



## Planning Committee

Date: Tuesday, March 2, 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 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meetings of the Planning Committee held on February 2, 2021 and February 3, 2021, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 7, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) - STEVESTON VILLAGE**

(File Ref. No. 12-8060-20-010075; RZ 18-817742) (REDMS No. 6611472 v. 4)

Staff spoke on the proposed development's architectural form and character and reviewed the application, noting the application complies with the land use policy in the City's Steveston Area Plan. Staff added that should the application proceed, a Development Permit would be required.

Discussion ensued with regard to (i) accessibility of the rooftop decks during inclement weather, (ii) adhering to the Sakamoto Guidelines of architectural design in keeping with the heritage character of the Steveston area, (iii) the proposed development's set backs and impact to parking in the area, (iv) the approval and consultation process of the Steveston Area Plan, and (v) options to re-establish the Steveston Design Committee.

Zaher Verjee, representing the applicant, commented on the application process, noting that the applicant worked closely with Planning staff and have followed City guidelines on design.

In reply to queries from Committee, staff noted that there is no elevator access to the rooftop decks and that there are options to include chair lifts for residents. Staff added that staff will be preparing a report on options to re-establish the Steveston Design Committee. Furthermore, staff noted that the timeline for re-establishment of the Steveston Design Committee may take several months.

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

It was moved and seconded

*That the Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) - Steveston Village be tabled until the Steveston Design Committee is established.*

The question on the motion was not called as discussion ensued with regard to options to proceed with the proposed development concurrently with the proposed re-establishment of the Steveston Design Committee.

The question on the motion was then called and it was **CARRIED** with Cllrs. Loo and McPhail opposed.

Discussion then ensued with regard to the options to review the Steveston Area Plan, and as a result, the following **referral motion** was introduced:

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It was moved and seconded

*That the Planning Committee review the Steveston Area Plan and offer suggestions for possible change.*

**CARRIED**

2. **APPLICATION BY SPEERA VENTURES INCORPORATED FOR REZONING AT 10620 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3)

Discussion ensued with regard to the building height and on-site tree retention.

In reply to queries from Committee, staff noted that the raised deck around the on-site tree is proposed to ensure the protection of the tree while also providing private outdoor space.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**CARRIED**

3. **MARKET RENTAL HOUSING AGREEMENT BYLAW 10242 TO SECURE MARKET RENTAL HOUSING UNITS AT 5500 NO. 3 ROAD**

(File Ref. No. RZ 19-858804; 12-8060-20-010242) (REDMS No. 6610269 v. 1A)

It was moved and seconded

*That Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Housing Units required by Rezoning Application (RZ 19-858804), be introduced and given first, second and third readings.*

**CARRIED**

4. **MANAGER’S REPORT**

(i) *Housing Referrals*

Staff noted that reports on Market Rental Housing, Low-End Market Rentals and Rental Restrictions for Strata Units is anticipated to be presented to Committee in May 2021.

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***(ii) Affordable Housing Integration Policy***

Staff briefed Committee on the process for public consultation for policies regarding affordable housing integration, noting that consultation will be conducted with the Richmond Community Services Advisory Committee and with tenants from Richmond. Staff added a memorandum on the matter will be provided to Council.

***(iii) Planning Committee Schedule***

Discussion ensued with regard to this year's Planning Committee schedule and options to add additional meetings. The Chair noted that staff will be reviewing upcoming agenda items and can examine potential schedule adjustments with the Committee.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:00 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 2, 2021.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Associate