



**Planning Committee**  
**(Continuation of Planning Committee meeting held on**  
**February 2, 2021)**

Date: Wednesday, February 3, 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 4:02 p.m.

## PLANNING AND DEVELOPMENT DIVISION

4. **PROPOSED OFFICIAL COMMUNITY PLAN/CITY CENTRE AREA PLAN AMENDMENT, LANSDOWNE SHOPPING CENTRE FINAL MASTER LAND USE PLAN**

(File Ref. No.12-8060-20-010154 CP 15-717017) (REDMS No. 6575423 v. 6B)

Staff provided an overview of the proposal and highlighted that (i) the subject application is limited to an Official Community Plan (OCP)/City Centre Area Plan (CCAP) amendment and does not include a rezoning application, (ii) the proposed amendments are refinements, rather than major changes to the existing OCP/CCAP, (iii) the applicant is required to submit incremental rezoning and development permit applications in order to redevelop the site, (iv) future rezoning applications will be subject to City amenity contributions and infrastructure requirements in place at the time of future redevelopment, and (v) the application will amend the location and distribution of the major park identified in the CCAP and reorganize building density and building heights while maintaining the overall blended on-site density permitted in the existing CCAP.

In addition, staff reviewed the key features of the proposed master land use plan, the CCAP's density bonusing provisions and their application on the subject site, and phasing of the proposed redevelopment.

Discussion ensued with regard to (i) the intent and implications of the proposed OCP/CCAP amendment, (ii) how future changes in City policies and requirements would impact the proposed phased redevelopment of the subject site, (iii) the timeline for the applicant's submission of proposed development plans for the non-residential component of the project, (iv) population projections for Lansdowne Village and impacts on the neighbourhood, (v) potential community benefits from the redevelopment of the site in terms of provision of public amenities, including parks in light of future population increases in the city centre area, (vi) public utilization of the proposed park components of the project, (vii) distribution of building density among the different parcels on the subject site, (viii) opportunities to accommodate a public school on the subject site, (ix) involvement of the Vancouver Airport Authority in the OCP/CCAP consultation process, (x) proposed parking for the redeveloped site, (xi) impacts on transportation and traffic of ongoing and future densification of the city centre area, (xii) potential for increasing the number of rental units in the redeveloped site, including allowing market strata housing units to be rented, and (xiii) design of rooftops of buildings on the redeveloped site.

**Planning Committee**  
**Wednesday, February 3, 2021**

---

In reply to queries from Committee, staff noted that (i) there is currently no formal timeline for a regular cycle of updating the OCP, (ii) Council's endorsement of the proposed master land use plan without specific details would give Council the ability and flexibility to ensure that the community's needs would be met in the future, (iii) the subject application will not change the overall blended density of the subject site permitted in the current OCP, (iv) the selection of potential amenities on the subject site will occur at future rezoning applications, and (v) Council could direct staff to conduct public consultations regarding determining a potential City facility on the site should the City decide to secure a facility as part of future rezoning applications.

Ella Huang, Richmond Centre for Disability (RCD), spoke in favour of the application, noting that the applicant has engaged RCD in the development of the proposed master land use plan for Lansdowne Shopping Centre, resulting in an inclusive environment for the site. She added that potential benefits that the proposal would bring to the community, particularly in enhancing the accessibility of people with disabilities and mobility challenges, include (i) the location of residential and community amenities in close proximity to Lansdowne Canada Line Station, (ii) the design of the street and pedestrian network that could accommodate people with mobility challenges, and (iii) the integration of a central park in the master plan with flexible programming that would be beneficial to people with disabilities.

James Wong, T & T Supermarket, expressed support for the application, noting that they would like to continue their positive tenant-landlord relationship with the applicant and serve the needs of the community. He added that the proposed master land use plan for Lansdowne Centre dovetails with T & T's future expansion plan.

John Roston, Richmond Rental Housing Advocacy Group, noted that Council could now indicate the type of housing units they would like to see for the rezoning application for Phase 1. Also, he suggested that (i) all housing units in Phase 1 be family-friendly and should be market rental and low-end of market rental housing units, and (ii) a minimum of two hours of free parking should be offered in the future Lansdowne Shopping Centre development to avoid the possibility of future shoppers parking on-street and on nearby free parking lots.

## **Planning Committee**

### **Wednesday, February 3, 2021**

---

Lisa Rupert, YWCA, expressed support for the proposed master land use plan and the inclusion of affordable housing in future residential developments on the subject site. She added that YWCA owns, develops and operates non-profit housing in Metro Vancouver and has been in discussion with the applicant regarding potential involvement in affordable housing on the redeveloped site. Also, she noted that the proposed location of future residential developments in close proximity to the Lansdowne Canada Line Station, shopping centre, and green spaces would be especially beneficial to single mothers who are vulnerable and have low incomes.

Rebecca Swaim, Trinity Western University-Richmond, spoke in favour of the application, noting that (i) the existing Lansdowne Shopping Centre accommodated the additional space needs of a growing student population in the TWU-Richmond campus in Minoru Boulevard, (ii) the central location of the future residential developments in proximity to a transit station and airport would be ideal for both the local and international students of TWU-Richmond, (iii) there is a need and interest for affordable housing and university dormitory-type housing for TWU-Richmond students in and around its campus, (iv) TWU-Richmond plans to expand in Richmond and provide more undergraduate and graduate programs, (v) the two sites of TWU-Richmond will reach capacity in five years, and (vi) TWU-Richmond has been in discussion with the applicant regarding the potential loss of its school space in the existing Lansdowne Shopping Centre and its future place in the redevelopment of the site.

In reply to queries from Committee, Ms. Swaim acknowledged that (i) they are exploring with the applicant the possibility of a long-term lease for school space and long-term opportunities for their students to live in housing units in the redeveloped site, and (ii) there is a green space on the roof of the building that TWU-Richmond currently occupies.

Stephen Des Roches, HUB Cycling, expressed support for the proposed master land use plan for Lansdowne Shopping Centre, noting that (i) the Richmond committee of their not-for-profit organization was consulted by the applicant regarding the proposed master land use plan for the subject site, (ii) the master plan would enhance the security and safety of cyclists and increase the connectivity of cycling paths in the city centre area, and (iii) the organization appreciates the proposed cycling infrastructure such as the bicycle stations and the separated bike lane along Cooney Road and Lansdowne Road.

In reply to queries from Committee, staff noted that the process for providing affordable housing for a particular demographic includes discussions with a non-profit housing provider and the developer regarding their specific needs.

**Planning Committee**  
**Wednesday, February 3, 2021**

---

Kim McInnes, Van Prop Investments, noted that (i) they have been working on the long-term project for a long period of time, (ii) the project is envisioned to meet the needs of the community, (iii) should the proposed OCP amendment be approved, the subsequent rezoning applications will address concerns related to specific parcels, (iv) the company's shareholders are committed to a community-oriented development, and (v) the various phasing plans would be able to adapt to changes that may arise in the future.

In reply to queries from Committee, Mr. McInnes, Federico Puscar, Bunt and Associates Engineering, and Jesse Galicz, Van Prop Investments, advised that (i) they have not yet determined at this stage whether there will be free parking on-site for future shoppers; however, they would consider the matter during the rezoning process, (ii) Phase 1 could be started as soon as the necessary approvals are in place, (iii) construction of all affordable housing units could be considered in Phase 1 but consideration would also be given to the long-term economic viability of the project, (iv) a traffic impact study was done for the project to assess future traffic impacts, (v) the applicant is developing a strategy to address future increases in affordable housing requirements for residential developments, (vi) the applicant has not yet determined the unit size and mix of residential housing units on the subject site, (vii) the applicant is not philosophically opposed to the idea of a covenant on title allowing all market strata housing units to be rented; however, they would need to consult with and secure the approval of the company's ownership group, and (viii) should the application move forward to Council, the applicant would by then have made the necessary consultations and be able to provide a definitive answer to Council regarding the proposed covenant for market strata housing units.

**Planning Committee**  
**Wednesday, February 3, 2021**

---

In reply to queries from Committee, staff noted that (i) typically, the applicant's commitment to certain development conditions occurs at the rezoning stage; however, there are legal agreements registered on title as a condition of the subject OCP/CCAP amendment, and (ii) it is within Council's discretion whether to require the proposed covenant for market strata housing units at the current stage.

Discussion then ensued with regard to (i) meeting future space needs of existing tenants in Lansdowne Shopping Centre in the future development, (ii) consultations with the Richmond School District, (iii) the applicant's messaging regarding the size of the centre park area on the subject site, (iv) the types of developments allowed in the current zoning of the subject site, and (v) meeting the City's affordable housing needs in the long-term redevelopment of the subject site.

It was suggested that the application move forward to Council and allow the applicant more time to consider the proposed covenant for market strata housing units.

It was moved and seconded

**(1) That Official Community Plan Amendment Bylaw 10154, which proposes a number of amendments, including:**

**(a) In Schedule 1 of Official Community Plan Bylaw 9000, to amend the shape of the designated "Park" and to extend the "Downtown Mixed Use" designation to include a 7,269 m<sup>2</sup> (78,242 ft<sup>2</sup>) area on the east side of Hazelbridge Way extension; and**

**(b) In Schedule 2.10 (City Centre Area Plan) of the Official Community Plan 7100 to:**

**(i) Amend the existing land use designations in the Generalized Land Use Map, Specific Land Use Plan: Lansdowne Village (2031), and reference maps throughout the plan for the area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road to:**

- Reflect the proposed Major Park location and distribution; and**
- Amend land use designations to reflect the proposed reorganization of building density and building heights;**

**Planning Committee**  
**Wednesday, February 3, 2021**

---

- (ii) Amend the Development Permit Special Precinct Key Map to include an area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road and to add new Special Precinct Development Permit Guidelines; and*
- (iii) Make related minor map, text, page numbering, and table of contents amendments to the City Centre Area Plan;*

*be introduced and given first reading;*

- (2) That Bylaw 10154, 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 882(3)(a) of the Local Government Act; and*

- (3) That Bylaw 10154, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

**CARRIED**

**5. FARMING FIRST STRATEGY UPDATE**

(File Ref. No. 08-4050-10) (REDMS No. 6457642 v. 4)

Staff provided background information on the proposed Farming First Strategy, noting that (i) the Farming First Strategy updates the 2003 Agricultural Viability Strategy (AVS), (ii) the updated strategy streamlines the AVS and focuses on what the City can actually achieve over time, and (iii) the goal is to activate and prioritize farming in Richmond.

Discussion ensued with regard to establishing a food hub in Richmond and in reply to queries from Committee, staff noted that (i) the establishment of a local food hub is possible through the implementation of the strategy, (ii) there are current opportunities for local produce to be accessed by the public that could be expanded, (iii) staff support agri-tourism, which is seeing an increase in the city, (iv) staff is working with the Food Security and Agricultural Advisory Committee (FSAAC) to help promote agri-tourism through production of maps of local farms and use of signage on local farms, and (v) the Farming First Strategy is a living document that would be updated to better support farming in Richmond.

## **Planning Committee**

### **Wednesday, February 3, 2021**

---

Discussion then ensued regarding the amount of input of farmers to Farming First Strategy and in reply to queries from Committee, staff noted that (i) staff had conducted two phases of public consultation through the City's interactive discussion and community engagement website and open houses, and (ii) the second phase of public consultation specifically targeted farmers and more feedback was received from farmers than in the first phase.

Discussion further ensued regarding (i) the proposed bylaw allowing new farmers to use the Environmentally Sensitive Area (ESA) for farming, (ii) maintaining a balance between the natural environment and agricultural production, (iii) promoting the relationship between agricultural viability and biodiversity, (iv) whether the 2003 Agricultural Viability Strategy could better address the impact of climate change to farmers than the proposed Farming First Strategy, (v) protection of ESA in Agricultural Land Reserve (ALR) properties, (vi) whether the Richmond Ecological Network Strategy should be included in the updated strategy, (vii) the importance of the implementation of the dike master plan to farmers and flood protection management strategy, and (viii) whether the security deposit provision in the proposed Soil Deposit and Removal Bylaw could be integrated with the proposed bylaw allowing new farmers to use the ESA for agricultural purposes.

Laura Gillanders, Richmond Farm Watch, expressed support for the Farming First Strategy and staff recommendation. She noted that other items could be added to the strategy which include (i) provision of a food hub in Richmond to support food processing by local small-scale farmers and food producers, (ii) exploring potential partnership between the City and the Ministry of Agriculture, Food and Fisheries in terms of food hub funding, (iii) installation of commercial kitchens in residential developments as public amenities for food processing for personal use and sharing, and (iv) establishment of a city-based online resource that provides an up-to-date list of rentable commercial kitchens in Richmond.

Discussion ensued regarding the potential location of a food hub in the Garden City Lands, and in reply to a query from Committee, staff noted that a food hub has been identified as part of the Legacy Landscape Plan for Garden City Lands, which would be subject to Agricultural Land Commission (ALC) approval and Council direction.

It was agreed that Part 7 of the staff recommendation be amended to include attaching a copy of Farming First Strategy to the letter signed by the Mayor to the Minister of Agriculture, Food and Fisheries and also providing a copy to each of the Richmond Members of Parliament (MPs) and Richmond Members of the Legislative Assembly (MLAs).



**Planning Committee**  
**Wednesday, February 3, 2021**

---

It was moved and seconded

- (1) *That the Farming First Strategy, as outlined in the report titled “Farming First Strategy” dated January 18, 2021 from the Director of Policy Planning, be endorsed;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10230, to replace the objectives and policies contained in Section 7.1 (Protect Farmland and Enhance Its Viability) of the OCP with the objectives and policies contained in the Farming First Strategy, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231, to amend the OCP’s Development Permit Guidelines to include specific agricultural buffer guidelines for lands adjacent to the Agricultural Land Reserve, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232, to amend the OCP’s Development Permit Guidelines to revise the Environmentally Sensitive Area (ESA) DP exemption requirements for new farmers to reflect current practice, be introduced and given first reading;*
- (5) *That Bylaws 10230, 10231 & 10232, 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;*
- (6) *That Bylaws 10230, 10231 & 10232, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (7) *That staff be directed to prepare a letter signed by the Mayor with a copy of Farming First Strategy attached, to the Minister of Agriculture, Food and Fisheries, Richmond Members of Parliament (MPs), and Richmond Members of Legislative Assembly (MLAs), identifying the agricultural issues identified through the Farming First Strategy consultation process that require Provincial action; and*
- (8) *That staff be directed to report back to Council in one year regarding the implementation of the proposed actions associated with the Farming First Strategy.*

**CARRIED**

**Planning Committee**  
**Wednesday, February 3, 2021**

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As a result of the discussion on establishing a food hub in Richmond, the following **referral motion** was then introduced:

It was moved and seconded

*That staff investigate opportunities for establishing a food hub in Richmond, possibly in conjunction with Steveston Harbour Authority, explore potential food hub partnership with the Ministry of Agriculture, Food and Fisheries in terms of funding, and look at the fisheries food hub in the City of Port Alberni, and report back.*

**CARRIED**

5. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:24 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, February 3, 2021.

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Councillor Linda McPhail  
Chair

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Rustico Agawin  
Committee Clerk