



## General Purposes Committee

Date: Tuesday, January 5, 2021

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (by teleconference)  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on December 14, 2020, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **INDUSTRIAL LANDS INTENSIFICATION INITIATIVE – SUMMARY OF FINDINGS AND PROPOSED AMENDMENTS TO RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 9000 AND RICHMOND ZONING BYLAW NO. 8500**

(File Ref. No. 08-4150-01; 12-8060-20-010180/010181) (REDMS No. 6446699 v. 17; 6445212; 6446004)

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail declared a conflict of interest as her husband owns industrial land in Richmond and left the meeting – 4:02 p.m.

## **General Purposes Committee**

### **Tuesday, December 5, 2021**

---

By teleconference, Katie Ferland, Manager, Economic Development, provided background information, and highlighted that the proposed staff recommendations aim to further protect and encourage the intensification of industrial lands through amendments to the City's Official Community Plan (OCP) and Zoning bylaw, which are in alignment with several City and regional policies.

In reply to queries from Committee, by teleconference, John Hopkins, Program Manager, Policy Planning, spoke to the proposed amendments to the City's OCP and Zoning bylaw and the following information was noted:

- a range of housekeeping amendments aim to address permitted industrial uses including the introduction of new industrial uses to reflect emerging industries;
- parking regulations for selected defined industrial uses are proposed to be reduced;
- building site coverage is proposed to be increased for sites outside the City Centre;
- the maximum building height is proposed to be increased outside the City Centre, but maintained at 12 metres maximum for industrial sites within 50 metres of a residentially zoned lot;
- the consideration of increasing the maximum density from 1.0 floor area ratio (FAR) to 1.5 FAR outside the City Centre may be permitted, subject to Council approval through a rezoning process, provided a site is a minimum 2.5 hectares in area, is close to major transportation infrastructure, is not adjacent to residential uses, and has satisfied transportation and servicing issues; and
- Development Permit guidelines are proposed to be amended to introduce guidelines for industrial buildings that are multi-storey and have an external access.

Discussion took place on properties within the Aberdeen Industrial Reserve area, and staff remarked that any rezoning in this area would be subject to the policies within the City Centre Area Plan. As a result of the discussion, the Chair directed staff to provide a memorandum on the City Centre Area Plan as it relates to industrial reserves and in particular the Aberdeen Industrial Reserve.

In reply to further queries from Committee, by teleconference, Barry Konkin, Director, Policy Planning and Ms. Ferland provided the following information:

- a staff report from the City's Sustainability Department is forthcoming on sustainability initiatives on industrial structures;

## General Purposes Committee

### Tuesday, December 5, 2021

---

- there was considerable stakeholder engagement throughout the Industrial Land Intensification Initiative (ILII) process, including strategic input and advice from the City's Economic Advisory Committee, one-on-one interviews with industrial stakeholders and organizations representing the broader business community, stakeholder workshops, and ongoing dialogue and presentations with the Urban Development Institute, NAIOP and Metro Vancouver;
- the proposed amendments to the OCP would allow the flexibility for creative proposals through the creation of a site specific custom zone;
- although the overall maximum density of 1.0 FAR remains for industrial lands, a proposed amendment would allow the consideration of increasing the density to 1.5 FAR outside the City Centre subject to a rezoning process provided the site meets specific criteria;
- staff will report back in two years on the implementation of the ILII, however, should sufficient and meaningful data be collected prior to the conclusion of this period, staff will provide Council with an interim update;
- the creation of new industrial land is challenging as it would result in taking land away from another classification and therefore the intensification of existing industrial land is the preferred option; and
- the goal of the ILII is to increase Richmond's capacity to retain and attract business in sectors that are fundamentally important to Richmond's economy; in addition, staff maintain a pulse on emerging sectors, such as film and biotechnology, to understand their needs and determine suitable space for these industries.

By teleconference, Norm Connolly, Manager, Sustainability, spoke to several sustainability initiatives that are underway in relation to industrial buildings, highlighting that staff are examining extending the BC Energy Step Code, defining and setting limits on carbon emissions, and examining zero emission vehicle infrastructure to name a few.

It was moved and seconded

- (1) ***That the staff report titled "Industrial Lands Intensification Initiative – Summary of Findings and Proposed Amendments to Richmond Official Community Plan Bylaw No. 9000 and Richmond Zoning Bylaw No. 8500" dated November 23, 2020 from the Director, Real Estate Services and Director, Policy Planning be received for information;***
- (2) ***That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, be introduced and given first reading;***

**General Purposes Committee**  
**Tuesday, December 5, 2021**

---

- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, 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;*
- (4) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10181, be introduced and given first reading; and*
- (6) *That staff review and report back in two years on the implementation of the Industrial Lands Intensification Initiative.*

**CARRIED**

Opposed: Cllr. Wolfe

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:45 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, January 5, 2021.

---

Mayor Malcolm D. Brodie  
Chair

---

Hanieh Berg  
Legislative Services Associate