



## Planning Committee

Date: Tuesday, June 19, 2018

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Alexa Loo  
Councillor Harold Steves

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### AGENDA ADDITION

It was moved and seconded

*That Replacement/Accommodation Policy for Commercial, Recreational, Non-Profit, and Industrial Businesses for Properties Undergoing Development be added to the agenda as Item No. 3A.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on June 5, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

July 4, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY YKLM ART SPACE CO. LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 4211 NO. 3 ROAD**  
(File Ref. No. TU 18-803320) (REDMS No. 5854857)

It was moved and seconded

*That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow ‘Auction, Minor’ as a permitted use for a period of three years.”*

**CARRIED**

2. **APPLICATION BY 0989705 BC LTD. FOR REZONING AT 7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "CITY CENTRE HIGH DENSITY MIXED USE (ZMU34) - LANSDOWNE VILLAGE"**  
(File Ref. No. 12-8060-20-009825; RZ 15-692485) (REDMS No. 5776888 v. 5)

With the aid of a PowerPoint presentation (copy on-file City Clerk’s Office) Wayne Craig, Director, Development, and Janet Digby, Planner 3, reviewed the application, highlighting the following:

- three levels of below grade parking, retail uses on the ground level, one office tower and six residential towers are proposed;
- the proposed development is consistent with the City Centre Area Plan (CCAP);
- the affordable housing contribution will include 38 low end market rental units;
- 112 units will be allocated for market rental housing;
- a cash-in-lieu contribution of approximately \$3.5 million will be allocated to the Child Care Development Reserve Fund and the Child Care Operating Reserve Fund;
- a cash-in-lieu contribution of approximately \$7.5 million will be allocated to the City Centre Facility Development Fund;
- road improvements will take place along No. 3 Road and Alderbridge Way;

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- a new north-south road will be constructed on the west side of the site, and a new east-west road will be constructed on the south side of the site;
- the applicant is proposing to utilize a low carbon energy plant to connect to a future District Energy Utility.

Discussion ensued with regard to (i) options to incorporate rooftop solar energy provisions, (ii) the proposed design of the proposed bicycle lanes along the adjacent roads and the proposed bicycle parking on-site, (iii) consultation with Richmond School District No. 38 on the proposed development, and (iv) management of traffic during construction.

In reply to queries from Committee, staff noted that (i) potential play areas, landscape design, and architectural design will be considered in the Development Permit process, (ii) the proposed development will include family friendly units, and (iii) the affordable housing units will be distributed all throughout the proposed development.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 to create the “City Centre High Density Mixed Use (ZMU34) - Lansdowne Village” zone, and to rezone 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from “Auto-Oriented Commercial (CA)” to “City Centre High Density Mixed Use (ZMU34) - Lansdowne Village”, be introduced and given first reading; and*
- (2) *That staff be directed to prepare a service area bylaw to provide district energy services to the development at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road.*

**CARRIED**

**3. APPLICATION BY ONNI 7811 ALDERBRIDGE HOLDING CORP INC. FOR REZONING AT 7811 ALDERBRIDGE WAY FROM THE “INDUSTRIAL RETAIL (IR1)” ZONE TO THE “RESIDENTIAL/LIMITED COMMERCIAL (RCL2)” ZONE**

(File Ref. No. 12-8060-20-009867; RZ 17-765420) (REDMS No. 5813659 v. 2)

With the aid of a PowerPoint presentation (copy on-file, City Clerk’s Office) Mr. Craig and Sara Badyal, Planner 2, reviewed the application, noting the following:

- the proposed development includes a five storey mixed use building on the south portion of the site and a six storey residential building on the north portion of the site;
- the proposed development will include approximately 280m<sup>2</sup> of commercial space and approximately 30,000m<sup>2</sup> of residential space;

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- 22 low-end market rental units are proposed for the site;
- the proposed development complies with the CCAP;
- proposed road improvements will include the widening of River Parkway and Alderbridge Way and the extension of Minoru Boulevard;
- a servicing agreement will allow for frontage improvements;
- the proposed development will be designed to connect to the existing Richmond Olympic Oval District Energy Utility;
- the developer is proposing to install public art on-site; and
- a contribution is proposed towards the construction of a new water main.

Discussion ensued with regard to (i) the restriction of commercial indoor recreation uses on-site, (ii) options to incorporate a solar roof in the proposed project, (iii) the site's proximity to the airport flight path and compliance with the City's Aircraft Noise Sensitive Development Policy, and (iv) the proposed extension of River Parkway.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9867, for the rezoning of 7811 Alderbridge Way from the "Industrial Retail (IR1)" zone to the "Residential/Limited Commercial (RCL2)" zone, be introduced and given first reading.*

**CARRIED**

Discussion ensued regarding the restriction of commercial indoor recreation uses for sites in proximity to the Richmond Olympic Oval.

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

It was moved and seconded

*That staff review the limitations on commercial recreation uses in the Richmond Olympic Oval area and report back with background information.*

The question on the referral motion was not called as discussion ensued regarding the justification of restricting commercial recreation uses in the proposed development and recreational programming in the Richmond Olympic Oval reaching capacity.

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

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3A. **REPLACEMENT/ACCOMMODATION POLICY FOR COMMERCIAL, RECREATIONAL, NON-PROFIT, AND INDUSTRIAL BUSINESSES FOR PROPERTIES UNDERGOING DEVELOPMENT**

(File Ref. No.)

Concern was raised regarding the potential loss of space for commercial, recreational, non-profit and industrial businesses and organizations to new developments.

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

It was moved and seconded

*That staff explore the introduction of a Replacement/Accommodation Policy for commercial, recreational, non-profit, and industrial businesses for properties undergoing development and report back.*

The question on the motion was not called as discussion ensued with regard to limiting potential development through the rezoning process.

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

4. **MANAGER'S REPORT**

*(i) Rezoning Application Along 10000 Block of No. 1 Road*

Mr. Craig noted that the applicant for the rezoning application along the 10000 block of No. 1 Road will be hosting a public information session on June 20, 2018.

*(ii) Changes to Staff*

Kim Somerville, Manager, Community Social Development, noted that Coralys Cuthbert, Child Care Coordinator, will be retiring and that Joyce Rautenberg, Affordable Housing Coordinator, will be leaving her position in the City.

Committee commended Ms. Cuthbert and Ms. Rautenberg for their service to the City.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:41 p.m.).*

**CARRIED**

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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, June 19, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator