



Planning Committee

Date: Wednesday, May 21, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Andy Hobbs
Mayor Malcolm Brodie

Absent: Councillor Alexa Loo

Also Present: Councillor Kash Heed
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:04 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on April 23, 2025 be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY SIAN ENTERPRISES LTD FOR REZONING AT 9620, 9640, 9660 AND 9700 ALBERTA ROAD FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM3)” ZONE**

(File Ref. No. RZ 18-829606) (REDMS No. 8023770)

Staff provided a summary of the application and highlighted the following:

- A total of 29 townhouse units are proposed in two and three-storey townhouses;

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- The subject development site consists of 4 lots, each containing a single-family dwelling;
- Driveway access from Alberta Road on the eastern half of the subject site is proposed, providing vehicle access to the townhouse units;
- One tree located at the southeast corner of the development site will be retained;
- A preliminary landscape plan has been submitted to demonstrate that the redevelopment site can accommodate 53 replacement trees as part of the proposed townhouse redevelopment; and
- A Servicing Agreement will be required prior to rezoning bylaw adoption for this development to complete frontage improvements along the north edge of the subject site and servicing and infrastructure upgrades required along Alberta Road.

In response to queries from Committee, staff advised that (i) no further land acquisitions were required for the purposes of the nearby schools, (ii) driveway access configuration was reviewed by the City's Transportation department and the driveway access location has taken into account aligning with the existing driveway access to a different multi-family townhouse development, (iii) as of approximately May 1, 2025, there are 32 building permit applications for Small-Scale Multi-Unit Housing either in progress or already issued, and (iv) the overall form of development is fairly common with this developer.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10671, for the rezoning of 9620, 9640, 9660 and 9700 Alberta Road from "Small-Scale Multi-Unit Housing (RSM/XL)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first, second and third reading.

CARRIED

2. **EARLY COUNCIL REVIEW PROCESS - OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION AT 13131, 13111, 13031, 12931 AND 12771 NO. 2 ROAD**

(File Ref. No. RZ 25-009451) (REDMS No. 8044593)

Staff provided a summary of the report and highlighted the following:

- The report is in relation to a proposed Official Community Plan (OCP) amendment associated with a rezoning application for a mixed-use mixed-tenure development that has been submitted for the subject site and staff are recommending that the proposed OCP amendment be considered concurrently with the rezoning application;

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- City staff are seeking early input from Council, particularly in relation to (i) the OCP and proposed amendments arising from the rezoning application and (ii) the overall proposed development concept and land use;
- Any comments provided by Council will be used to inform the City staff's comprehensive and technical review of the subject application;
- The proposal involves a land assembly that includes all five existing properties bounded by Dyke Road to the west and south, and No. 2 Road to the east;
- A new road connection is proposed at the north, connecting Dyke Road and No. 2 Road that would be secured through dedication;
- A six-storey commercial and residential mixed-use building with a two-storey podium and two four-storey buildings above is proposed;
- The residential building at the south portion of the site contains the proposed strata market rental units and the residential building on the east side of the site fronting No. 2 Road contains the built Low-End Market Rental (LEMR) and built market rental residential units;
- Approximately 17% floor area is allocated to the built LEMR units, which exceeds the City's LEMR program floor area requirement of 10%;
- Approximately 22% of the floor area is allocated for the built market rental units, which exceeds the City's OCP Market Rental floor area requirement of 15%; and
- Once processing of the rezoning application is complete and all outstanding issues resolved, a future report on the rezoning application and accompanying bylaw amendments will be forwarded to Council for formal consideration through the normal process which will include a required Public Hearing.

In response to queries from Committee, staff advised that (i) the proposed rezoning application involves a proposed amendment to the OCP land use map designations from an industrial to mixed-use designation, (ii) changing to a one-level parking garage would result in a significantly reduced number of parking spaces required for this development, (iii) the acquisition of the additional property did allow for some efficiencies in terms of the development as a whole, (iv) the programming and design of dike and other off-site works would be subject to further review and detailed design as part of the servicing agreement works, (v) Dyke Road is under the City's jurisdiction, and (vi) any road dedications and improvements would be done concurrently with the development through a Servicing Agreement.

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Discussion ensued regarding (i) the dispersion of affordable housing units and concerns regarding the clustering of LEMR and market rental units in the same development, (ii) concerns regarding the building height, (iii) the two-storey podium height, noting that it is driven not solely by retail height but also by the need to accommodate two levels of parking, (iv) various factors taken into consideration when determining the overall footprint of the development site, including the new road connection and an existing Riparian Management Area along the southern edge of the site associated with an open watercourse that is part of the City's storm drainage structure, (v) proposed plans for diking and park improvements, (vi) possible review of roof forms to reduce overall massing and proposed height, subject to further discussion with the applicant and their team, (vii) building form and materials for the parkade and residential and commercial space, (viii) the proposed height of the proposed development compared to heights of other existing developments in the London Landing area, (ix) site grading and elevations, (x) implementing traffic calming prior to development, and (xi) the need to consider dike access from the Steveston Harbour Authority and the forthcoming detailed engineering review and servicing design works for the dike.

It was moved and seconded

That the proposed Official Community Plan (OCP) amendment be considered concurrently with the rezoning application, and that staff work with the applicant to consider the comments provided by Council as part of the comprehensive and technical review of the rezoning application.

CARRIED

3. **HOUSING AGREEMENT (MARKET RENTAL HOUSING) (3420 KETCHESON COURT) BYLAW NO. 10672 TO PERMIT THE CITY OF RICHMOND TO SECURE MARKET RENTAL UNITS AT 3420 KETCHESON COURT**

(File Ref. No. 08-4057-05) (REDMS No. 8021404)

It was moved and seconded

That Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 18-836123.

CARRIED

4. APPOINTMENT OF APPROVING OFFICER

(File Ref. No. 01-0172-02) (REDMS No. 8045614)

It was moved and seconded

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That Andrew Norton, Manager, Development – West, be appointed as an Approving Officer in accordance with Section 77 of the Land Title Act.

CARRIED

5. MANAGER'S REPORT

Vancouver Coastal Health Public Information Session – Care Centre at 11771 Fentiman Place

Staff highlighted that Vancouver Coastal Health is holding an information session on May 21, 2025 regarding the Rezoning Application for a new Care Centre at 11771 Fentiman Place. Invitations were sent by Vancouver Coastal Health to all property owners within 100 metres of the subject property.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 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, May 21, 2025.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate