



Planning Committee

Date: Tuesday, June 7, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)

Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

ADDITIONS & DELETIONS

It was moved and seconded

That Cooperative Housing Land Purchase be added to the agenda as Item 4A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 17, 2022, be adopted as circulated.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY D.C. LTD. (DHINJAL CONSTRUCTION LTD.) FOR REZONING AT 9231 KILBY STREET FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/A)" ZONE**

(File Ref. No. RZ 21-925460; 12-8060-20-010379) (REDMS No. 6884760)

Staff summarized the report provided with the agenda material and noted (i) the application complies with the Single-Family Lot Size Policy, (ii) a tree security will be provided by the applicant for the retention of two trees, (iii) both lots will provide a one-bedroom secondary suite, in accordance with the bylaw requirement, and (iv) vehicle access will be provided from the rear lane.

In response to queries from the Committee, staff advised that the application meets the requirements of the current Official Community Plan (OCP).

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10379, for the rezoning of 9231 Kilby Street from "Single Detached (RS 1 /E)" zone to "Single Detached (RS2/ A)" zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY PARM DHINJAL FOR REZONING AT 9271 KILBY STREET FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/A)" ZONE**

(File Ref. No. RZ 21-934410; 12-8060-20-010380) (REDMS No. 6886931)

Staff summarized the report provided with the agenda material and noted (i) the application complies with the Single-Family Lot Size Policy, (ii) a tree security will be required from the applicant to ensure two trees are planted per lot, (iii) both lots will provide a one-bedroom secondary suite, in accordance with the bylaw requirement, and (iv) vehicle access will be provided from the rear lane.

In response to queries from the Committee, staff advised that the applicants could coordinate construction and development to lessen the impact on the neighbourhood.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, for the rezoning of 9271 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, be introduced and given first reading.

CARRIED

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3. **FARMING FIRST STRATEGY - ONE-YEAR REVIEW**

(File Ref. No. 08-4050-10) (REDMS No. 6868892)

Discussion ensued regarding (i) whether dredged material from Steveston Harbour and Scotch Pond could be utilized for agricultural soil, (ii) concern regarding cranberry farming debris, and (iii) suggestion to distribute the Farming First Strategy report to other committees and groups.

In response to queries from the Committee, staff noted (i) other municipalities have similar farming first or agricultural viability strategies, (ii) the amount of land farmed in the Agricultural Land Reserve (ALR) has been monitored, (iii) there are City policies regarding the number of dwellings per lot on ALR properties, (iv) secondary dwelling applications are reviewed by Council first for approval prior to being forwarded to the Agricultural Land Commission, (v) cranberry farming debris could be utilized through the harvesting process, and (vii) there are trends regarding non-compliance in soil deposits and removal.

It was moved and seconded

That the staff report titled “Farming First Strategy – One-Year Review” dated May 10, 2022 from the Director, Policy Planning, be received for information.

CARRIED

COUNCILLOR CAROL DAY

4. **RENTALS OVER EXISTING SINGLE STOREY COMMERCIAL BUILDINGS**

(File Ref. No.)

Staff summarized the report provided with the agenda material and advised (i) commercial properties outside the city center have been identified as potential sites, (ii) inner city properties that are zoned for mixed use could be targeted for rental density (iii) the rezoning process would require a public hearing and bylaw amendment adopted by Council, and (iv) density would be discussed through consultation and referral motions.

John Rolston, Richmond resident, spoke in favour of the motion and advised that city center applications may require an alteration to the zoning definitions. He noted that several city center properties fall between the flight paths and could be utilized as rental home sites by establishing a maximum height. Mr. Rolston suggested that a solution to the housing crisis is to permit 100 per cent rental housing.

In response to queries from the Committee, Mr. Rolston provided information regarding the height of two potential zoning applications in the city center.

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De Whalen, Richmond resident, spoke in support of the proposal, citing the percentage of new builds in Richmond that are either condominiums or rentals. Ms. Whalen stated there is a need for more affordable rentals in Richmond and advocated for creating rental tenure zoning for these developments.

In response to queries from the Committee, Ms. Whalen responded that newer affordable rental units allow for tenants to move, providing more vacancies for lower income market housing.

Discussion ensued regarding (i) the need to incentivize builders and owners to provide affordable residential rental units, (ii) the need to explore market rentals accommodations for small business owner/operators, and (iii) potential requirement for an OCP amendment.

As a result of the discussion, the following **referral motion** was introduced:
It was moved and seconded

That staff be directed to:

- (1) *Examine the Official Community Plan to identify properties, both inside and outside the city centre, that would qualify for 100% residential units over existing single storey commercial building; and*
- (2) *Report back as soon as possible.*

CARRIED

COUNCILLOR BILL MCNULTY

4A. COOPERATIVE HOUSING AND LAND PURCHASE

Discussion ensued regarding (i) the most recently-built cooperative housing building in the City, (ii) the suggestion to create a fund to purchase land or utilize City-owned land in reserve for cooperative housing, and (iii) the suggestion to seek funding from the provincial and federal governments.

In response to queries from the Committee, staff advised that (i) there are properties in the City that could be used for non-market housing, and (ii) the Real Estate and Finance departments could explore the funds available for purchasing lands for that purpose.

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

It was moved and seconded

That the Finance and the Real Estate departments examine the feasibility of the City of Richmond acquiring property through purchase, and/or examination of city's assets, for the sole purpose of partnering, including with senior levels of government, in order to build non-market housing, which includes cooperative housing.

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CARRIED

5. **MANAGER'S REPORT**

(i) *National Association for Industrial and Office Parks*

Staff will submit a response to the National Association for Industrial and Office parks annual cost of business survey. The cost increases over previous years are associated with construction cost values, which impact building permits.

(ii) *City Snapshots*

Mayor and Council will receive a memo from City Snapshots regarding the program "Let's Talk Richmond" running from June 13 to July 3, 2022. City Snapshots is an online information session to inform and engage the community. Responses on affordable housing, sustainability and transportation are being sought.

(iii) *Sequoia Tree*

A large tree has been planted at 11560 Williams Road.

(iv) *New Senior Planner*

Staff introduced and welcomed new Senior Planner, Karen Montgomerie.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:10 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 7, 2022.

Councillor Bill McNulty
Chair

Debbie Reimer
Recording Secretary