



Planning Committee

Date: Wednesday, April 3, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, Vice-Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
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 March 19, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY BILLARD ARCHITECTURE INC. FOR REZONING AT 8180, 8200, 8220, 8240, 8260, 8280 AND 8300 LESLIE ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**
(File Ref. No. RZ 20-921503) (REDMS No. 7423001)

It was moved and seconded

Planning Committee
Wednesday, April 3, 2024

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the “Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)” zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the “Single Detached (RS1/E)” zone to the “Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)” zone and the “School & Institutional Use” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY POONI GROUP FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13651 BRIDGEPORT ROAD
(File Ref. No. TU 23-024083) (REDMS No. 7574005)

Staff provided a brief overview of the application.

In response to queries from Committee, staff advised that (i) the applicant has provided correspondence in which they detailed substantial efforts to secure a lease on a suitably zoned property elsewhere in Richmond, and (ii) the applicant would be required to submit a new temporary use permit application to use the subject site if a suitably zoned site is not secured when this permit expires in 2027.

It was moved and seconded

- (1) That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow a maximum of 1,490 m² (16,043 ft²) of floor area to be used for ‘Warehouse Sales’ limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,*
- (2) That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

3. REQUEST TO EXTEND THE REZONING ADOPTION DEADLINE FOR THE APPLICATION BY LANDA OVAL DEVELOPMENT LTD AT 6851 AND 6871 ELMBRIDGE WAY
(File Ref. No. RZ 17-782750) (REDMS No. 7606790)

Staff provided a brief overview of the report.

Ci Ci Cai, Senior Planner, Pooni Group and Kevin Cheung, Landa Global Properties with the aid of a PowerPoint presentation (Schedule 1) noted that:

- rezoning bylaw 10423 received 3rd reading on May 15th 2023;
- key items that need to be completed as part of the rezoning considerations, prior to final adoption, are review of legal agreements and off-site design drawings;

2.

Planning Committee Wednesday, April 3, 2024

- there were some unforeseen delays in the project which included additional outreach taken with the neighboring strata building and revisions to the shared lane design which added about seven months to the timeline;
- applicant is seeking an additional eight week extension to the rezoning adoption deadline; and to the in-stream protection provided to rezoning applications that were submitted prior to the adoption of the amended Low End Market Rental (LEMR) program in November 2021;
- city staff has acknowledged that the additional eight weeks should be sufficient time to complete the outstanding items;
- when this application was submitted, the requirement for LEMR was 10 percent, additional LEMR units at this point will render the project financially impossible; and
- the applicant has secured the community amenity cash contribution and letter of credit to build the new city road if extension is granted and the rezoning bylaw is adopted.

In response to queries from Committee, the delegation advised that (i) if their project was granted the eight week extension they would be able to complete the rezoning considerations for this project, (ii) if this extension was not granted, the project would not proceed until market conditions changed; and (iii) extensive consultation with the neighborhood regarding the lane added additional delays to the timeline.

In response to queries from Committee, staff advised that (i) if this extension is denied this application will require a new rezoning and development permit application to redesign the building with a new unit mix for LEMR and Market Rental units, this process could take about 18 months; (ii) the eight week extension should be sufficient to complete the outstanding requirements for rezoning adoption, staff do not recommend extending beyond the June 10 deadline; and (iii) the development industry is under stress due to the increases in construction costs and interest rates which are impacting project viability.

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

It was moved and seconded

That Landa Oval Development Ltd.'s request to extend the rezoning adoption deadline for Bylaw 10423 (6851 and 6871 Elmbridge Way; RZ 17-782750) to June 10, 2024 be approved.

CARRIED

Planning Committee
Wednesday, April 3, 2024

4. **MANAGER'S REPORT**

Staff Introduction

Judith Mosley, Planner 2, Policy Planning, was introduced to the Committee, noting she will be taking over the heritage portfolio.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:42 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, April 3, 2024.

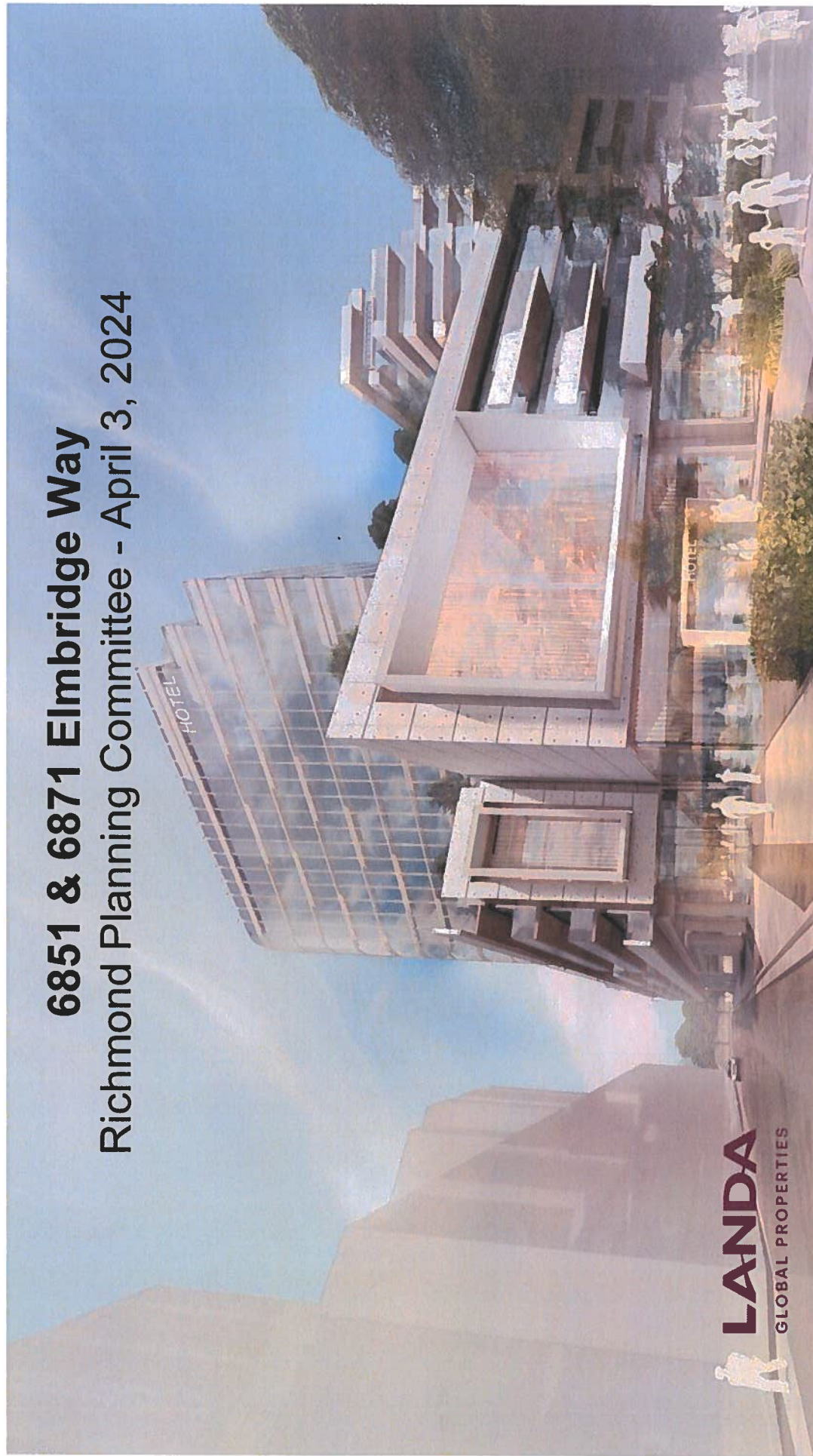
Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Wednesday, April 3, 2024.

6851 & 6871 Elmbribe Way

Richmond Planning Committee - April 3, 2024



Community Benefits

- **321 market residential units + 35 LEHR units**
- **\$6M+ CAC payable in May 2024**
- **189 room hotel (approx. 110 jobs)**
- **14,000 sf additional commercial/retail space**
- **New street along the west frontage**
- **Lane widening along the east frontage**
- **52 parking spaces for use by Olympic Oval**
- **Upgrades to off-site works including sidewalks, boulevards, and multi-use pathways**
- **Connection to Richmond's district energy utility**



