



Planning Committee

Date: Tuesday, February 6, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: 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 Planning Committee held on January 23, 2024, be adopted as circulated.

CARRIED

The Chair advised that the order of the agenda would be varied to consider Item No. 1 after item 4.

2. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT
2023 ANNUAL REPORT AND 2024 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 7479227)

It was moved and seconded

That the Richmond Advisory Committee on the Environment's 2023 Annual Report and 2024 Work Program, as presented in the staff report titled "Richmond Advisory Committee on the Environment 2023 Annual Report and 2024 Work Program" dated January 9, 2024, from the Director of Policy Planning, be approved.

CARRIED

1.

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3. **RICHMOND ACCESSIBILITY ADVISORY COMMITTEE 2023 ANNUAL REPORT AND 2024 WORK PROGRAM**

(File Ref. No. 08-4055-05) (REDMS No. 7476143)

It was moved and seconded

That the Richmond Accessibility Advisory Committee's 2023 Annual Report and 2024 Work Program, as presented in the staff report titled "Richmond Accessibility Advisory Committee 2023 Annual Report and 2024 Work Program" dated January 4, 2024, from the Director of Community Social Development, be approved.

CARRIED

4. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2023 ANNUAL REPORT AND 2024 WORK PROGRAM**

(File Ref. No. 07-3070-01/) (REDMS No. 7487416)

It was moved and seconded

That the Child Care Development Advisory Committee's 2023 Annual Report and 2024 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2023 Annual Report and 2024 Work Program" dated January 3, 2024, from the Director, Community Social Development, be approved.

CARRIED

1. **APPLICATION BY LANSDOWNE PHASE 1 LIMITED PARTNERSHIP FOR REZONING AT 5300 NO. 3 ROAD FROM THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO THE "RESIDENTIAL/LIMITED COMMERCIAL (ZMU55) - LANSDOWNE VILLAGE (CITY CENTRE)" ZONE**

(File Ref. No. RZ 23-011557) (REDMS No. 7536337)

Staff provided a brief overview of the application.

In response to queries from Committee, staff advised that (i) Phase 1A includes approximately 1,041 residential dwelling units, with the entire redevelopment of the site anticipated to include approximately 4,300 residential dwelling units, totaling an estimate of approximately 9,000 residents, (ii) the application is in compliance with the Official Community Plan (OCP) and the provision of potential future school sites was considered through the OCP, (iii) in accordance with procedural requirements, the OCP was referred to Richmond School District No. 38 (SD38) for comment when the City Centre Area Plan was adopted in 2009, and consultation with SD38 on the overall Lansdowne Master Plan occurred as part of the Lansdowne

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OCP Amendment process adopted by Council in November 2023, (iv) SD38 believes there is a future requirement for two new elementary schools in the City Centre, (v) approximately 20% of the site is designated as park, comprised of a linear park (14.5 m wide), public plazas, and large central park, with the linear park being part of a larger City parks initiative with the intention to connect the Olympic Oval Village to Garden City Lands, (vi) should rezoning proceed, the submission and approval of a construction traffic and parking management plan is required before a building permit can be issued, (vii) the City establishes minimum sizes for LEMR units and it is common that LEMR units are larger than the equivalent bedroom size market units, (viii) the Master Plan aims to concentrate density near the Canada Line station, tapering off gradually towards the east, and the minimum targets established in the Affordable Housing Strategy and OCP are achieved, including the requirements for family-friendly units, (ix) there is not expected to be significant grade changes of Alderbridge Way, (x) 16 City trees located on the central boulevard on Alderbridge Way are to be retained and 11 City trees are to be removed, and more details on tree retention and building form and character will be provided through the Development Permit process, (xi) the proposed central park is approximately 4.7 acres out of the 10 acres of total park space and further details of the park will be determined through the Park Master Plan process which will include public engagement, and (xii) any amenity contributions provided as “Interim Amenity Security” would be held in an interim account until Council has determined what form of amenity is to be provided as part of future rezoning applications.

Discussion ensued regarding (i) community amenity contributions and the recommendation for a cash-in-lieu contribution for a future facility elsewhere on the site in Phase 7 in compliance with the OCP and Master Phasing Agreement and (ii) parking space allocation and Transportation Demand Management measures.

Staff referred to a memorandum from the Director, Policy Planning and Director, Parks Services (Schedule 1), which provides more information on development density projections, the delivery of parkland and preservation of opportunities for SD38 to secure a site and develop a school on the subject property, highlighting that the proposed application is consistent with the Master Land Use Plan adopted by Council in November 2023.

Dan Cupa, Bosa Properties, Jesse Galicz, Vanprop, and Marianne Kwok, KPF (Design Architects), provided a brief overview of Phase 1A, highlighting the creation of 1,041 residential dwelling units, including 141 LEMR units, 151 market rental housing units and 749 strata units, park space, and community amenity contributions.

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In response to queries from Committee, the applicant representatives advised that (i) the building size and density distribution of the proposed development, comprised of two eight to fourteen-storey buildings, is in line with the OCP, (ii) Parcel 2 and Parcel 5 are designed to comply with Energy Step Code 2 with connection to a low carbon energy system, in compliance with the City's sustainability requirements, (iii) the unit mix and supply was determined through a market needs assessment and is in line with the Affordable Housing Strategy and OCP and will be confirmed through the Development Permit process, (iv) a childcare facility is not required to be incorporated into the development Phase 1A and as per the approved Lansdowne Master Plan OCP amendment there is potential for a large City facility to be secured in subsequent phases of development, (v) the project is designed to appeal to a broader audience and a more luxurious design would result in higher costs to the end user, and (vi) access for delivery services has been incorporated into the development design.

Tyler Pronyk spoke in support of the application, noting the need for more rental units and housing, and highlighted the public benefits including park space and green links for pedestrians and cyclists.

Ahmed Omran, Director of Community Real Estate and Asset Management, S.U.C.C.E.S.S., spoke in support of the application, noting operational efficiency for the proposed LEMR units.

In response to a query from Committee, Mr. Omran noted that during the waitlist and application process, priority is given to those that live within the community or work close by.

Alex Mah, Richmond resident, expressed support for the Lansdowne redevelopment, noting the importance of more housing options and the efficient use of space in central Richmond.

Discussion ensued regarding (i) the provision of a physical childcare facility/Early Childhood Development Hub, (ii) the developer's commitment to Richmond's BC Energy Step Code in compliance with the City's sustainability requirements, and (iii) the requirement to address any changes in use or density prior to public hearings.

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10523 to amend Section 2.33 map entitled “Pedestrian Environment Map (2031)”, Section 2.5.1 map entitled “A Base for Building a Living Landscape Map”, Section 2.6 map entitled “Base Level Parks & Open Space Map (2031)”, subsection 2.6.3(c) map entitled “Pedestrian Linkages Map”, subsection 3.1.3(c) (Pedestrian Linkages) map entitled “Designated Green Link & Linear Park Location Map”, and Section 3.3.2 Special Precinct 2.0 plan entitled “Special Precinct Character Areas & Major Park and Public Open Space Plan”, to move the North-South “Minor Green Link” east of Cooney Road identified in the OCP Lansdowne Village (City Centre), to along the west side of Kwantlen Street, be introduced and given first reading;*
- (2) *That Bylaw 10523, having been considered in conjunction with:*
 - *the City’s Financial Plan and Capital Program;*
 - *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;*
- (3) *That Bylaw 10523, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10511 to create the “Residential/Limited Commercial (ZMU55) – Lansdowne Village (City Centre)” zone, and to rezone a portion of 5300 No.3 Road from “Auto-Oriented Commercial (CA)” to “Residential/Limited Commercial (ZMU55) – Lansdowne Village (City Centre)” zone, be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding (i) unit size, (ii) a childcare facility, (iii) the linear park concept, and (iv) tree retention.

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

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5. **MANAGER'S REPORT**

(i) ***“Most Business Friendly” Award***

Staff highlighted that the City of Richmond has been recognized as one of Canada's most business-friendly municipalities in the National Association for Industrial and Office Parks' (NAIOP) annual Awards for Municipal Excellence. The award is based on the NAIOP's 2023 annual Cost of Business Survey, which highlights municipalities that create positive business environments. The award will be presented at the February 12, 2024 Council meeting.

(ii) ***Rapid Housing Initiative Building Permit***

Staff advised that the building permit for the Rapid Housing Initiative was issued on February 1, 2024.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:39 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, February 6, 2024.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors
From: John Hopkins
Director, Policy Planning
Todd Gross
Director, Parks Services
Date: February 2, 2024
File: 08-4105-20-AMANDA
#/2024-Vol 01
Re: **Lansdowne Centre Adopted Master Land Use Plan – Objectives and Amenity Contributions Overview**

Purpose

This memo responds to questions and feedback received to date on the Lansdowne Master Land Use Plan specifically development density projections, the delivery of parkland and preservation of opportunities for the School District to secure a site and develop a school on the subject property.

Background

On November 27, 2023, following a five-year public engagement and Council review process, Council adopted amendments to the Official Community Plan (OCP) / City Centre Area Plan (CCAP) that introduced a Master Land Use Plan for the site to guide incremental, phased redevelopment of the Lansdowne Centre shopping centre (5300 No. 3 Road) over the next 15-20 years.

From a technical standpoint these amendments served to:

- reorganize on-site density while maintaining the density permitted by the original CCAP (i.e., no additional density was contemplated by the amendment); and
- refine the location, shape and distribution of 4 hectares (10 acres) of major parkland on the subject site with the intention to secure approximately 20 per cent of the site as park.

From a functional standpoint, the amendments served to:

- secure the commitment of the owner/developer, through a Master Development Agreement now registered on Title to tie the provision of parks and open space and significant amenity contributions to each phase of development.

Importantly, the amendments to the CCAP did not change permitted land uses or increase density allowances; however, obligations to provide on-site amenities were increased. The site would then redevelop in phases via future rezoning applications which are required to comply with *all* City amenity contributions and infrastructure requirements that are in place at the time of redevelopment, including but not limited to affordable/rental housing, public art, sustainability measures and any other amenity requirements adopted by Council.

Findings of Fact

Development Density

The Lansdowne Master Land Use Plan refined the location of approved land uses while maintaining the overall blended on-site density and residential to non-residential ratios permitted by the original CCAP (i.e., 2.77 FAR). While development is subject to market demand forces and Council approval of rezoning applications, the Plan is projected to introduce approximately 426,330 m² (4.5 million ft²) of development space in total which includes approximately 357,432 m² (3.8 million ft²) of residential development and 63,923m² (688,061 ft²) of non-residential development, excluding any potential City-owned amenity space obligations. If the average residential unit is 884 ft², the Lansdowne site development would introduce approximately 4,300 units. At an average of 2.1 person per unit, this translates to 9,030 new residents.

The Lansdowne Master Land Use Plan projected that the first phase would include 29 per cent of the overall residential development as measured by floor area. The first rezoning application, subject to the Lansdowne Master Land Use Plan, scheduled for the February 6, 2024 Planning Committee meeting includes 2/3 of the residential development that was projected from the first phase, or 20 per cent of the entire residential development based on floor area. The number of residential units in the rezoning application (1,041) is closer to 24 per cent of the total residential units due to the higher number of low end market rental (LEMR) and market rental units which tend to be slightly under the average unit size. Front loading a higher percentage of residential development in the first phase ensures that LEMR and market rental units are available sooner.

The CCAP land use designations and Master Development Agreement that is registered on Title set a maximum density threshold for the overall site (2.77 FAR) and for each of the site's three character areas. Density within individual phases or sub-phases of development may vary. Through individual rezoning applications and subject to Council approval, bonus densities may be considered for exceptional community amenities (e.g., 100 per cent purpose built rental housing with supplementary affordable housing).

Major Park

Subdivision requirements in the *Local Government Act* require that five per cent of the area is dedicated for park purposes. Parkland is also acquired through Development Cost Charges to ensure that there is enough parkland for a growing community. Richmond has a high standard to acquiring parkland as indicated in the Lansdowne Master Land Use Plan which was negotiated with the developer to require a minimum of 20 per cent (10 acres) of the Lansdowne site be used for park purposes. In addition to securing 20 per cent of the subject site as Major Park, the Lansdowne Master Land Use Plan secures obligations for a minimum 0.85 hectares (2.11 acres) of new and additional pedestrian linkages and public open space. As indicated in Diagram 1, the location and shape of the Major Park considered the intended park uses and functions while complying with CCAP objectives to maximize the amount of park area within a five minute walking distance (400 m) of a Village Centre.

The 10 acres of parkland provided by the Lansdowne redevelopment will contribute towards the park quantity standard for the City Centre area of 3.25 acres/1,000 population which is a standard embedded in the OCP and CCAP.

The Lansdowne Major Park will be supplemented by other existing parks within a 5-10 minute walking distance of the site, including Garden City Lands, Lang Park, Middle Arm Waterfront, Aberdeen and Minoru. The future Lulu Island and Polygon Talisman Parks will also be within a 10-15 minute walking distance of Lansdowne.

Diagram 1 - Major Park and Public Open Space Summary



School Site Provisions

Throughout the three-phase OCP amendment application review process, staff maintained ongoing communication regarding the proposed amendments with key stakeholders, including the Richmond School District. This included consideration of the subject site as a possible future school site for post 2033 student needs and on-going opportunities for the School District to secure a site on the subject property to accommodate an urban school, if warranted. Importantly, the Lansdowne Master Land Use Plan implementation strategy was developed to accommodate a school should the School District pursue a school on the site (i.e., sizing of services and road capacity consider school needs).

Diagram 2 – Lansdowne Centre Phasing Strategy and Considered School Sites

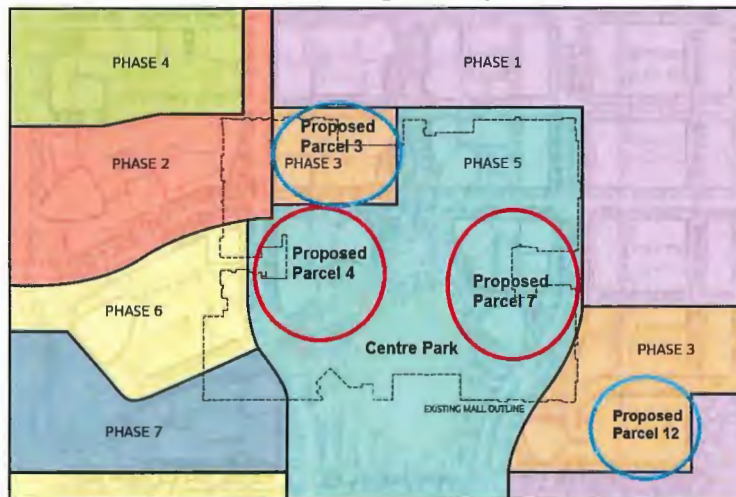


Diagram 2 indicates preferred locations by the School District for a school at the subject site. During consultation with the School District, there was preference for a future school adjacent to the proposed Centre Park as indicated in the red circles (Phase 5 – parcels 4 and 7). If the School District preferred to have a school earlier in the redevelopment, two other options were identified in the blue circles (Phase 3 – parcels 3 and 12).

Acquisition of a future school site would be subject to a series of actions undertaken by the School District including feasibility of acquisition (cost, timing and parcel location) and School Board approval (allocation of funds). The City supports the School Board by administering a collection of School Site Acquisition Charges from residential development, which is distributed to the School District and may be used to purchase land. In addition, the City has worked with the School District to maximize development potential and associated land value when the School District sells surplus land (e.g., redevelopment of the former Steveston High School site). Further, City-owned parks are available for shared use by the School District.

Analysis

The Lansdowne Master Land Use Plan preserves density and land uses and secures Major Park and supplementary outdoor space consistent with CCAP objectives, in addition, it facilitates ongoing opportunities for the School District to secure a site and develop a school on the subject site. Importantly, the Lansdowne Master Land Use Plan represents the minimum amenity contributions that will be secured through incremental development. Council maintains its discretionary authority to secure amenities and contributions that are up to date at the time of rezoning, as well as any new contributions, amenities and off-site works that may be adopted by Council.

Conclusion

In November 2023, Council approved refinements to the OCP/CCAP that are consistent with fundamental CCAP objectives and include the following:

- The permitted overall blended on-site density is 2.77 FAR, although density within individual phases or sub-phases of development may vary. The Lansdowne Master Land Use Plan did not increase density or change permitted land uses.
- The Lansdowne Master Land Use Plan requires 20 per cent of the site area (10 acres) for active park space and defines the Major Park location and shape and expands open space areas based on City standards for park space related to new population growth.
- Opportunities for the School Board to purchase a location for construction of a school on the subject site are preserved.

For additional information, please contact the undersigned.



John Hopkins
Director, Policy Planning
(604-276-4279)



Todd Gross
Director, Parks Services
(604-247-4942)

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