



Planning Committee

Date: Wednesday, November 9, 2022

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 Laura Gillanders (by teleconference)
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 October 4, 2022, be adopted as circulated.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY CHOICE SCHOOL FOR GIFTED CHILDREN SOCIETY FOR REZONING AT 20411 & 20451 WESTMINSTER HIGHWAY FROM THE “AGRICULTURE (AG1)” AND “ASSEMBLY (ASY)” ZONES TO THE “AGRICULTURE AND EDUCATION (ZA5) – WESTMINSTER HIGHWAY (EAST RICHMOND)” ZONE**
(File Ref. No. RZ 21-944801) (REDMS No. 6971270)

Staff summarized the report noting that (i) the rezoning application will allow existing education uses and a proposed new classroom building, (ii) the application is consistent with the associated non-farm use application that was previously approved by City Council and the Agricultural Land Commission, (iii) the two properties are to be consolidated into one parcel, and (iv) the Food Security and Agricultural Advisory Committee reviewed and supported the non-farm use application.

In response to a query from the Committee, staff advised that the proposal includes two classrooms, washroom facilities, bicycle parking for staff and farm equipment storage.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10418, to create the “Agriculture and Education (ZA5) – Westminster Highway (East Richmond)” zone, and to rezone 20411 & 20451 Westminster Highway from “Agriculture (AG1)” and “Assembly (ASY)” to “Agriculture and Education (ZA5) – Westminster Highway (East Richmond)”, be introduced and given first reading.

CARRIED

2. **APPLICATION BY IBI GROUP FOR REZONING AT 3360, 3380 AND A PORTION OF 3440 SEXSMITH ROAD FROM “ASSEMBLY (ASY)”, “SINGLE DETACHED (RS1/F)”, AND “SCHOOL & INSTITUTIONAL USE (SI)” TO “RESIDENTIAL / LIMITED COMMERCIAL AND RELIGIOUS ASSEMBLY (ZMU51) – CAPSTAN VILLAGE (CITY CENTRE)”**
(File Ref. No. RZ 18-836107) (REDMS No. 6970290)

Staff provided an overview of the application.

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In response to queries from the Committee, staff advised (i) S.U.C.C.E.S.S. Affordable Housing Society has entered into a MOU to be the affordable housing partner for the development, (ii) the use of the parking spaces allocated for the church and daycare would be at the discretion of the owner, (iii) address assignments are influenced by a number of factors include first responder input, wayfinding, and door location so addresses are determined through the building permit submission, (iv) the original rezoning application was submitted in 2018, (v) parkades and grade increases required to achieve flood protection elevations limit tree retention, (vi) staff estimate more than the 72 replacement trees will be planted on-site, (vii) the Parks Department will determine the compensation amount required when hedges and trees located on City property are removed, (viii) heat pumps would be used as the primary source to avoid using natural gas, (ix) the home on the property will be salvaged if it cannot be relocated, (x) increasing density by adding to the height of the structure would require additional parking, (xi) a change in the affordable housing allocations would require a change in the rezoning, and (xii) the development permit will expire in two years from the date Council issues the permit.

IBI Group led the review of a presentation titled “Design Evolution”.

In response to queries from the Committee, the developer advised (i) the project was in the design development stage for two years prior to submission of the rezoning application, and (ii) larger low-end market rentals could be accommodated but would result in fewer units as the square footage designated would remain the same.

Evan Dunfee, resident, spoke in support of the application and noted (i) additional density would require an Official Community Plan (OCP) amendment, (ii) concern the application does not provide access to Garden City Road from the multi-use pathway, (iii) concern regarding the amount of parking provided, given the proximity to SkyTrain and alternate transportation, (iv) concern regarding the car centric design around Ketchison Road, and (v) the need to prioritize pedestrians.

It was moved and seconded

- (1) ***That Official Community Plan Bylaw 7100, Amendment Bylaw 10390, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to repeal the existing “Institution” land use designation at 3360 Sexsmith Road, be introduced and given first reading;***
- (2) ***That Bylaw 10390, having been considered in conjunction with:***
 - ***the City’s Financial Plan and Capital Program; and***
 - ***the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;***

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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 10390, 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 10389 to create the “Residential / Limited Commercial and Religious Assembly (ZMU51) – Capstan Village (City Centre)” zone, and to rezone 3360, 3380 and a portion of 3440 Sexsmith Road from “Assembly (ASY)”, “Single Detached (RS1/F)”, and “School & Institutional Use (SI)” to “Residential / Limited Commercial and Religious Assembly (ZMU51) – Capstan Village (City Centre)”, be introduced and given first reading.*

CARRIED

2. **APPLICATION BY LANDA OVAL DEVELOPMENT LTD. FOR REZONING AT 6851 AND 6871 ELMBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO HIGH DENSITY MIXED USE (ZMU52) - OVAL VILLAGE (CITY CENTRE)**

(File Ref. No. RZ 17-782750) (REDMS No. 7011932)

Staff provided an overview of the application.

In response to queries from the Committee, staff advised (i) additional affordable housing units could be achieved by converting strata units into rental housing units or increasing the density of the project which would likely result in a higher street wall along the road frontages, (ii) after analysis, staff recommended a \$6 million cash-in-lieu contribution instead of on-site City amenity space, (iii) a City owned daycare is under construction near the Richmond Oval, (iv) Az-zahraa Housing Society has experience with managing other affordable housing developments, (v) additional bicycle parking provided as a Transportation Demand Management package allows for a reduction in vehicle parking, (vi) the City’s affordable housing strategy includes a minimum unit size requirements, (vii) there are two options to access the parking structure, (viii) anticipation that there will be additional energized parking stalls for non residential uses, and (ix) expectation of ample landscaping on podium and street level.

Landa Oval Development Ltd., led the review of a presentation titled “6851—6871 Elmbridge Way” and highlighted (i) the outdoor gathering space in the development, (ii) hotel service bays require lane access, (iii) the proposed building location reduces the shadowing to the Richmond Oval, and (iv) 52 parking stalls are available on request.

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In response to queries from the Committee, the developer advised (i) one commercial business still requires a new location, (ii) community space could be inserted, (iii) 15,000 square feet of indoor amenity gathering space is included for residents, (iv) the lane is to be widened, and (v) all garbage loading or unloading will occur on site.

As a result of the discussion, it was suggested that staff discuss options for accommodating additional community space with the applicant.

The traffic consultant reported that two access points into the hotel will alleviate traffic congestion. It was noted that most residential traffic will use the secondary access.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 to create the “High Density Mixed Use (ZMU52) – Oval Village (City Centre)” zone, and to rezone 6851 and 6871 Elmbridge Way from “Industrial Business Park (IB1)” to “High Density Mixed Use (ZMU52) - Oval Village (City Centre)”, be introduced and given first reading.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:41 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, November 9, 2022.

Councillor Bill McNulty
Chair

Debbie Reimer
Recording Secretary