. Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);

be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ac

Att: 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

January 21, 2025

Staff Report

Origin

The City of Richmond is proposing to make amendments to Zoning Bylaw No 8500 to introduce a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)” and to rezone nine properties that were recently rezoned from “Compact Single Detached (RC2)” to “Small-Scale Multi-Unit Housing (RSM/S)” in response to the implementation of provincial legislation (Bill 44).

Staff also propose to amend the Table of Equivalences in Zoning Bylaw No 8500 to ensure that four active rezoning applications in the process of rezoning to the “Compact Single Detached (RC2)” zone be rezoned to the new “Compact Small-Scale Multi-Unit Housing (ZS32)” zone upon adoption of the bylaw.

These amendments are proposed in order to enable the properties to develop in a manner and form that is consistent with the original rezoning applications that were considered by Council.

Background

Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act) required local governments to amend Zoning Bylaws to allow Small-Scale Multi-Unit Housing (SSMUH) in certain areas. As a result, local governments were required to rezone affected properties to permit up to three, four or six units per lot based on a set of criteria. To meet these requirements, the City adopted Bylaw 10573 on June 24, 2024, rezoning almost 27,000 single-family and duplex lots in the City to permit SSMUH.

As a result of the adoption of Bylaw 10573 on June 24, 2024, there were no longer any properties in the City zoned RC2.

Bylaw 10573 provided an exemption for instream developments involving single detached housing and secondary suites where an owner submitted a Building Permit (BP) prior to June 24, 2024. However, some applicants were unable to submit BP applications prior to the deadline because their subdivision applications were pending approval as of June 24, 2024. As a result, these instream developments that were zoned RC2, or received third reading of Council to be rezoned to RC2, were zoned RMS/S or would be zoned to RSM/S upon adoption of their respective rezoning bylaws in accordance with a table of equivalencies.

The RC2 zone, which previously applied to sections of arterial roads in Richmond, permitted a compact form of housing with rear lane access, attached garages and secondary suites. While the RSM zone allows for the construction of a dwelling unit with a secondary suite, provisions in the zone ultimately facilitate a different built form than what was previously considered and endorsed by Council.

January 21, 2025

Analysis

New Compact Small-Scale Multi-Unit Housing (ZS32) Zone

The proposed zone is generally consistent with the requirements outlined in the previous “Compact Single Detached (RC2)” zone. In addition, in compliance with the provisions of Bill 44, the zone permits three, four or six units (inclusive of secondary suites) on each new lot. Provisions related to floor area, minimum lot size, lot coverage and setbacks are unchanged from the standard RC2 zone for single-family development or single-family with a secondary suite and the standard RSM zone for small-scale multi-unit housing.

The proposed “Compact Small-Scale Multi-Unit Housing (ZS32)” zone is only to apply to instream developments that were zoned, or received third reading of Council to be rezoned to RC2, and for which a rezoning application was submitted to the City prior to June 24, 2024. Previous applications on properties that received rezoning, subdivision and BP issuance for development under the RC2 zone are not being considered as part of this rezoning as they are existing non-conforming under the new RSM/S zone.

Affected Properties Requiring Rezoning

Ten properties identified below, received rezoning bylaw adoption by Council for Compact Single Detached (RC2) development but were subsequently rezoned to “Small-Scale Multi-Unit Housing (RSM/S)” on June 24, 2024, as a result of the implementation of Bill 44 prior to completing their subdivision or BP issuance. As a result, they are unable to complete their developments as previously considered by Council.

Staff recommend rezoning nine of the ten properties to the new zone “Compact Small-Scale Multi-Unit Housing (ZS32)” to allow the respective owners to complete their final approvals and permits consistent with the previously Council approved form of compact housing for these site. One property owner (10931 Seaward Gate [RZ 19-858458]) has advised staff that they do not wish to participate in the rezoning and have advised that they wish to remain zoned as RSM/S.

For the nine sites proposed to be rezoned, as listed below, the owners have provided staff with their written consent to proceed with the proposed rezoning of their properties to “Compact Small-Scale Multi-Unit Housing (ZS32)”. All previous commitments related to tree preservation, landscaping, affordable housing and site servicing as secured through the rezoning process are not impacted by this rezoning.

- 8217 and 8231 No 3 Road (formerly 8231 No 3 Road) – RZ 20-905210 (Bylaw 10309)
- 11306 and 11308 Williams Road (formerly 11320 Williams Road) – RZ 21-930446 (Bylaw 1303)
- 11431 and 11433 Williams (formally 11431 Williams Road) – RZ 21-930446 (Bylaw 10387)
- 9671 and 9675 No. 1 Road (formally 9671 No. 1 Road) – RZ 22-027435 (Bylaw 10447)
- 9351 No. 1 Road – RZ 15-710083 (Bylaw 9577)

January 21, 2025

Consultation

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Notice of Council's consideration of first reading would be provided to area residents for each affected property in accordance with City's Zoning Bylaw.

Amendment to the Table of Equivalencies in Zoning Bylaw No 8500

There are currently four active rezoning applications seeking to rezone to the "Compact Single Detached (RC2)" zone that has achieved third reading at Council; however, have not yet been brought forward for adoption.

- 11240 Williams Rd – RZ 19-873781 (Bylaw 10248)
- 11720 Williams Rd – RZ 21-936290 (Bylaw 10359)
- 11760 Williams Rd – RZ 21-938616 (Bylaw 10391)
- 6340 Granville Ave – RZ 21-932253 (Bylaw 10388)

Staff propose to amend Table 1.12.3 to ensure that when these bylaws are brought forward for adoption by Council upon completion of their requirements that they will be brought into the new "Compact Small-Scale Multi-Unit Housing (ZS32)" zone. The proposed amendment will allow these four active applications that were seeking to develop under RC2 to achieve the same form of development under the new ZS32 zone.

Financial Impact or Economic Impact

None.

Conclusion

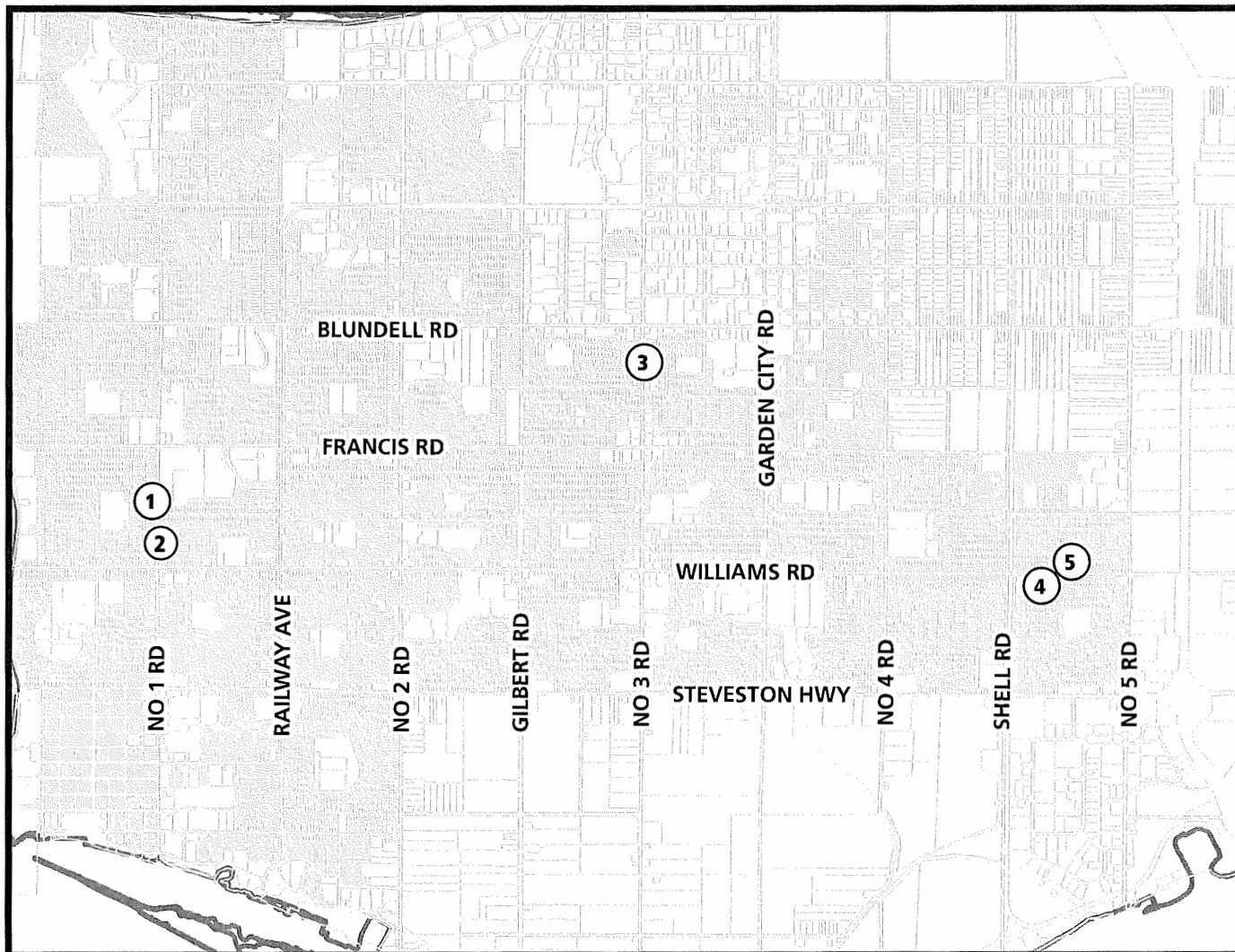
The City of Richmond is proposing to make amendments to Zoning Bylaw No 8500 to introduce a new zone for "Compact Small-Scale Multi-Unit Housing (ZS32)" and to rezone select properties to this zone to allow the development of Compact Small-Scale Multi-Unit Housing, consistent with what was previously approved under the RC2 zone. Amendments are also proposed to the Table of Equivalences to ensure that four active rezoning applications that were rezoned to the RC2 zone be amended to the ZS32 zone upon adoption of the bylaw. The new ZS32 zone will only apply to developments for which a rezoning application was submitted prior to June 24, 2024.



Alexander Costin
Planner 1
(604-276-4200)

AC:js

Attachment 1: Location Map



- | | |
|--------------------------|-------------------------------|
| ① 9351 No 1 Road | ④ 11306 & 11308 Williams Road |
| ② 9671 & 9675 No 1 Road | ⑤ 11431 & 11433 Williams Road |
| ③ 8217 & 8231 No. 3 Road | |



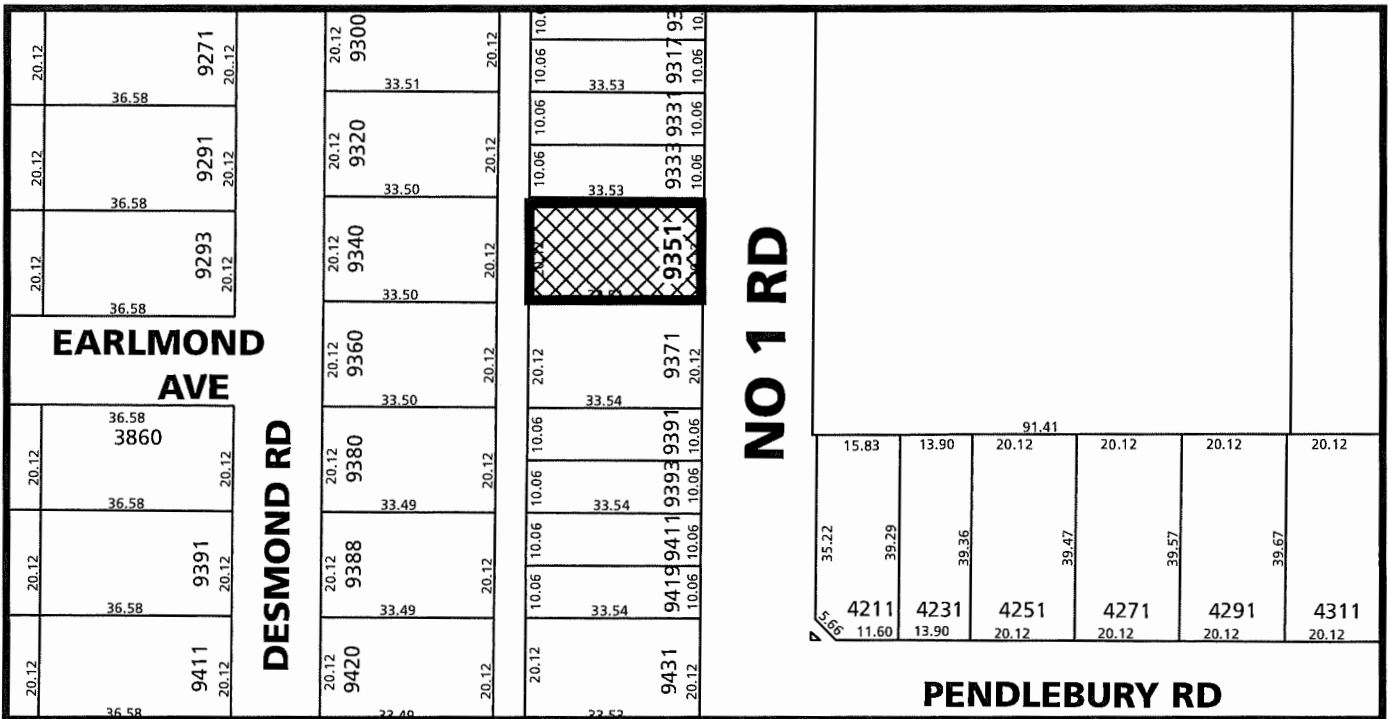
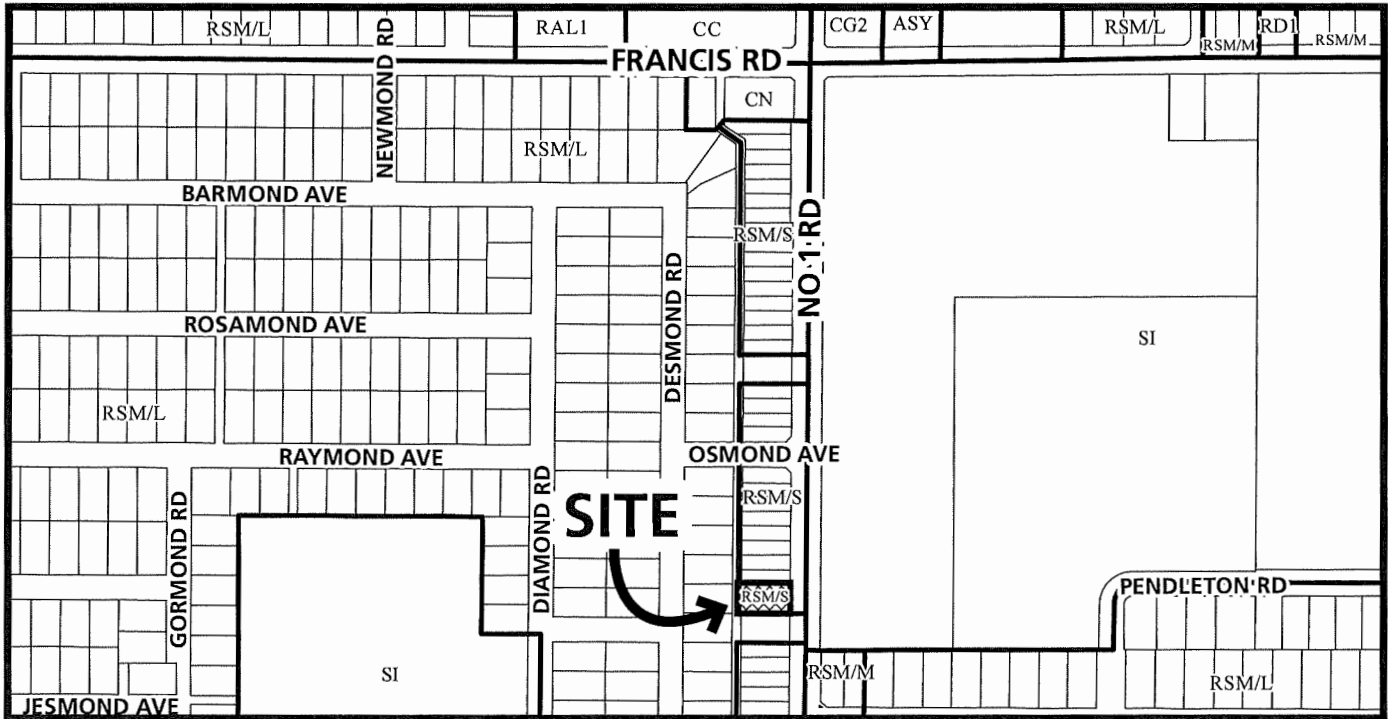
Location Map
Zoning Bylaw No 8500 Amendment
Compact Small-Scale Multi-Unit Housing (ZS32)

PLN 14

Original date: 06/03/24
Revision Date: 07/03/24
Note: Dimensions are in METRES



City of Richmond

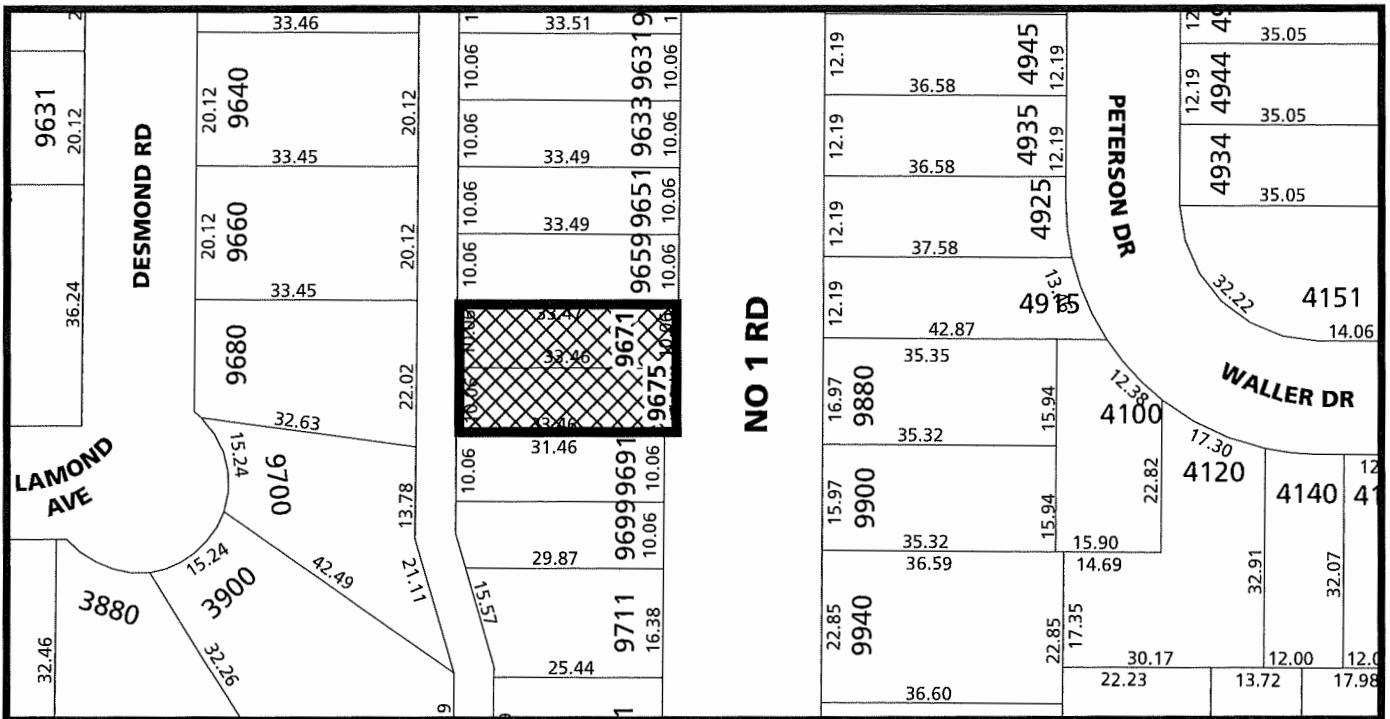
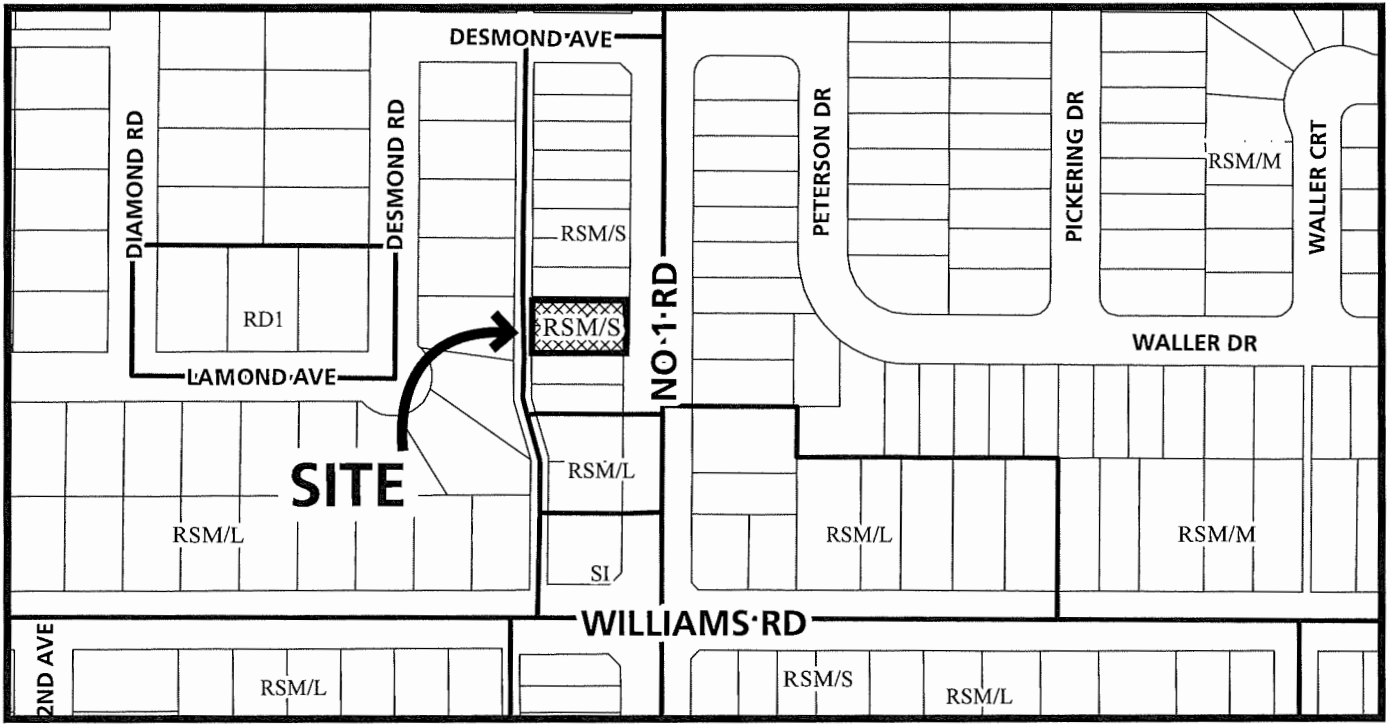



①
9351 No. 1 Road
PLN 15

Original Date: 01/17/25
 Revision Date:
 Note: Dimensions are in METRES



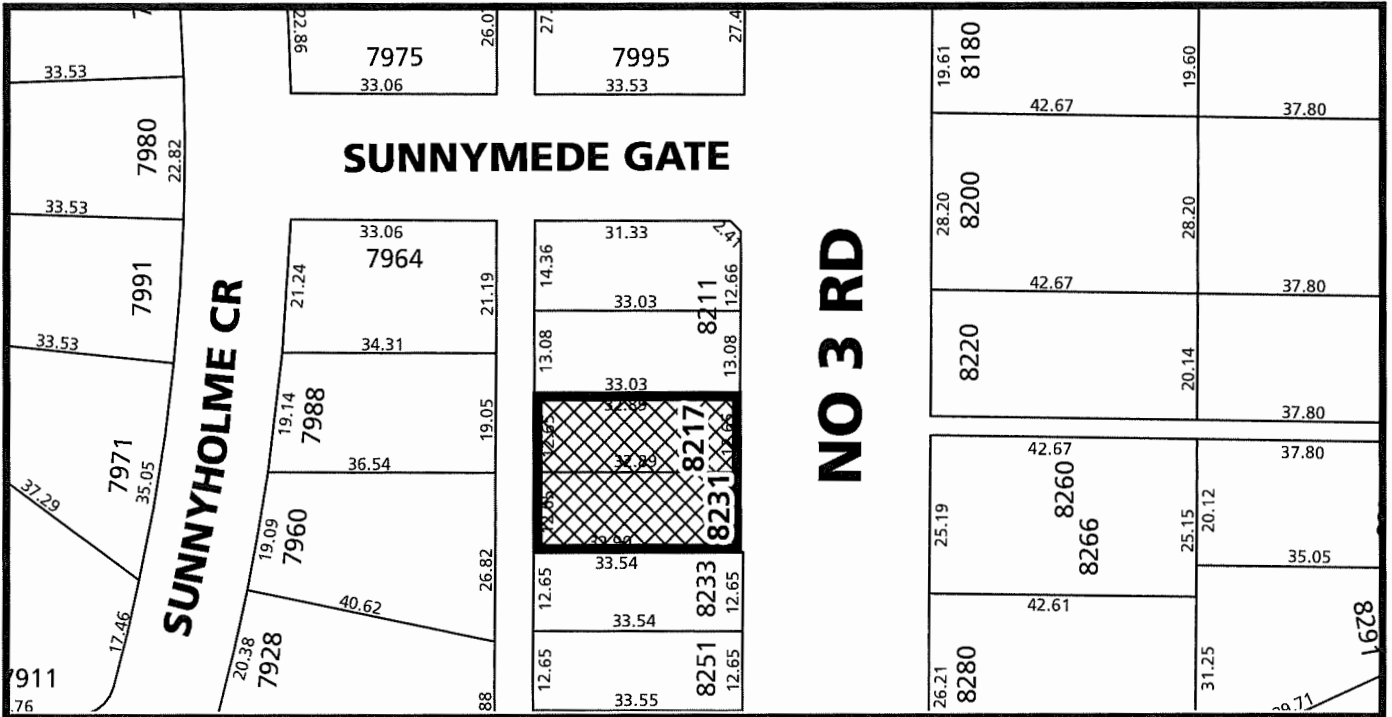
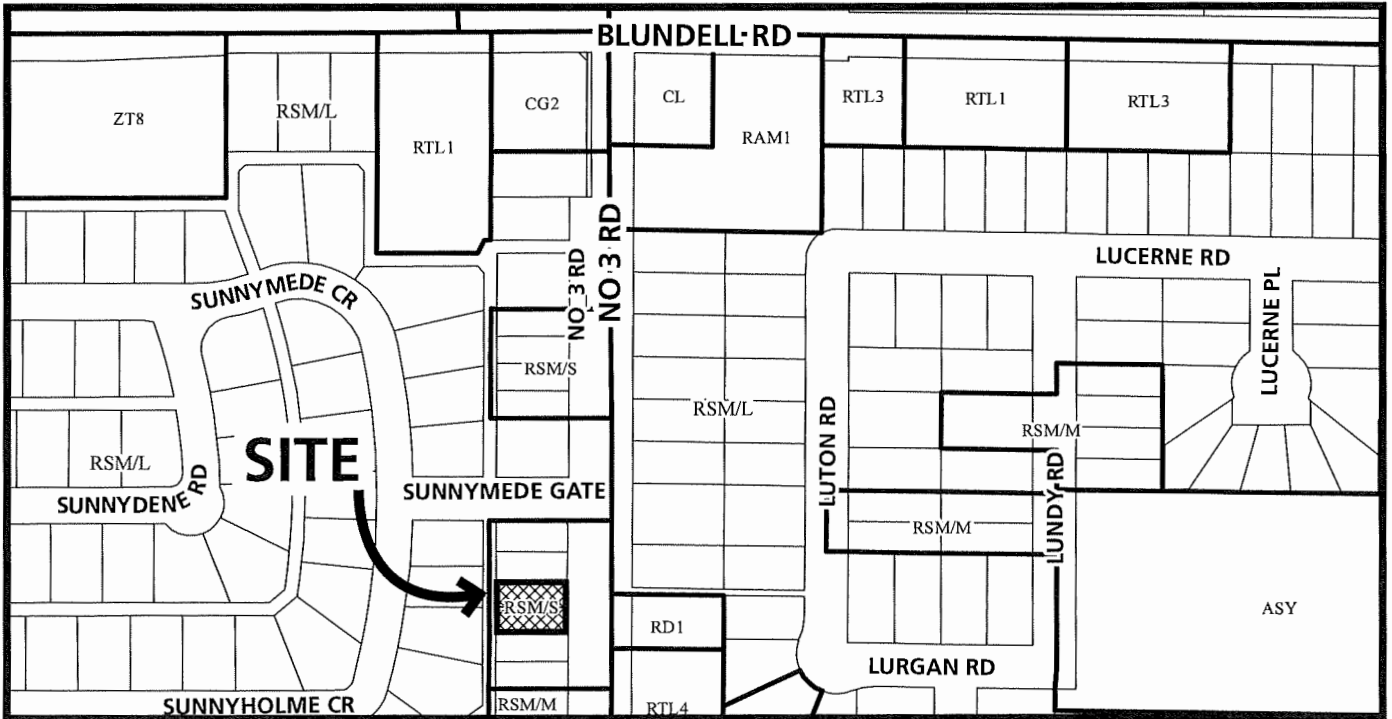
City of Richmond



	<p>②</p> <p>9671 & 9675 No 1 Road</p> <p>PLN - 16</p>	<p>Original Date: 01/17/25</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond

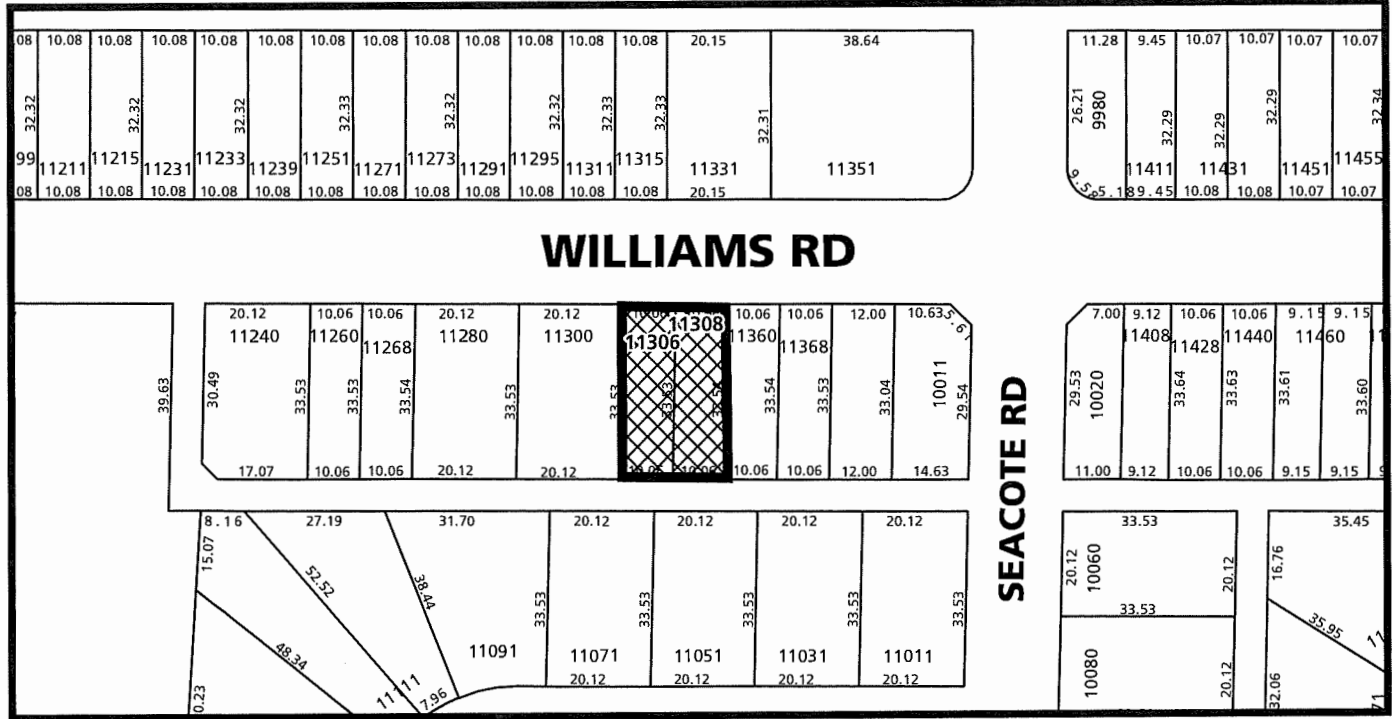
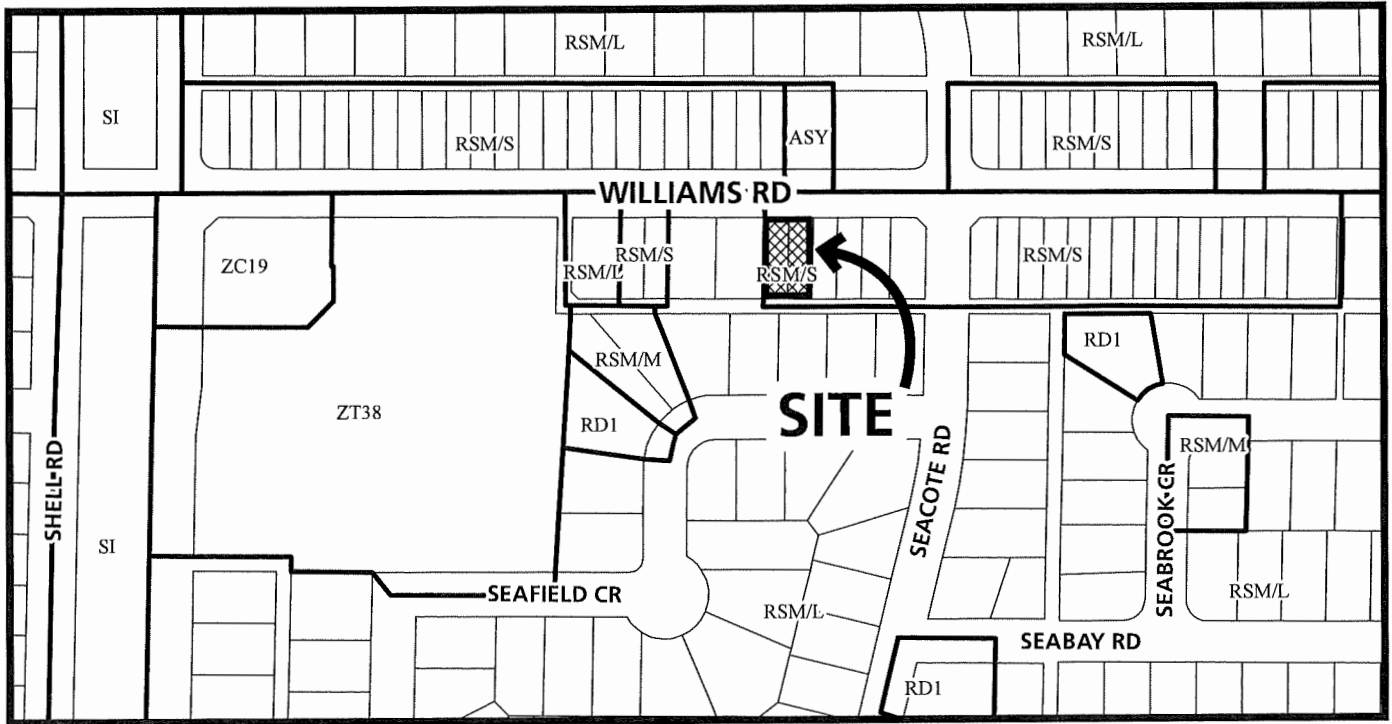


3
8217 & 8231 No 3 Road
PLN 17

Original Date: 01/20/25
 Revision Date:
 Note: Dimensions are in METRES



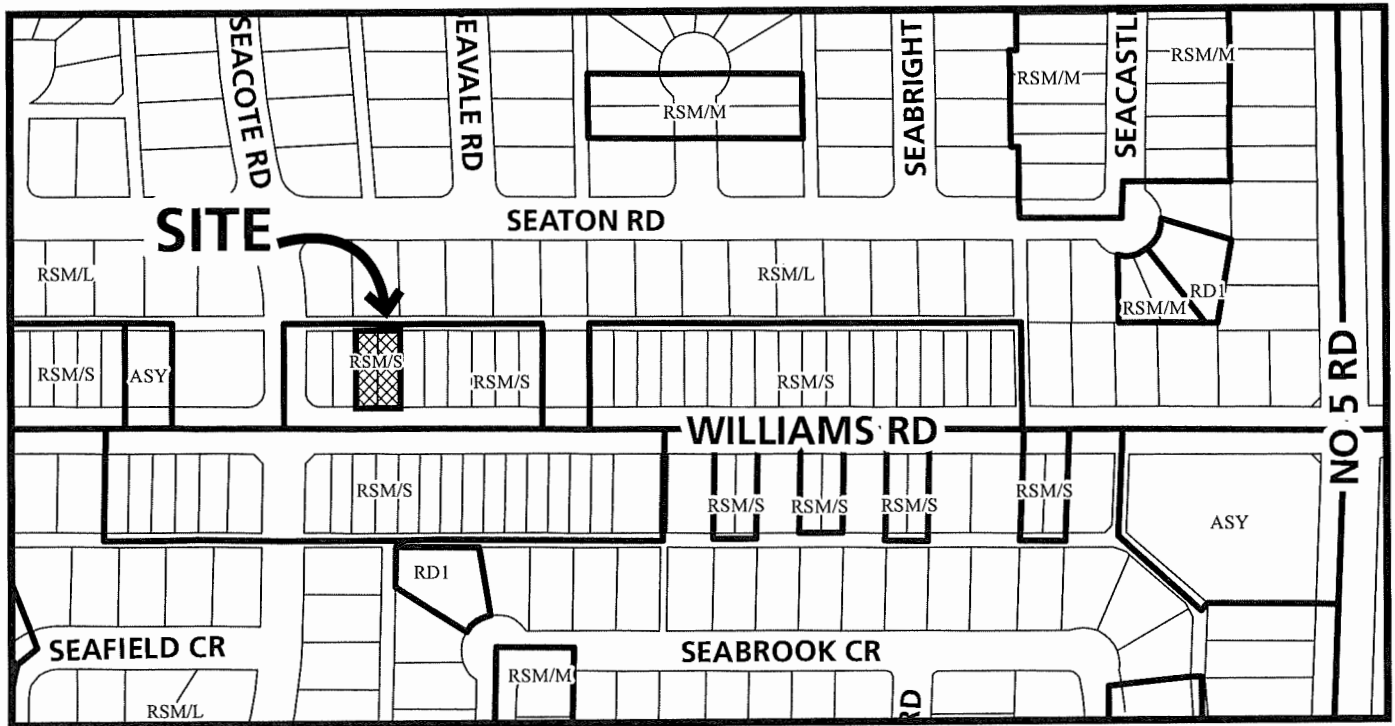
City of Richmond




	<p style="font-size: 2em; font-weight: bold;">④</p> <p style="font-size: 1.5em; font-weight: bold;">11306 & 11308 Williams Road</p> <p style="font-weight: bold;">PLN - 18</p>	<p>Original Date: 01/20/25</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



SEATON RD																											
28	22.86										20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15							
320	11340	11360									11440	11460	11480	11500	11520	11540	11560	11580									
	32.31		32.31								32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31							
30	22.86	27.71									20.03	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15							
SEACOTE RD																											
8	20.15	38.64									11.28	9.45	10.07	10.07	10.07	10.07	10.07	10.07	20.15	10.07	10.07	10.07	10.07	10.07	10.07	10.07	
15	11331	11351									9980	11431	11433	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577	
8	20.15										26.21	32.29	32.34	32.34	32.34	32.34	32.31	32.31	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	
	32.33		32.31								11411	11431	11433	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577	
	189.45										11431	11433	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577		
WILLIAMS RD																											
06	10.06	10.06	10.06	12.00	10.63						7.00	9.12	10.06	10.06	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	20.12	20.12	9.15
11320	11360	11368									10020	11408	11428	11440	11460	11480	11488	1500	1508	1520	1528	1540	1548	11560	11580	1160	
	33.53	33.54	33.54	33.53	33.04	10011					29.53	33.64	33.63	33.61	33.60	33.61	33.61	33.60	33.60	33.59	33.59	33.58	33.58	33.53	33.53	33.56	29.55
06	10.06	10.06	10.06	12.00	14.63						11.00	9.12	10.06	10.06	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	20.12	20.12	9.15	



5

11431 & 11433 Williams Road

PLN - 19

Original Date: 01/20/25

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10636
Compact Small-Scale Multi-Unit Housing (ZS32) Zone
And**

Amendments to the Table of Equivalencies for 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw No 8500, as amended, is further amended at Section 1, Administration, by replacing Section 1.12.3 with the following:

“1.12.3 Table of Equivalencies

Prior to the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573	After the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573
RS2/A, RS2/K, ZS31	RSM/S
RS2/B, RS2/C	RSM/M
RS1/E, RS2/E	RSM/L
RC2	ZS32

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 15, Site Specific Zones, by inserting a new section 15.32, after section 15.31, as follows:

15.32.1 Compact Small Scale Multi-Unit Housing (ZS32)

15.32.1 Purpose

The **zone** provides for compact **small-scale multi-unit housing** involving a **secondary suite** for which a rezoning application was submitted to the **City** prior to June 24, 2024.

15.32.2 Permitted Uses

- **housing, small-scale multi-unit**

15.32.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.32.4 Permitted Density

1. Any **building** on the **lot** must contain a **secondary suite**.
2. The maximum **density** per **lot** is:
 - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m² or less; and
 - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m².
3. Notwithstanding Section 15.32.4.2b), the reference to “four” is increased to a higher **density** of “six” if:
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
 - b) the **lot area** of the **lot** is greater than 281.0 m²
4. The maximum **floor area ratio** is 0.60 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
5. For the purposes of this **zone** only, the calculation of **density** shall be in accordance with Section 4.3 of this bylaw as specified for **zones** that permit **single detached housing** and **two-unit housing**.

15.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.32.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.

4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. For the purposes of this **zone** only, projections into **yards** shall be in accordance with Section 4.7 of this bylaw as specified for **zones** that permit **single detached housing**, except that:
 - a) **bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.32.6.6, may be located within the **building separation space**.

15.32.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. For the purpose of this **zone** only, the **residential vertical lot width envelope** shall be in accordance with Section 4.18 of this bylaw as specified for **zones** that permit **single detached housing**, **two-unit housing** or **three-unit housing**.
4. The maximum **height** for **accessory structures** is 5.0 m.

15.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.32.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.32.10 On-Site Parking

1. On-site **vehicle** parking shall be provided in accordance with the standards set out in Section 7.0 as specified for **small-scale multi-unit housing**, except that:
 - a) the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.32.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designations of the following area and by designating it **COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**:

P.I.D. 032-368-658

Lot A Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-368-666

Lot B Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-399-286

Lot 1 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-399-294

Lot 2 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-395-175

Lot A Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-395-183

Lot B Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-398-379

Lot 1 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 032-398-387

Lot 2 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 028-617-894

Lot 12 Section 27 Block 4 North Range 7 West New Westminster District Plan NWP19282

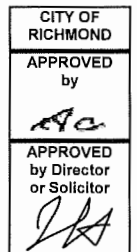
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10636**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



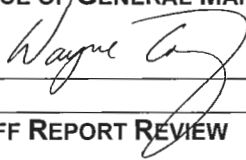

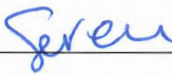
To: Planning Committee **Date:** January 20, 2025
From: Kim Somerville **File:** 07-3300-01/2025-Vol 01
 Director, Community Social Development
Re: **Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program**

Staff Recommendations

1. That the Richmond Intercultural Advisory Committee’s 2024 Annual Report, as presented in the staff report titled “Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be approved; and
2. That the Richmond Intercultural Advisory Committee’s 2025 Work Program be approved.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

The Richmond Intercultural Advisory Committee (RIAC) was established in 2002 to act as a resource and provide advice to Council in support of enhancing intercultural harmony in Richmond.

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report also supports the Cultural Harmony Plan Strategic Direction #2 Collaboration and Partnerships:

2.1 Continue to work with Richmond Intercultural Advisory Committee (RIAC) members to implement the RIAC Intercultural Strategic Plan and Work Program.

Analysis

2024 Annual Report

Activities undertaken by the RIAC are outlined in the 2024 Annual Report (Attachment 1). Highlights of the Committee's work included:

- Providing an intercultural lens on various City initiatives, including the Richmond Public Library's *2024–2028 Strategic Plan* and the development of the City's new *Signature and Community Events Plan*.
- Participated in initiatives to advance the Council-adopted Cultural Harmony Plan, which included:
 - Assisting in the planning and implementation of the 2024 Diversity Symposium as steering committee members and session hosts, contributing to a successful tenth anniversary celebration and marking the first in-person event since 2019; and
 - Advising staff on the update of the City's *Newcomer's Guide to Richmond* to better assist newcomers in accessing services within the Richmond community.
- Stayed informed of intercultural issues by inviting City staff, RIAC members and community partners to present on programs, services and initiatives available to the Richmond community, which included:
 - Connecting with the City's new Manager of Diversity, Equity and Inclusion and Manager of Indigenous Relations;
 - Learning about the Richmond Poverty Reduction Coalition's pedestrian and community safety project, presented by RIAC member Athena Estremadura; and
 - Providing input on current and future opportunities to enhance intercultural harmony, as part of the City's *2019–2029 Cultural Harmony Plan*.

As an Advisory Committee to Council, the RIAC's activities are fully supported by the City's operating budget. In 2024, the City allocated an operating budget of \$2,500.00 and \$1,396.08 to support the Committee's operations throughout the year.

In 2025, the RIAC will continue to promote intercultural harmony and support the objectives of the Cultural Harmony Plan by bringing diverse community voices and perspectives to various City initiatives as requested. The RIAC is also committed to deepening community connections with urban Indigenous communities and enhancing representation within the committee.

2025 Work Program

The proposed 2025 Work Program (Attachment 2) priorities for the committee include:

- Providing input on initiatives related to the implementation of the Council-adopted Cultural Harmony Plan as referred by Council or City staff;
- Supporting and promoting initiatives related to anti-racism and Truth and Reconciliation, and sharing best practices that can be applied in Richmond;
- Assisting City staff with the planning and implementation of the 2025 Diversity Symposium; and
- Inviting guest speakers and facilitators to present on intercultural issues and emerging trends facing the community to inform RIAC members' role in enhancing cultural harmony.

The 2025 Work Program outlines the RIAC's priorities in the coming year to continue to advance the committee's mandate of enhancing and strengthening intercultural harmony and cooperation in Richmond, and to act as a resource to Council for matters related to cultural diversity, equity and inclusion.

Financial Impact

None.

Conclusion

The RIAC 2024 Annual Report provides a summary of the activities undertaken by the Committee during the 2024 calendar year. The RIAC 2025 Work Program outlines the Committee's priorities for the upcoming year to enhance cultural harmony and strengthen intercultural connections in the Richmond community. Staff recommend that the RIAC 2024 Annual Report and 2025 Work Program be approved.



Peggy Chen
Planner 2 (Inclusion)
(604-276-4104)

- Att. 1: Richmond Intercultural Advisory Committee 2024 Annual Report
2: Richmond Intercultural Advisory Committee 2025 Work Program

Richmond Intercultural Advisory Committee 2024 Annual Report

Introduction

The Richmond Intercultural Advisory Committee (RIAC) was established by Council in February 2002 to act as a resource and provide advice to Council in support of enhancing and strengthening intercultural harmony and cooperation in Richmond.

The 2024 RIAC Annual Report is prepared for Council in accordance with the Terms of Reference. This document serves as a summary of the RIAC's activities during the 2024 calendar year and is based on input from the RIAC members with support from the Staff Liaison.

Highlights of 2024

Cultural Harmony Plan

The RIAC supports the implementation of the recommended actions of the Council-adopted Cultural Harmony Plan by providing an intercultural lens in response to staff requests for input. Throughout the year, the RIAC provided input on various strategies and initiatives across the organization, including the update of the City's *Newcomer's Guide to Richmond* and *Signature and Community Events Plan*.

City of Richmond Diversity Symposium

The RIAC members were involved in the planning and implementation of the 2024 Diversity Symposium, which was the tenth anniversary of the Symposium and the first in-person event since 2019. Under the theme of *Reimagining our Futures*, this year's event brought over 100 participants to City Hall to network, share and reflect on innovative, inclusive best practices that build equitable futures and outcomes. A number of the RIAC members participated on the steering committee and volunteered as moderators during the event. The steering committee included the RIAC members Tahzi Ali, Yun-Jou Chang, Diana Leung, Michael Ma, Rubina Mahal and Ashok Rattan.

Activities for 2024

Guest Speakers and Organizational Presenters

Throughout 2024, guest speakers and organizational representatives consulted the RIAC on strategic plans and discussed opportunities to strengthen intercultural connections and foster cultural harmony in the Richmond community. Highlights include:

January

- Dorothy Jo, Program Manager for Social Planning and Camilla Lade, Planner for Community Social Development at the City of Richmond sought the RIAC's input on current and future opportunities to enhance cultural harmony, as part of the *Cultural Harmony Plan 2022–2023 Update* report.

February

- Susan Walters, Chief Librarian of the Richmond Public Library, provided an overview of the Library's *2024–2028 Strategic Plan* and facilitated a discussion on future library priorities.

April

- Dee Bowley-Cowan, Program Manager for Events and Marie Fenwick, Director of Arts, Culture and Heritage at the City of Richmond presented the Council-endorsed guiding principles for the City's *Signature and Community Events Plan* and asked RIAC to provide input on what multicultural celebrations could look like in Richmond.

June

- RIAC member, Athena Estremadura from the Richmond Poverty Reduction Coalition provided an overview of the coalition's *Improving Pedestrian Safety in Richmond through Vision Zero Strategies* project, which aims to eliminate all traffic fatalities and severe injuries by making communities safer for all modes of transportation and increasing equitable mobility for all.

September

- Shant Goswami, Manager of Diversity, Equity and Inclusion (DEI) and Colin Pennier, Manager of Indigenous Relations at the City of Richmond presented highlights and ongoing work of their respective portfolios, which include fostering DEI within the City's workforce and advancing the City's Truth and Reconciliation efforts.

Members of the 2024 Richmond Intercultural Advisory Committee

Citizen Appointees

1. Tahzi Ali
2. Yun-Jou Chang
3. Vladimir Choi
4. Michael Ma
5. Rubina Mahal
6. Mikaela Nuval
7. Kanwarjit Sandhu
8. Randy Sandhu

Organizational Representatives

1. Athena Estremadura, Richmond Community Services Advisory Committee
2. Diana Leung, Richmond Seniors Advisory Committee
3. Adena MacLean, Vancouver Coastal Health
4. Dina McInnes, Richmond Centre for Disability
5. Ashok Rattan, Richmond Multicultural Community Services
6. Daniel Remedios, Richmond Community Services Advisory Committee
7. Sissi Su, S.U.C.C.E.S.S.
8. Baren Tsui, Richmond School District
9. Roy Wong, RCMP

Council Liaison

Councillor Bill McNulty

Staff Liaison

Peggy Chen, Planner 2 (Inclusion)

Financial Summary

As an Advisory Committee to Council, the RIAC's activities are fully supported by the City's operating budget. In 2024, the City allocated an operating budget of \$2,500.00 for the RIAC, of which \$1,396.08 was utilized for administrative meeting expenses.

Conclusion and Acknowledgements

The RIAC had a productive year in 2024. The committee achieved a full slate of nine meetings to fulfill its mandate of strengthening intercultural harmony in Richmond and supporting the advancement of the Council-adopted Cultural Harmony Plan, such as assisting in a successful in-person Diversity Symposium and engaging in various City consultation opportunities. Looking ahead, the RIAC remains committed to promoting cultural harmony by actively participating in initiatives and dialogues that amplify diverse community voices. The RIAC also seeks to deepen connections with urban Indigenous communities, as well as enhance representation within the committee.

We acknowledge the significant commitment and contributions of outgoing members in 2024: Rubina Mahal, Michael Ma and Kanwarjit Sandhu, Adena MacLean from Vancouver Coastal Health and Diana Leung from the Richmond Seniors Advisory Committee. We thank Councillor Bill McNulty for his support of the RIAC. We also express our appreciation to Peggy Chen, Staff Liaison and Jennifer Wong and Sarah Kennedy, Recording Secretaries, for their work in supporting the committee's needs. We look forward to furthering our work together in 2025.

Respectfully submitted by:

Yun-Jou Chang

Chair, Richmond Intercultural Advisory Committee

Richmond Intercultural Advisory Committee 2025 Work Program

The proposed 2025 Work Program aligns with the Richmond Intercultural Advisory Committee's (RIAC) mandate to act as a resource and provide advice to Council, supporting efforts to enhance and strengthen intercultural harmony and cooperation in Richmond and advance the Council-adopted Cultural Harmony Plan.

This work program supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.3 Foster intercultural harmony, community belonging, and social connections.

This work program also supports the Cultural Harmony Plan, Strategic Direction #2 Collaboration and Partnerships:

2.1 Continue to work with Richmond Intercultural Advisory Committee (RIAC) members to implement the RIAC Intercultural Strategic Plan and Work Program.

2025 RIAC Budget

The RIAC annually receives an operating budget of \$2,500.00.

2025 RIAC Work Program

Richmond Intercultural Advisory Committee (RIAC) 2025 Work Program		
Initiative	RIAC Actions	Expected Outcome
1. Act as a resource to the City on issues related to intercultural harmony in Richmond.	<p>1.1 Participate in consultation on City plans, updates, strategies, projects and new policies related to intercultural harmony.</p> <p>1.2 Provide an intercultural lens to City events and initiatives, as they arise.</p> <p>1.3 Respond to Council requests and provide advice on issues related to intercultural harmony in Richmond, as appropriate.</p>	1.1.1 RIAC members will be able to provide an intercultural lens to City strategies and initiatives, and advise Council, as required.
2. Build on and improve RIAC members' knowledge of intercultural issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Invite guest speakers and facilitators to present on intercultural issues facing the community, including professional development opportunities.</p> <p>2.2 Present on intercultural initiatives from member organizations and/or other groups that may inform the City's policies or practices.</p> <p>2.3 Monitor intercultural issues and emerging trends.</p> <p>2.4 Include an environmental scan on relevant items and media coverage as a standing item on the RIAC agenda.</p>	<p>2.1.1 A summary of key findings from the various speakers is included in the RIAC Annual Report.</p> <p>2.1.2 Members are better informed and well equipped to provide an intercultural lens to City strategies and initiatives, as requested.</p>
3. Support and promote initiatives that address incidents of racism and discrimination in the community.	3.1 Identify and participate in initiatives that address incidents of racism and discrimination and relay relevant information back to the RIAC.	3.1.1 RIAC members share information on best practices from other organizations and/or municipalities that may be applied in Richmond.

Richmond Intercultural Advisory Committee (RIAC) 2025 Work Program

Initiative	RIAC Actions	Expected Outcome
<p>4. Participate in external committees that align with the RIAC's goals and objectives.</p>	<p>4.1 Participate in external committees that align with the RIAC's mandate and provide updates to the RIAC.</p> <p>4.2 Promote the RIAC's role as an advisory body to Council and the City's contributions to fostering intercultural harmony in the community.</p>	<p>4.1.1 Community partners are aware of the RIAC's role in fostering intercultural harmony in Richmond.</p> <p>4.1.2 RIAC members are informed of other committees and initiatives that align with the RIAC's mandate.</p>
<p>5. Participate in initiatives related to the implementation of the Council-adopted Cultural Harmony Plan in Richmond, as appropriate.</p>	<p>5.1 Provide advice and feedback on initiatives that support actions related to the Cultural Harmony Plan, as requested.</p>	<p>5.1.1 RIAC members are involved in the implementation of actions listed in the Cultural Harmony Plan, as appropriate.</p>
<p>6. Assist with the planning and implementation of the 2025 City of Richmond Diversity Symposium.</p>	<p>6.1 Encourage RIAC representatives to sit on the 2025 Diversity Symposium Steering Committee to develop ideas for themes and topics, review options for keynote speakers and presenters and select final presenters for the workshop sessions.</p> <p>6.2 Provide event support, including promoting the event to RIAC representatives' networks, acting as session hosts and networking.</p>	<p>6.1.1 RIAC members support staff in the planning and implementation of the 2025 Diversity Symposium program.</p>
<p>7. Support initiatives related to Truth and Reconciliation.</p>	<p>7.1 Identify and support Truth and Reconciliation initiatives and relay relevant information back to the RIAC.</p>	<p>7.1.1 RIAC members share information on best practices from other organizations and/or municipalities that may be applied in Richmond.</p>



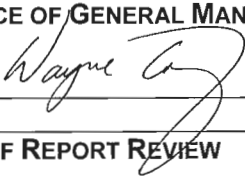

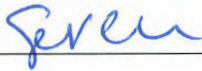
To: Planning Committee **Date:** January 17, 2025
From: Kim Somerville **File:** 07-3070-04/Vol 01
 Director, Community Social Development
Re: **Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program**

Staff Recommendations

1. That the Child Care Development Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 17, 2025, from the Director, Community Social Development, be approved; and
2. That the Child Care Development Advisory Committee’s 2025 Work Program be approved.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att.2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

The City of Richmond is a municipal leader in its commitment to child care and the City recognizes the importance of child care for Richmond residents and continues to promote and maintain a comprehensive child care system to meet the current and future needs of the community.

The Child Care Development Advisory Committee (CCDAC) was established to provide Council with advice (e.g. information, options, analysis and recommendations) regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care options in Richmond. As the City implements the *Richmond Child Care Strategy 2024–2034* (the Strategy), the CCDAC will serve an important role in helping to advance the Strategy for the next 10 years.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

This report also supports the *Richmond Child Care Strategy 2024–2034*:

Strategic Direction 3 – Advocacy

Action 3.1: Advocate for a universal, affordable child care system that supports equitable access for families and child care providers.

Action 3.2: Advocate for increased funding and supports to enable child care operators to comply with the Accessible British Columbia Act.

Action 3.5: Advocate for ongoing strategies and tools to support accessible and high quality training, recruitment, retention and compensation for Early Childhood Educators.

Action 3.7: Continue to advocate for increased mental wellness and inclusion supports for children to support caregivers, families and child care providers.

Strategic Direction 4 – Collaboration

Action 4.4: Investigate the feasibility of convening regular meetings with child care operators to encourage networking, collaboration and mutual support.

Strategic Direction 5 – Education and Information

Action 5.6: Enhance public education on the importance of child care and the role of the City of Richmond in relation to the provision of child care in the community.

Analysis

The purpose of the CCDAC is to act as a resource and provide advice to Council regarding the planning and development of quality affordable and accessible child care in Richmond. The City supports the CCDAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

2024 Annual Report

The CCDAC completed a number of activities in 2024. These are outlined below and described in the 2024 Annual Report (Attachment 1). Highlights of these accomplishments are as follows:

1. Planned and hosted events to celebrate Child Care Month in May, including a Symposium titled 'Supporting Richmond's Families' and a Children's Art Exhibition held at the Brighthouse Branch of the Richmond Public Library;
2. The CCDAC offered input, advice and guidance to inform the development of the new *Richmond Child Care Strategy 2024–2034*, which was approved by City Council in December 2024; and
3. The CCDAC reviewed the applications submitted for the City's 2025 Child Care Grant Program and made recommendations to Council on awarding the grants.

The CCDAC received an operating budget of \$4,000 for 2024. In 2024, \$2,700 was used and was under budget due to additional one-time funding from another project offsetting some of the costs of the Child Care Symposium.

2025 Work Program

The proposed 2025 Work Program (Attachment 2) was reviewed and approved at the CCDAC meeting held on December 4, 2024. This year the CCDAC will give priority to:

1. Making recommendations to Council regarding advocacy that could be undertaken with senior levels of government regarding the ongoing implementation of the Federal Multilateral Early Learning and Care Framework, the Provincial ChildCareBC Plan, the Richmond Child Care Strategy 2024–2034, and the 2021–2031 Richmond Child Care Action Plan;
2. Liaising with the Manager, Community Social Development and the Planner 2, Child Care, regarding issues that impact the community or that warrant further attention;
3. Proposing and implementing activities for Child Care Month in May to celebrate the child care sector and to provide education and information to educators, child care providers and the community;
4. Providing input regarding the implementation of the Strategy; and
5. Reviewing and recommending allocations for the 2026 City of Richmond Child Care Grants.

The 2025 CCDAC Work Program outlines the Committee's intention to monitor and address emerging issues affecting child care services throughout the year. A budget of \$4,000 is included in the approved department's operating budget to support the activities of the CCDAC in 2025.

Financial Impact

None.

Conclusion

The CCDAC plays an important role in supporting child care in Richmond and will play a crucial role in the implementation of the *Richmond Child Care Strategy 2024–2034*. The Child Care Development Advisory Committee’s 2024 Annual Report provides information on the activities undertaken by the CCDAC over the past year and the 2025 Work Program outlines the Committee’s intention to monitor and address emerging issues affecting child care services throughout 2025. It is recommended that the Child Care Development Advisory Committee’s 2024 Annual Report and 2025 Work Program be approved.



Chris Duggan
Manager, Community Social Development
(604-204-8621)

- Att. 1: City of Richmond Child Care Development Advisory Committee 2024 Annual Report
- 2: City of Richmond Child Care Development Advisory Committee 2025 Work Program

City of Richmond Child Care Development Advisory Committee 2024 Annual Report

Highlights of the Child Care Development Advisory Committee (CCDAC) meetings and events in 2024 are outlined below:

1. ‘Supporting Richmond’s Families’, a symposium for Early Childhood Educators, child care providers and parents celebrating Child Care Month, took place at Richmond City Hall on May 4, 2024. This event, which was planned by the CCDAC, featured a keynote presentation by Elder Shane Point titled ‘Supporting Families; A First Nations Perspective’ and workshops titled ‘Embrace and Empower: Enhancing Emotional Resilience in Early Childhood Education Environments,’ ‘Building Bridges with Newcomers and Chinese Immigrant Families in Child Care Centres,’ ‘Cultural Practices in Caregiving’ and ‘Diversity in Storytime.’ The Symposium was attended by 76 participants, who completed an evaluation form after the event. All of the presentations were informative and well-received by those in attendance with the majority of respondents either strongly agreeing or agreeing that the presentations met their expectations.
2. A Children’s Art Exhibition to celebrate Child Care Month was held at the Brighthouse Branch of the Richmond Public Library from May 3–31, 2024. This year’s theme was ‘Family.’ The art on display was created by children attending licensed child care programs in Richmond and ranging in age from two to 12 years old.
3. The CCDAC offered input, advice and guidance to inform the development of the new *Richmond Child Care Strategy 2024–2034*. The CCDAC provided advice on the engagement activities, the identification of key child care needs and gave input into the vision, strategic priorities and recommended actions. The Child Care Strategy is organized around five strategic directions and 42 related actions to be undertaken over the next 10 years. Many of the actions include input and involvement from the CCDAC.

The CCDAC reviewed the applications submitted for the City’s 2025 Child Care Grant Program and made recommendations to Council for their review and approval.

Members of the 2024 Child Care Development Advisory Committee

Voting Members

1. Chantelle Pereira (Chair)
2. Kevin Ching (Vice Chair)
3. Maryam Bawa
4. Geovany Cheng
5. Karen Jensen
6. Maho Kawasaki
7. Tania Lam

8. Joyce Lin
9. Diana Ma
10. Harinder Malhi
11. Vedrana Tomic
12. Elana van Veen

External Organizations (Non-Voting)

1. Jocelyn Wong (Richmond Child Care Resource and Referral)

Council Representative (Non-Voting)

1. Councillor Carol Day

School Board Liaison (Non-Voting)

1. Trustee Heather Larson

Staff Liaison (Non-Voting)

1. Chris Duggan, Manager, Community Social Development

Recording Secretary (Non-Voting)

1. Tiffany Mallen, Planner 2, Child Care

2024 CCDAC Budget

The CCDAC received an operating budget of \$4,000 for 2024; \$2,700 of this was used. The funds used were under budget this year due to additional one-time funding from another project offsetting some of the costs of the Child Care Symposium.

Closing Comments

The CCDAC has continued to successfully deliver the activities identified in the 2024 Work Program and has played an integral advisory role in the work of the child care section, especially in relation to the development of the Strategy. The CCDAC met virtually for eight meetings and held two in-person meetings this year. The Committee continued to deliver high quality professional development for educators and parents in Richmond through the annual Child Care Symposium, provided input and recommendations for the City of Richmond's 2025 Child Care Grant Program allocations, and continued to monitor child care related initiatives and activities at the municipal, provincial and federal levels. The CCDAC members have continued to bring a wide range of expertise and diverse perspectives to the Committee and its valuable work.

Committee members shared feedback on their experience and participation in the CCDAC over the past year through an annual questionnaire. All members who responded described their experience as positive. The following quotes are a sample of the overall comments about the role of the CCDAC and individual members' involvement:

- *“CCDAC builds connection between the City and sector professionals and is an avenue for sector professionals to network and hear perspectives of parents and others outside their immediate network.”*

- *“Every time I ask a question or provide a perspective that otherwise may not be raised, for the interest of my family and other families in my community, it makes me feel that it’s worth my time participating on the Committee.”*
- *“I really like the conference that we put on yearly. I think this is a great way to bring together child care providers. I also think that the grant program is special.”*
- *“I am very proud of the Child Care Symposium. I was so happy with the workshops and opportunities for social connection that it provided. Not only was it informative but it was great to celebrate educators as well as learn together and share our experiences.”*
- *“I believe this Committee serves a valuable and important role. By coming together to discuss the current state of child care and the direction it is heading, we are able to bring our collective experience and knowledge together to advocate for the children of our City. I think it is important to continually assess and plan as well as evaluate and encourage.”*
- *“The Committee can provide insights and recommendations that support accessible, affordable, and high-quality child care. It serves as a voice for families and child care providers, ensuring their needs are considered.”*
- *“As a working mother, I noticed finding a spot for Out of School Care is much harder than finding a daycare. I was excited that the Committee was talking about more Out of School Care.”*

Comments from the CCDAC Chair

It has been my absolute joy and privilege to serve as the Chair of the Child Care Development Advisory Committee for this past term. The CCDAC is comprised of operators, parents who use and understand the needs and importance of child care services in Richmond, community members and service providers who support the provision of child care including the Supported Child Development Program and the Richmond Child Care Resource and Referral Program. Each month the CCDAC comes together to discuss and provide input and insight into the child care system in Richmond. Through discussion and sharing experiences and thoughts we work together to see how we can best contribute to this growing and developing sector. We benefit from having broad representation, which helps us be cognizant of the needs of our community as well as the resources that are available, so that we can work together and look for new opportunities to address the child care needs in Richmond.

Our committee is grateful for the participation and support of Councillor Carol Day and Trustee Heather Larson as the Council and School Board Liaisons, respectively. We benefit from their contribution to our committee, as they are an integral part of the CCDAC. Councillor Day provides updates and information from Council that are very informative. We are thankful for these updates, as they help inform our discussions and remind us that we are a part of a larger system that values the people of our community. Trustee Larson presents regular updates from the School District, that are appreciated and important as the Ministry of Education and Child Care and the child care sector work together to serve our community and address the child care needs in our City.

Chris Duggan, our Staff Liaison, does a tremendous job representing child care and its needs in the City. Chris's passion for the children of our community is evident and her support is much appreciated. We value Chris and her team for their efficiency and organization as they always make sure that we have everything we need for our meetings and events. Through her words and actions, Chris demonstrates genuine care for the children and families in our City as well as a deep understanding of the work that we are doing. Chris and her team ensure that all of our members are aware of any developments and news releases, and we have enjoyed the presentations she puts together, that inform and contribute to our discussions. With Chris's support, guidance and hard work, we were honoured to host a Symposium at City Hall in honour of Child Care Month where we could learn alongside and encourage other educators in the field. On behalf of all the members of the CCDAC, we thank you and your team for your support and the work that you put into both this committee and into planning and advocating for the children and families in our city.

This past year it has been wonderful to participate in the development of the *Richmond Child Care Strategy 2024–2034* and learn about the results of the community engagement sessions. The CCDAC is looking forward to working with the City to address the current and future needs of the child care sector. This is an area that we are excited to partner on. The Strategy reflects how much the City of Richmond values child care and the needs of our community.

It has been an honour to serve as the Chair of the Child Care Development Advisory Committee again this year alongside the Vice Chair, Kevin Ching. I thank the Mayor and Council for the opportunity to serve in this way. Thank you for your support and for investing in Child Care in our City.

Prepared by:

Chantelle Pereira, Chair

Child Care Development Advisory Committee, December 2024

City of Richmond Child Care Development Advisory Committee 2025 Work Program

The proposed 2025 Work Program is consistent with the Child Care Development Advisory Committee's (CCDAC) mandate to act as a resource and provide advice to Council regarding the planning, development, support and promotion of quality, affordable and accessible child care in Richmond.

The Work Program supports Council's Strategic Plan 2022–2026 Strategic Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

The Work Program supports the *Richmond Child Care Strategy 2024–2034*:

Strategic Direction 3 – Advocacy:

Action 3.1: Advocate for a universal, affordable child care system that supports equitable access for families and child care providers.

Action 3.2: Advocate for increased funding and supports to enable child care operators to comply with the Accessible British Columbia Act.

Action 3.5: Advocate for ongoing strategies and tools to support accessible and high quality training, recruitment, retention and compensation for Early Childhood Educators.

Action 3.7: Continue to advocate for increased mental wellness and inclusion supports for children to support caregivers, families and child care providers.

Strategic Direction 4 – Collaboration:

Action 4.4: Investigate the feasibility of convening regular meetings with child care operators to encourage networking, collaboration and mutual support.

Strategic Direction 5 – Education and Information:

Action 5.6: Enhance public education on the importance of child care and the role of the City of Richmond in relation to the provision of child care in the community.

The Work Program also supports the *2021–2031 Richmond Child Care Action Plan*:

Sector Quality and Sustainability:

Action 3.1: Ensure that the City continues to be well-informed about the latest trends, research and advocacy efforts concerning child care matters.

2025 CCDAC Work Program

The 2025 Work Program was approved at the CCDAC meeting held on December 4, 2024. This year the Committee will give priority to the initiatives outlined in the table below.

Advocacy	
Initiative #1	<ul style="list-style-type: none"> • Make recommendations to Council regarding advocacy that could be undertaken with senior levels of government regarding the ongoing implementation of the Federal Multilateral Early Learning and Care Framework, the Provincial ChildCareBC Plan, the <i>Richmond Child Care Strategy 2024–2034</i>, and the <i>2021–2031 Richmond Child Care Action Plan</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Monitor child care data, issues and emerging trends; • Monitor senior government announcements and changes regarding child care policy and funding for creating new child care spaces; • Discuss child care-related issues that come to the CCDAC's attention, consider related roles and actions that could be taken or recommended; • Pass motions or resolutions; • Prepare letters and briefs; and • Submit advice to Council through the Staff Liaison.
Expected Outcome	<ul style="list-style-type: none"> • Council will be informed about child care issues in the community that may be pursued with senior levels of government.
Indicator of Success	<ul style="list-style-type: none"> • Increased funding from senior levels of government and improved funding processes.
Partners	<ul style="list-style-type: none"> • City Council; • Child Care Licensing (Vancouver Coastal Health); • Provincial Government; and • Federal Government.
Initiative #2	<ul style="list-style-type: none"> • Liaise with the Manager, Community Social Development (Staff Liaison) and Planner 2, Child Care regarding issues that need further attention, action or clarification.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • At monthly meetings, provide the Staff Liaison with information and the CCDAC's perspective on key child care issues impacting Richmond child care operators, providers and families; • Participate in actions noted in the <i>Richmond Child Care Strategy 2024–2034</i> and the <i>2021–2031 Richmond Child Care Action Plan</i> where the CCDAC involvement is identified; • Provide advice on future City of Richmond child care initiatives; • Provide ideas for communication materials that will assist child care operators and parents; and • Respond to Council referrals through the Staff Liaison.
Expected Outcome	<ul style="list-style-type: none"> • The Manager, Community Social Development, as the Staff Liaison to the CCDAC, will be informed regarding the CCDAC's perspective on key child care issues.
Indicator of Success	<ul style="list-style-type: none"> • The Staff Liaison, working with the CCDAC's advice and under Council's direction, will address priority child care issues for Richmond.
Partners	<ul style="list-style-type: none"> • City Council; • Key organizations and individuals; and • Child care providers and Early Childhood Educators.

Initiative #3	<ul style="list-style-type: none"> • Participate in City consultations related to child care.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Continue to participate in discussions related to child care to inform the implementation of the <i>2021–2031 Richmond Child Care Action Plan</i>; • Provide input into the implementation of the <i>Richmond Child Care Strategy 2024–2034</i>; and • Provide input into other City consultation processes as they relate to the CCDAC's mandate (e.g. City Child Care Budget).
Expected Outcome	<ul style="list-style-type: none"> • Implementation of actions with or related to child care in the <i>Richmond Child Care Strategy 2024–2034</i> and the <i>2021–2031 Richmond Child Care Action Plan</i>, incorporating the CCDAC's perspective; and • The CCDAC's advice is provided to City consultation processes that are relevant to its mandate.
Indicator of Success	<ul style="list-style-type: none"> • Plans for future growth of City services and amenities will address the need for quality, affordable child care.
Partners	<ul style="list-style-type: none"> • City Council; • Key organizations and individuals; and • Child care providers and Early Childhood Educators.
Initiative #4	<ul style="list-style-type: none"> • Advise the City regarding the development of new City-owned child care centres and early childhood development hubs.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Review proposals for City-owned child care facilities and early childhood development hubs as early in the planning and development process as possible.
Expected Outcome	<ul style="list-style-type: none"> • The CCDAC is consulted regarding the planning and development of new City-owned child care facilities secured through rezoning processes or in City-owned buildings or projects.
Indicator of Success	<ul style="list-style-type: none"> • Child care facilities and early childhood development hubs are well designed and meet community needs regarding size, location and programs offered.
Partners	<ul style="list-style-type: none"> • City Council; • City Planners; • Developers; • Key organizations and individuals; and • Child care operators.
Initiative #5	<ul style="list-style-type: none"> • Identify and provide information to the CCDAC members on community advocacy initiatives that impact children and families.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • At monthly meetings, or as relevant, share information with the CCDAC regarding key, related community advocacy initiatives impacting Richmond child care operators, providers and families.
Expected Outcome	<ul style="list-style-type: none"> • The CCDAC will be informed about community advocacy issues related to children and families.
Indicator of Success	<ul style="list-style-type: none"> • The CCDAC members have better access to information on advocacy initiatives related to child care, children and families.
Partners	<ul style="list-style-type: none"> • Key organizations and individuals.

Child Care Grants	
Initiative	<ul style="list-style-type: none"> • Recommend City of Richmond Child Care Grant allocations.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Review and adjudicate Child Care Grant applications.
Expected Outcome	<ul style="list-style-type: none"> • Council endorses grant recommendations and allocates grants to non-profit societies so these organizations can undertake capital projects to improve the quality of their furnishings, equipment and physical space; and • Richmond's Early Childhood Educators will receive training opportunities and resources as a result of the City's allocation of Professional and Program Development Grants.
Indicator of Success	<ul style="list-style-type: none"> • The quality and capacity of child care programs will be enhanced as a result of the City's Child Care Grants Program.
Partners	<ul style="list-style-type: none"> • City Council; • Key organizations and individuals; and • Child care operators.

Child Care Month	
Initiative	<ul style="list-style-type: none"> • Propose and implement activities for Child Care Month in May to both celebrate the child care sector and to provide education and information.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Plan for an annual event to occur in Richmond during Child Care Month which will include professional development opportunities for Richmond child care providers and/or exhibitions to showcase the work of Richmond's child care providers.
Expected Outcome	<ul style="list-style-type: none"> • Richmond residents will learn about child care services in their community; • Richmond child care providers will have an opportunity to receive useful information for professional development; and • Richmond child care providers will be supported and celebrated for their work.
Indicator of Success	<ul style="list-style-type: none"> • Child Care Month activities enhance the work of child care professionals in Richmond and support parents.
Partners	<ul style="list-style-type: none"> • Key organizations and individuals; and • Child care providers and early childhood educators.

Implementation of the Richmond Child Care Strategy 2024–2034	
Initiative	<ul style="list-style-type: none"> • Provide input regarding the implementation of the <i>Richmond Child Care Strategy 2024–2034</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Provide advice on actions within the <i>Richmond Child Care Strategy 2024–2034</i> as requested by the Manager, Community Social Development.
Expected Outcome	<ul style="list-style-type: none"> • Short-term actions noted in the <i>Richmond Child Care Strategy 2024–2034</i> are initiated and, dependent on identified timelines, completed; particularly those identified as involving the CCDAC.
Indicator of Success	<ul style="list-style-type: none"> • A number of the 'short-term' actions will be initiated and in progress by the end of 2025. • The creation of new child care spaces aligns with the Vision of the Child Care Strategy to be affordable, accessible, inclusive and high quality.

	<ul style="list-style-type: none"> • The quality of child care programs in Richmond is enhanced.
Partners	<ul style="list-style-type: none"> • City Council; • Public Partners (School District No. 38, Vancouver Coastal Health); • Key organizations and individuals; and • Child care providers and Early Childhood Educators.

2021–2031 Richmond Child Care Action Plan – Implementation Actions	
Initiative	<ul style="list-style-type: none"> • Provide input regarding the implementation of the <i>2021–2031 Richmond Child Care Action Plan</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Provide advice on actions within the <i>2021–2031 Richmond Child Care Action Plan</i> as requested by the Manager, Community Social Development.
Expected Outcome	<ul style="list-style-type: none"> • Short and medium-term actions noted in the <i>2021–2031 Richmond Child Care Action Plan</i> are initiated and, dependent on identified timelines, completed; particularly those identified as involving the CCDAC.
Indicator of Success	<ul style="list-style-type: none"> • Increased child care spaces are available in Richmond. • Child care quality, accessibility and inclusiveness are enhanced.
Partners	<ul style="list-style-type: none"> • City Council; • Public Partners (School District No. 38, Vancouver Coastal Health); • Key organizations and individuals; and • Child care operators, providers and Early Childhood Educators.

2025 CCDAC Budget

As an Advisory Committee to Council, the CCDAC's activities are fully supported by the City's operating budget and, similar to prior years, \$4,000 was requested in 2025.

Child care is an essential service for families who live, work and study in Richmond. The 2025 CCDAC Work Program, which supports Council's Strategic Plan 2022–2026 outlines the Committee's intention to monitor and address emerging issues affecting child care services throughout the year. Through its annual work program, the CCDAC continues to support the development and sustainability of a comprehensive child care system in Richmond.



City of Richmond

Report to Committee

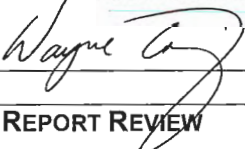


To: Planning Committee **Date:** January 8, 2025
From: John Hopkins **File:** 01-0157-30-
 Director, Policy Planning RGST1/2025-Vol 01
Re: **Response to Metro Vancouver’s Referral: Metro 2050 Regional Growth
 Strategy Amendment Proposed by the City of Surrey for the Property Located
 at 15238 – 64 Avenue**

Staff Recommendation

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled “Response to Metro Vancouver’s Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 15238 – 64 Avenue”, dated January 8, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO	
	

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to amend the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 15238 – 64 Avenue (herein called the subject site).

At its November 1, 2024 meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) *initiate the Metro 2050 amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;*
- b) *give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024; and*
- c) *direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The City of Surrey's requested amendment to the Metro 2050 RGS involves the following:

- A change to the Urban Containment Boundary to include the subject site; and
- A regional land use designation amendment to designate the site from Agricultural to Industrial.

As part of Metro Vancouver's notification process, the City of Richmond has been invited to provide written comments on the proposed amendments by February 10, 2025 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report).

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

- 1.1 *Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*
- 1.2 *Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

Findings of Fact

The proposed amendment is a Type 3 amendment in accordance with the criteria and procedures contained in the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative 50% +1 weighted vote of the MVRD Board.

Information about the Development Proposal at 15238 – 64 Avenue (City of Surrey)

The subject site is 0.67 hectares in size (1.66 acres). Surrounding land uses include commercial residential and industrial to the east and south and agricultural land uses to the north and west. The subject site was approved for removal from the Agricultural Land Reserve (ALR) by the Agricultural Land Commission (ALC) on November 21, 2023 and the ALR exclusion completed in June 2024.

The proposed development is for a multi-tenant industrial building and indoor recreation facility (volleyball) with an accessory restaurant use within two buildings on the subject site and supporting off-street parking, vehicle circulation and agricultural landscape buffer areas.

Analysis

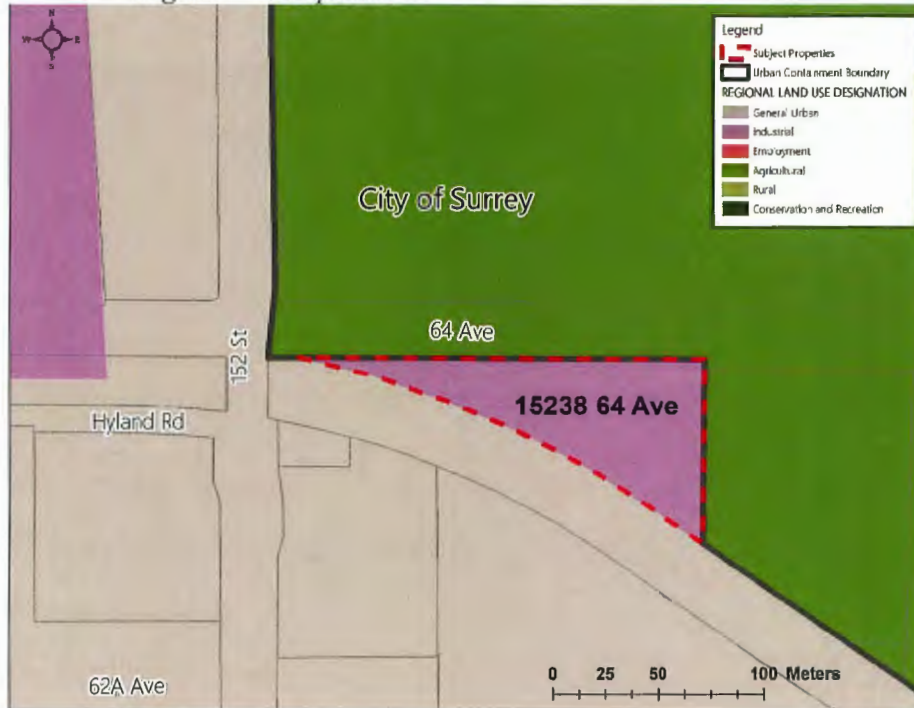
Summary of the Metro 2050 RGS Amendment for 15238 – 64 Avenue (City of Surrey)

The proposed amendment to the Metro 2050 RGS is to amend the Urban Containment Boundary to include the subject site and change the regional land use designation from Agricultural to Industrial. Refer to Figure 1 and Figure 2 for maps of the subject site showing the existing and proposed amendments to the Metro 2050 RGS.

Figure 1 – Existing Metro 2050 RGS



Figure 2 – Proposed Amendments to Metro 2050 RGS



A summary of the regional land use assessment contained in Metro Vancouver’s report is as follows:

- Although historically the subject site has been located in the ALR, the site is exempted from the *Agricultural Land Commission Act*. A prior Land Use Contract (Discharged in June 2024), permitted a cement facility and has contributed to the site not being viable for agricultural uses. The specific site context and historical uses was considered by Metro Vancouver staff in their support of the proposed amendment.
- The report acknowledges that the proposal may place additional pressures on surrounding agricultural lands and provides potential precedence for other proposals involving requests to expand the Urban Containment Boundary and convert agricultural areas to other land uses. In response, the report highlights that the subject site has been removed from the ALR and includes the provision for an agricultural buffer and accompanying building setback that will be incorporated into the proposal. Furthermore, the option to undertake agriculture/horticulture and associated activities on the site remains available based on the proposed zoning.
- The proposal will result in the expansion of the industrial land base throughout the region, which support’s the Metro 2050 RGS objectives of enhancing the supply of industrial land and creating additional local employment opportunities in areas that do not conflict with surrounding land uses.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment


City staff have reviewed the report and supporting materials and generally concur with the information and comments contained in the Metro Vancouver report dated September 16, 2024, provided in Attachment 1 to this report. On this basis, staff recommend that the MVRD Board be advised that the City of Richmond has no concerns for the proposed amendment to the Metro 2050 RGS for the subject site at 15238 – 64 Avenue (City of Surrey).

Financial Impact

None

Conclusion

Metro Vancouver has provided information in relation to a proposed amendment to amend the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 15238 – 64 Avenue, to include the subject site in the Urban Containment Boundary and amend the regional land use designation from Agriculture to Industrial. City staff recommend that the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy.



Kevin Eng
Planner 3
(604-247-4626)

KE:cas

Att. 1: Metro Vancouver Letter and Report (excluding attachments)

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

December 13, 2024

File: CR-12-01
Ref: RD 2024 Nov 1

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

VIA EMAIL: mbrodie@richmond.ca; cau@richmond.ca; carol.day@richmond.ca;
lgillanders@richmond.ca; kash.heed@richmond.ca; andy.hobbs@richmond.ca;
Alexa.Loo@richmond.ca; bmcnulty@richmond.ca; michael.wolfe@richmond.ca

Dear Mayor Malcolm Brodie and Council:

Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. *Metro 2050* is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site then, as a part of the process, they have agreed to have the Metro Vancouver Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Surrey is requesting an amendment to *Metro 2050* for a 0.67 hectare site comprising one property located at the southeast corner of 152 Street and 64 Avenue in the Newton area. The proposed amendment would redesignate the regional land use of the property from Agricultural to Industrial to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility. The proposed amendment would extend the Urban Containment Boundary to include the subject property. The site is not in the Agricultural Land Reserve.

71929395

At its November 1, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;*
- b) give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated September 16, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org by **February 10, 2025**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/JC/vc

cc: Serena Lusk, Chief Administrative Officer, City of Richmond
Claudia Jesson, Director of City Clerk's Office, City of Richmond
Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Metro Vancouver Board report dated September 16, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey \(15238 - 64 Avenue\)" \(pg. 140\)](#)

71929395



To: Regional Planning Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services,
and Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: September 16, 2024 Meeting Date: October 4, 2024

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.
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EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 *Metro 2050* amendment for a 0.67 hectare parcel located at the southeast corner of 152 Street and 64 Avenue. The proposed amendment would extend the Urban Containment Boundary to include this parcel and amend its regional land use designation from Agricultural to Industrial to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility. The proposed amendment has been assessed in relation to applicable *Metro 2050* goals and policies. Staff is recommending that, on balance, the proposed amendment is supportable.

The proposed amendment:

- reflects the fact that the subject property has been used for industrial purposes for many years and is not a viable site for agricultural uses; the parcel has been excluded from the Agricultural Land Reserve;
- would add 0.67 hectares of Industrial land to the region, making a contribution to the regional industrial land stock;
- could lead to pressure to expand urban uses onto nearby agricultural lands; and
- would result in higher trip generation, particularly for passenger vehicles. The site is served by several bus routes, although these services do not meet the criteria for the Frequent Transit Network.

The requested *Metro 2050* Type 3 amendment requires adoption through an amendment bylaw passed by an affirmative 50% + 1 weighted vote of the MVRD Board. An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey prior to final adoption of the amendment bylaw. The amended RCS also needs to be approved by the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider the City’s request to amend *Metro 2050* to accommodate a multi-tenant industrial building through a *Metro 2050* Type 3 amendment.

BACKGROUND

On June 10, 2024 Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* to amend the regional land use designation of the site located at 15238 - 64 Avenue from Agricultural to Industrial and to amend the Urban Containment Boundary (Attachment 1). After receiving third reading, Metro Vancouver received the City of Surrey’s request to consider the proposed Metro 2050 amendment on July 19, 2024.

SITE CONTEXT

The subject property is a single parcel that is approximately 0.67 hectares in size. The property was previously used for a cement facility, which was a very specific and restricted use that was regulated through a Land Use Contract. Some years ago the operation stopped, and the property has since been used for unauthorized truck parking. If the application is approved, the Land Use Contract would be discharged by the City of Surrey. Nearby land uses include agricultural, single family residential, commercial, and industrial uses. The subject property received approval for Agricultural Land Reserve (ALR) exclusion from the Agricultural Land Commission (ALC) on November 21, 2023 (Reference 1), and the exclusion was completed in June 2024. The proposal would see the site developed into a multi-tenant industrial building, with a restaurant, a volleyball facility, and surface parking; all of which are permitted industrial uses in the Surrey OCP’s Industrial designation.

Figure 1 – Site Context



The subject property is currently designated Agricultural in the City’s Official Community Plan (OCP) and zoned Light Impact Industrial Zone (IL) in the City’s Zoning Bylaw. The current regional land use designation in *Metro 2050* is Agricultural (Figure 1). Additional site information can be found in the City’s staff report (Attachment 1), and a summary of the existing site description is provided in Table 1.

Table 1 – Existing Site Description

Site Size	6,695 m ²
Site Location	15238 - 64 Avenue
Current Metro 2050 Regional Land Use Designation	Agricultural
Current City OCP Designation	Agricultural
Current Zoning	Light Impact Industrial Zone (IL)
Within the Urban Containment Boundary	No
In the Agricultural Land Reserve	No

Figure 2 – Existing Regional Land Use Designation

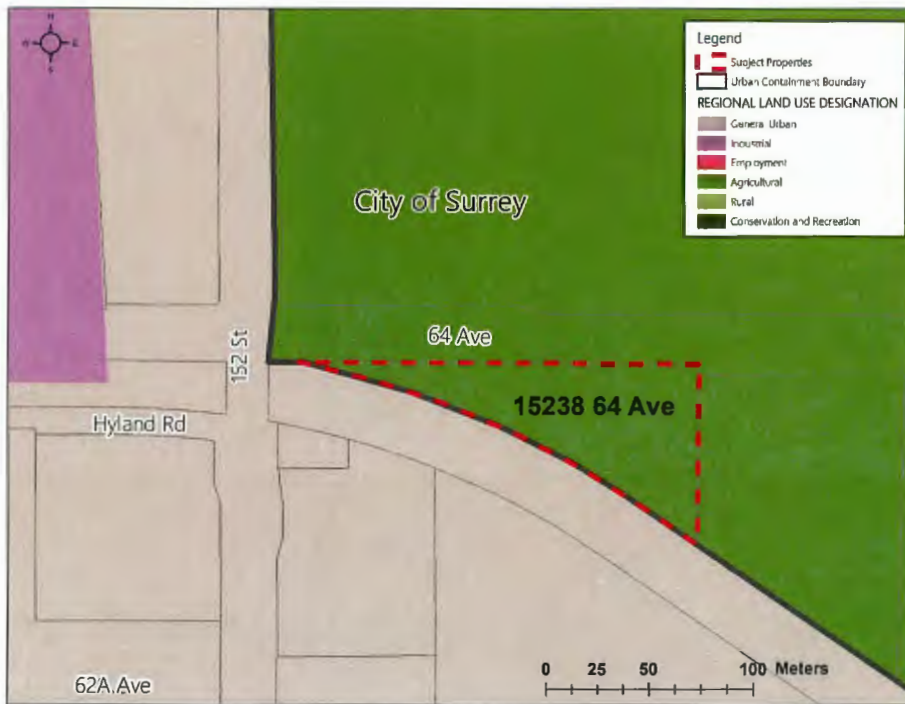
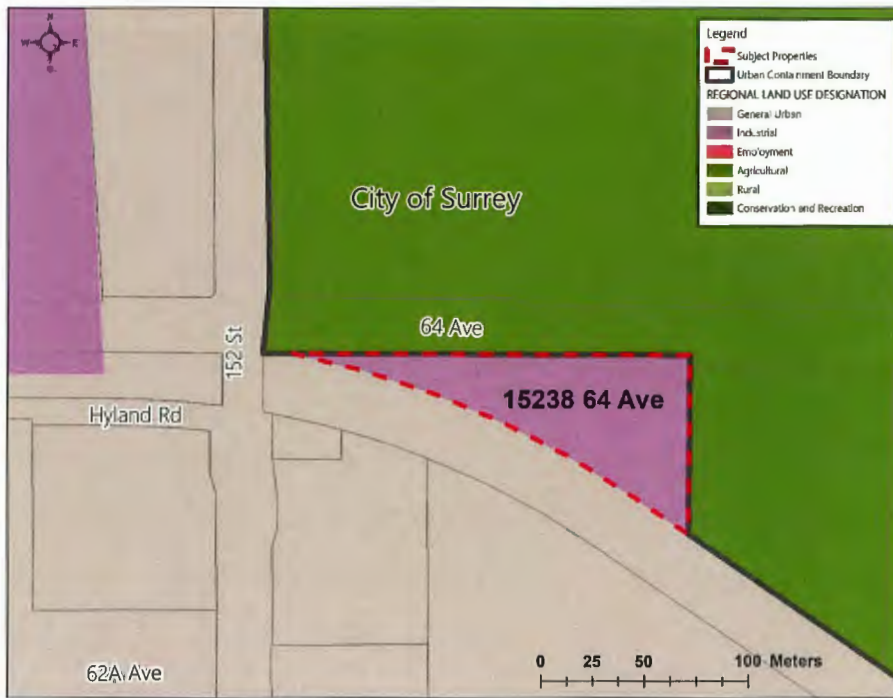


Figure 3 – Proposed Regional Land Use Designation



PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

On May 1, 2023, the City of Surrey held a public hearing and granted third reading to the respective Official Community Plan (OCP) and zoning amendment bylaws. The proposal would amend the City’s OCP and Zoning Bylaw for the subject property to accommodate industrial uses. The City referred the proposed amendment to Metro Vancouver after confirmation that the ALR notation was removed from the land title on June 4, 2024. The City can adopt the proposed OCP amendments after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested.

The proposed amendment would extend the Urban Containment Boundary to include the subject property and would redesignate the subject property’s regional land use designation from Agricultural to Industrial. Per *Metro 2050* policy 6.3.4 f), this is a Type 3 amendment because the subject site is contiguous with the Urban Containment Boundary, not within the Agricultural Land Reserve, and not subject to the *Agricultural Land Commission Act*.

The proposed land use changes are outlined in Table 2 and on Figures 2 and 3.

Table 3 – Proposed Site Designations

	Current	Proposed
Metro 2050	Agricultural	Industrial
Within the Urban Containment Boundary	No	Yes
OCP	Agricultural	Industrial
Zoning	Light Impact Industrial Zone (IL)	Comprehensive Development Zone (CD)

REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment by Regional Planning is to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*, not to duplicate the municipal planning process. *Metro 2050* sets out a long-term regional vision to support growth and change while protecting the natural environment, fostering community well-being, and supporting economic prosperity, among other objectives. Staff's role in assessing amendment requests is primarily to consider any implications to the shared *Metro 2050* vision, goals, and strategies from a long-term, regional perspective. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary, and to direct growth to a network of Urban Centres and along transit corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

Consideration 1: Contain urban development within the Urban Containment Boundary

The subject property is located outside of the Urban Containment Boundary (UCB), and is designated Agricultural in *Metro 2050*. It has been excluded from the ALR. The regional Agricultural land use designation is intended to protect agricultural purposes and not to accommodate an expansion of urban uses. The intent of the UCB is to limit the region's urban expansion.

While adjusting the UCB may create a precedent and increase pressures to convert adjacent agricultural lands beyond the current borders of 152 Street and the joint railway line/BC Hydro right-of-way, Surrey staff have noted that this property is exempt from the *Agricultural Land Commission Act*, meaning that an application for non-farm use would not be required for the proposed industrial use on the site. In November 2023, the ALC approved the exclusion of the subject property. Surrey staff also noted that agricultural uses would not be an efficient use of the land given the small parcel size, and the subject property has had industrial uses in the past (cement facility) and now (unauthorized truck parking). The proposal includes a 15m farmland protection buffer on the eastern boundary, next to the abutting ALR property.

Although the proposed amendment is not aligned with the regional goal to contain urban development within the UCB, the specific site context and past uses on the site need to be considered when evaluating this application.

Goal 2: Support a Sustainable Regional Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting employment opportunities close to where people live.

Consideration 1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

The proposed amendment is not located within an Urban Centre or Frequent Transit Development Area, but is located in close proximity to residential communities to the south and west.

Consequently, the uses associated with the proposed development have the potential to provide new employment opportunities in the City of Surrey and accessible employment options for local residents. Although employment uses are encouraged to locate in Urban Centre locations, many industrial uses are not compatible or feasible in these types of locations.

Consideration 2: Protect the supply and enhance the efficient use of industrial land

The proposed amendment will add 0.67 hectares of industrially designated land to the region. The region has a limited supply of industrial lands and strong demand for industrial space. The supply of industrial lands in Surrey and the region is limited and in high demand as documented in the *Metro Vancouver 2020 Regional Industrial Lands Strategy* and the *2020 Regional Industrial Lands Inventory* (References 2). Twenty-seven percent of the region's jobs are located on industrial lands, and there continues to be very low vacancy rates, which is constraining the region's economic and employment growth. Despite the limited scale of the proposal, this application would support the region's efforts to protect the supply of, and enhance the efficient use of, industrial land.

The City's staff report notes that:

- Several uses have been removed from the current light industrial zone relative to the proposed comprehensive development zone, which are uses that would generate parking and/or access concerns, and that are not considered appropriate adjacent agricultural uses.
- The maximum size of a coffee shop or restaurant has also been reduced, and the option to proceed with agriculture, horticulture and associated uses, has been added, recognizing there might still be potential for limited agricultural uses on the site.

Consideration 3: Protect the supply of agricultural land and strengthen agricultural viability

The region has a limited supply of agricultural lands, and they are under increasing speculative pressures for urban land uses. *Metro 2050* includes policy direction to continue to protect agricultural lands for agricultural purposes over the long term, and contain urban growth within the UCB and prevent the further encroachment of urban uses into agricultural areas.

The subject property received ALC approval for exclusion from the ALR in November 2023. Given the past industrial uses that have taken place on this property, the soil has already been highly compromised from a soil-based production perspective.

There is some risk that if approved, this amendment would put additional speculative pressure on adjacent Agricultural lands to convert to urban uses. The proposed amendment includes a 15 m landscape buffer and an increased 24 m building setback from the eastern property line to mitigate impacts on adjacent Agricultural lands. In addition, as noted above, the option to proceed with agriculture, horticulture and associated uses has been added, recognizing there may be potential for limited agricultural uses on the site.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts. The site's historic industrial and truck parking uses mean there are no natural areas remaining on the site. The proposed amendment includes a vegetated farmland protection buffer of 15 m that will have a variety of trees planted along the eastern property line. The planting plan included with the City's staff report suggests that Purple Flowering Black Locust would be

among the replacement trees planted on site. Although this tree species would provide substantive tree canopy cover, it is considered an invasive tree species in this region and it may cause root problems for sidewalks and roads. If the amendment is approved, staff suggest using Metro Vancouver's Tree Species Selection Database to identify other non-invasive species that are suitable for this site that would achieve similar or greater tree canopy coverage (Reference 3).

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment does not enable or impact residential development, therefore the Goal 4 strategies and policies of *Metro 2050* are not applicable.

Goal 5: Support Sustainable Transportation Choices

Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options

The proposed amendment and land uses will result in higher trip generation, particularly for passenger vehicles. Although the area features modest transit and active transportation infrastructure, most trips are likely to occur by private vehicle. The City's staff report indicates that 30 peak-hour vehicle trips are expected.

The site is served by several bus routes on 64 Avenue and 152 Street, although these services do not meet the criteria for the Frequent Transit Network. Pedestrian connectivity to and from these stops is currently limited, as the sidewalk network does not provide continuous access to the site. The proposed multi-use path along the 64 Avenue frontage is therefore critical in providing pedestrian connectivity to the site and enabling access to the nearby bus stops. The multi-use path is also important in light of the joint railway line/BC Hydro right-of-way, which limits alternative access points and serves as a barrier between the site and recreational uses to the south. This should be a consideration for the City during its approvals process.

Bicycle access is currently available via marked bike lanes on 64 Avenue. However, the functionality of the eastbound lane (immediately adjacent to the subject property) is reduced by conflicts with transit vehicles and the high-speed roadway environment (i.e., a 70 km/h posted speed limit).

Consideration 2: Supporting efficient movement of goods and services

The site is located on the Major Road Network and has good access to the Truck Route Network, which terminates one block west at the intersection of 64 Avenue and 152 Street. Access to the Truck Route Network will benefit warehouse uses associated with the proposed amendment. The site's strategic location from a goods movement perspective makes the proposed land use designation change to Industrial desirable from a regional goods movement perspective.

Analysis Conclusion

Analysis has concluded that, on balance, the proposed *Metro 2050* amendment is supportable.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Water Services (GVWD)

The City of Surrey is requested to forward an estimation of the increase in drinking water demand resulting from this amendment to Metro Vancouver's Water Services as soon as it is available.

Liquid Waste Services (GVS&DD)

The subject property is not within the Fraser Sewerage Area. If the MVRD Board approves this amendment application, a separate application to the GVS&DD would be required to service and connect these lands to the regional sewerage system. The GVS&DD would conduct a technical review that would include an examination of the financial, technical, operational, and service level impacts on the regional sewer system, including wet weather management practices and measures to reduce wet weather inflow and infiltration (I&I).

Based on the proposed land use change to a multi-tenant industrial building with a restaurant, volleyball facility, and surface parking, the projected RAWN Report peak wet weather flow would be less than 5L/s. Therefore, this application can be accepted from a hydraulic perspective.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on September 13, 2024. Staff from the City of Surrey presented on the amendment application and were available to answer questions from committee members. No comments were made.

REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change and amended Urban Containment Boundary is required from the City of Surrey prior to final adoption of the amendment bylaw. On June 10, 2024, Surrey City Council approved a resolution to authorize staff to submit an updated RCS reflecting the proposed amendments. It is expected that the City will submit the updated RCS for consideration of acceptance if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment is initiated and the associated bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments, local First Nations, the Agricultural Land Commission, Ministry of Transportation and Infrastructure, and TransLink, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. For Type 3 amendments, *Metro 2050* identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person).

All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. An updated Regional Context Statement from the City of Surrey will be considered at the same Board meeting as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the Metro 2050 amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

2. That the MVRD Board:
 - a) initiate the *Metro 2050* amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*;
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and
 - d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

3. That the MVRD Board decline the proposed amendment for 15238 - 64 Avenue, and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey's proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, any costs associated with enhanced public engagement (e.g. advertising, meeting space rentals) would be paid for from the Board-approved Regional Planning budget. If the MVRD Board chooses Alternative 3, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 amendment to *Metro 2050* for a 0.67 hectare site at the northeast corner of 152 Street and 64 Avenue to change the regional land use designation from Agricultural to Industrial and amend the Urban Containment Boundary to include the subject property. The subject property has been excluded from the ALR and would add a small parcel of industrial land to the region. Staff recommend Alternative 1.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated July 19, 2024 (File: 7922 0111 00)
2. *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396*
3. *Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 – 64 Avenue) Presentation*

REFERENCES

1. [ALC Decision and Resolution #578/2023](#), Agricultural Land Commission, November 21, 2023.
2. [Regional Industrial Lands Strategy](#), Metro Vancouver, June 2020.
3. [Metro Vancouver Tree Species Selection Database](#), Diamond Head, 2019.
4. [Metro 2050](#)

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