



## Planning Committee

Date: Wednesday, January 6, 2021

Place: Council Chambers  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Alexa Loo (by teleconference)  
Councillor Carol Day (by teleconference)  
Councillor Bill McNulty  
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:17 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on December 1, 2021, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

February 2, 2021, (tentative date) at 4:00 p.m. in Council Chambers.

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**PLANNING AND DEVELOPMENT DIVISION**

1. **HOUSING AGREEMENT BYLAW NO. 10214 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 5740, 5760, AND 5800 MINORU BOULEVARD**

(File Ref. No. 08-4057-05) (REDMS No. 6547639)

Discussion ensued with regard to integrating the proposed affordable housing units into the proposed development and reviewing the policy of integrating affordable housing units.

In reply to queries from Committee, staff noted that (i) the City's Affordable Housing Strategy integration policy allows for standalone or clustered affordable housing units if the developer has arrangements for management by a non-profit operator, (ii) the proposed number of affordable housing units was increased from 47 to 88 units and the other units in the proposed development will be market condominiums, (iii) non-profit affordable housing service providers have indicated that the administration of services can be more efficiently delivered in clustered or standalone affordable housing units, and (iv) residents of the affordable housing units will have full access to all amenity spaces.

It was moved and seconded

*That Housing Agreement (5740, 5760, and 5800 Minoru Boulevard) Bylaw No. 10214 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 18-807640, be introduced and given first, second and third readings.*

**CARRIED**

Discussion ensued with regard to the City's affordable housing integration policy, and as a result, the following **referral motion** was introduced:

It was moved and seconded

(1) *That staff review the City's affordable housing integration policy;*

(2) *That staff conduct an anonymous livability survey of affordable housing residents; and*

(3) *That the Richmond Community Services Advisory Committee (RCSAC) be consulted on the affordable housing integration policy;*

*and report back.*

**CARRIED**

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2. **APPLICATION BY GRADUAL ARCHITECTURE INC. FOR REZONING AT 6520 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-010224; RZ 17-792242) (REDMS No. 6562809 v. 4)

Staff reviewed the application, noting that (i) the proposed development will consist of eight, three storey townhouse units, (ii) one on-site tree and five off-site trees will be retained, and one additional on-site tree will be further assessed at the Development Permit stage, (iii) the proposed development will include site servicing and frontage improvements, (iv) a statutory right-of-way will be registered on-title, and (v) signage will be installed on-site as part of the Development Permit to indicate that the proposed driveway will connect to a future development adjacent to the subject site.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10224, for the rezoning of 6520 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given First Reading.*

**CARRIED**

3. **APPLICATION BY CLASSICO DEVELOPMENT LTD. FOR A STRATA TITLE CONVERSION AT 10531/10551 ANAHIM DRIVE**

(File Ref. No. SC 20-905121) (REDMS No. 6546884 v. 3)

It was moved and seconded

*(1) That the application for a Strata Title Conversion by Classico Development Ltd. for the property located at 10531/10551 Anahim Drive be approved on fulfilment of the following conditions within 180 days of the date of this resolution:*

- (a) Payment of all City utility charges and property taxes up to and including the current year;*
- (b) Submission of appropriate plans and documents to the City and execution of same by the Approving Officer; and*
- (c) Discharge of the existing covenant registered on Title (#BE119606), which restricts the use of the property to a maximum of two units.*

*(2) That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

**CARRIED**



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Discussion ensued with regard to (i) the heritage consultation costs and costs of developing a Heritage Conservation Plan, (ii) access to grant funding at the beginning of the conservation process to cover costs to develop the Heritage Conservation Plan, (iii) the division of conservation works between interior elements and the exterior façade, and placing an emphasis on the importance of exterior façade work, (iv) consulting with Steveston historians and pioneers to maintain the heritage character of buildings in the area, and (v) options to expand the Steveston Heritage Grant program to other areas in the city.

In reply to queries from Committee, staff noted that (i) the Heritage Commission was not opposed to the requirements of the Heritage Conservation Plan, however expressed concern with regard to no requirements for exterior visual enhancements, (ii) staff can explore increasing the portion that can be allocated to initial costs of developing the Heritage Conservation Plan by property owners, however concerns may arise when portions of the grant are provided before such a plan is developed and before the actual conservation works have initiated, (iii) City staff are not available for heritage consulting services, and (iv) transportation staff will be reporting back on the referral related to the Steveston streetscape and boardwalk.

Discussion then ensued with regard to supporting potential conservation projects, and as a result, an amendment motion to increase the allocation of the grant funding for initial costs towards developing a Heritage Conservation Plan was introduced, but failed to receive a seconder.

The following **referral motion** was then introduced:

It was moved and seconded

***That the Steveston Village Heritage Conservation Grant Program (Council Policy 5900), be referred back to staff to:***

- (1) review options to provide upfront grant funding to support initial costs of developing the Heritage Conservation Plan;***
- (2) review allocation of grant funding towards exterior façade works;***  
***and***
- (3) consult with Steveston historians, pioneers and the Heritage Commission on the Grant Program;***

***and report back.***

**CARRIED**

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6. **COMPREHENSIVE REVIEW OF THE ARTERIAL ROAD LAND USE POLICY DESIGNATION ALONG RAILWAY AVENUE**

(File Ref. No. 08-4057-01) (REDMS No. 6567061 v. 4)

Staff reviewed the Arterial Road Land Use Policy Designations along Railway Avenue, noting that (i) staff examined lot configurations for 18 different sites along Railway Avenue and are recommending that 8 of those sites be considered for townhouse development and a site be considered to permit row house development, (ii) should Council endorse the recommendation, staff can proceed to the public consultation phase, (iii) transit services are provided by TransLink and decisions related to the types of transit allocated for the Railway Avenue corridor, including Rapid Transit (Rail) Service, are determined by TransLink, and (iv) staff can examine other potential transit routes in the area such as along No. 1 Road and Seventh Avenue, if directed.

Discussion ensued with regard to (i) exploring various transit services along the Railway Avenue corridor, including Rapid Transit (Rail) Service and frequent bus service, (ii) increasing densities in the area, and (iii) conducting a thorough public consultation of transit and densification options.

It was moved and seconded

*That staff be authorized to undertake community and industry consultation regarding possible amendments to the Arterial Road Housing Development Map for sites located within the Railway Avenue Corridor.*

**CARRIED**

Opposed: Cllr. Steves

7. **APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE**

(File Ref. No. 12-8060-20-010035RZ 17-784927) (REDMS No. 6560853 v. 5)

It was moved and seconded

*(1) That the following recommendation be forwarded to a Public Hearing:*

- (a) That Single-Family Lot Size Policy 5420 in Section 36-4-7, adopted by Council on October 16, 1989, be amended to exclude 5026 Williams Road and the 45 properties bordering Railway Avenue between Williams Road and 10700 Railway Avenue; and*

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- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be referred to the Tuesday, February 16, 2021 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

**CARRIED**

Opposed: Cllr. Day

8. **MANAGER’S REPORT**

(i) *Non-Farm Use Application at 3031 No. 7 Road*

Staff provided an update on the application, noting that the ALC has denied the application.

(ii) *Upcoming Planning Committee – February 2, 2021*

Staff noted a number of significant reports will be presented to Committee including (i) Farming First Strategy, (ii) Passive House Incentives, and Lansdowne Master Plan.

(iii) *Barry Konkin*

Staff noted that Barry Konkin, Director, Policy Planning will be retiring in the next month.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:33 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, January 6, 2021.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Associate