



**Regular Council meeting for Public Hearings
Monday, March 18, 2024**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Laura Gillanders (by teleconference)
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **TEMPORARY USE PERMIT (TU 23-033092)**
(Location: 8351 River Road, Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) and 8411, 8431, and 8451 West Road; Applicant: Firework Productions Ltd. c/o Raymond Cheung)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Alec Poon (Schedule 1)

Submissions from the floor:

None.

PH24/3-1

It was moved and seconded

To allow the temporary use of the subject property for a seasonal night market, for a maximum of 84 event operational days between April and October for the 2024-2026 seasons.

The question on the motion was not called as discussion ensued with respect to security, noise and traffic issues.

The question on the motion was then called and it was **CARRIED**.



**Regular Council meeting for Public Hearings
Monday, March 18, 2024**

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10533
(RZ 22-011635)**

(Location: 12900 Steveston Highway & 11311 Rice Mill Road; Applicant: Lucas Hogler)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH24/3-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10533 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10534
(RZ 22-009024)**

(Location: 18431 Westminster Highway; Applicant: Jason Levelton)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH24/3-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10534 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, March 18, 2024**

4. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 10523 RICHMOND ZONING BYLAW 8500, AMENDMENT
BYLAW 10511 (RZ 23-011557)**

(Location: 5300 No. 3 Road; Applicant: Lansdowne Phase 1 Limited)

Applicant's Comments:

Dan Cupa and Dea Knight, Bosa Properties, presented an overview of Phase 1A (copy on file, City Clerk's Office), highlighting (i) the development of 298 rental units, including 157 market rental housing units, 141 LEMR units and the addition of ten, three bedroom units, (ii) child care facility, (iii) the construction of public spaces including parks, greenways and art walks, (iv) the creation of a multi-modal accessible and sustainable neighbourhood, (v) the removal of 50 acres of non-permeable paving and replacing it with residences, parks and 250 trees, (vi) a low carbon strategic approach will encompass the development, and (vii) Phase 1A will begin with the development of the perimeter of the Lansdowne site.

Written Submissions:

Jared Sumul (Schedule 2)

Imelda Nurwisah (Schedule 3)

Alex Mah (Schedule 4)

Jason Caspick (Schedule 5)

Janice Sayson (Schedule 6)

Sylvain Celaire (Schedule 7)

Submissions from the floor:

Tyler Pronyk, Richmond resident, spoke in favour and referenced his submission (attached to and forming part of these minutes as Schedule 8), noting the importance of more housing options, public spaces, child care facility, community centre, and economic opportunities.

Ahmed Moola, Modo Co-operative, spoke in support of the application, noting Modo is providing two shared electric vehicles onsite and membership benefits for residents. Modo's car-sharing service is in line with the multi-modal goals of the application highlighting the need for more sustainable modes of transportation.



**Regular Council meeting for Public Hearings
Monday, March 18, 2024**

Ahmed Omran, Director of Community Real Estate and Asset Management, S.U.C.C.E.S.S., spoke in support and referenced his submission (attached to and forming part of these minutes as Schedule 9), noting their partnership with the applicant and the collaborative effort in regards to the planning, design and operation of the LEMR units as well as the addition of a child care facility in Phase 1. The delegate reiterated that during the waitlist and application process for LEMR units, priority is given to those that live or work within the community.

Rick Duff, Past Chair, Richmond Cares, Richmond Gives, spoke in support of Lansdowne Phase 1 redevelopment and referenced the submission (attached to and forming part of these minutes as Schedule 10), noting the mix of housing options, retail and office space, the addition of a new community centre, child care facility and park spaces, all of which will benefit the community of Richmond.

Lucas Sun, Richmond resident and student, spoke in favour of the Lansdowne redevelopment, noting the importance of affordable housing options and the issues that students face in finding rental units while reducing their commute times to/from school.

Jesse Li, Hub Cycling, expressed support of the application, noting that Phase 1 encompasses Richmond's cycling network plan highlighting the creation of multi-modal opportunities making Lansdowne more bike and pedestrian friendly.

Rebecca Swaim, Executive Director, Trinity Western University, expressed support in the development of Lansdowne Phase 1, noting the creation of mixed amenities, green space, commercial space and affordable housing options that give opportunities for students and families to study, work and live in Richmond.

Shaena Furlong, CEO, Richmond Chamber of Commerce, spoke in support of Lansdowne Phase 1 application, highlighting economic and business opportunities while offering affordable housing options that will allow residents to live and work in Richmond.

Aaron Lam, Richmond resident, expressed support for the Lansdowne redevelopment, noting the importance of affordable housing options highlighting that building a neighbourhood centrally located to public transit with accessibility to health care, education and commercial centres will contribute to the revitalization of the economy and contribute to the growth of Richmond.



**Regular Council meeting for Public Hearings
Monday, March 18, 2024**

PH24/3-4

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 10523 be given second and third readings.

The motion was not called as discussion ensued in regards to (i) more green space, (ii) establishing a plan for a new school, (iii) building more affordable housing units, (iv) the design details of the buildings, (v) rental rates, tenant income and tenant management, (vi) timeline to build Phase 1A, (vii) additional below grade parking, (viii) tree retention, (ix) Net Zero Carbon Ready inclusive buildings, and (x) options of adding student housing.

Discussion further ensued in respect to market rental housing and LEMR units noting that the rental rates and tenant income will be established by the Housing Agreement that will be registered on title. A memorandum of understanding has been made between the developer and S.U.C.C.E.S.S. with respect to the management of the tenants in the LEMR units and as part of the Housing Agreement, the City can include that S.U.C.C.E.S.S. prioritize Richmond residents and/or people that work in Richmond for the rental units and that staff will provide more information in the Housing Agreement report.

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

PH24/3-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10511 be adopted.

CARRIED

Opposed: Cllrs. Day
Wolfe

ADJOURNMENT

PH24/3-6

It was moved and seconded

That the meeting adjourn (8:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday March 18, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)