



## Planning Committee

Date: Tuesday, December 5, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au (entered at 4:01 p.m.)  
Councillor Alexa Loo

Absent: Councillor Harold Steves

Also Present: Councillor Carol Day (entered at 4:02 p.m.)

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

### AGENDA ADDITIONS

It was moved and seconded  
*That Small Businesses be considered as Item No. 4A.*

**CARRIED**

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on November 21, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

December 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

*Cllr. Au entered the meeting (4:01 p.m.).*

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*Cllr. Day entered the meeting (4:02 p.m.).*

**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING OF THE PROPERTY AT 4700 NO.3 ROAD FROM THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO A NEW "HIGH RISE OFFICE COMMERCIAL (ZC44)- ABERDEEN VILLAGE" ZONE**

(File Ref. No. 12-8060-20-009215; RZ 14-672055) (REDMS No. 5630259 v. 2)

Sara Badyal, Planner 2, reviewed the application, highlighting that (i) the proposed office building is 10 storeys with the first two stories allocated for commercial uses, (ii) a legal agreement will be registered on-title to prohibit subdivision of the office space and (iii) a cash-in-lieu contribution towards community amenities is recommended by staff.

Discussion ensued with regard to (i) the proposed building height and potential constraints to massing, (ii) the site's proximity to transit, (iii) the proposed on-site tandem parking, and (iv) the proposed building's architectural form and character.

In reply to queries from Committee, staff noted that the proposed building's height complies with the City's aeronautical zoning regulations, and that enhancement of the development's architectural design can be considered at the Development Permit process.

It was moved and seconded

**(1) That Official Community Plan Bylaw 7100, Amendment Bylaw 9215, to amend the Schedule 2.10 (City Centre Area Plan) by:**

**(a) amending the Overlay Boundary - Village Centre Bonus Map (2031) to allow for an additional 0.5 FAR Village Centre Bonus on the subject site; and**

**(b) amending the Aberdeen Village – Detailed Transect Descriptions to allow for an additional 0.5 FAR Village Centre Bonus on the subject site;**

***be introduced and given first reading;***

**(2) That Bylaw 9215, having been considered in conjunction with:**

**(a) the City's Financial Plan and Capital Program; and**

**(b) 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;***

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- (3) *That Bylaw 9215, 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 9216, for the creation of a new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone and for the rezoning of 4700 No. 3 Road from the “Auto-Oriented Commercial (CA)” zone to the new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY RAV BAINS FOR REZONING AT 9071 DAYTON AVENUE FROM THE “SINGLE DETACHED (RS1/B)” ZONE TO THE “SINGLE DETACHED (RS2/K)” ZONE**

(File Ref. No. 12-8060-20-009790; RZ 17-784715) (REDMS No. 5642763)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that secondary suites are proposed for each new lot.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9790, for the rezoning of 9071 Dayton Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, be introduced and given first reading.*

**CARRIED**

**3. AMENDMENTS TO RICHMOND ZONING BYLAW 8500 TO IMPLEMENT 2017 AFFORDABLE HOUSING REQUIREMENTS**

(File Ref. No. 08-4057-05) (REDMS No. 5647136 v. 5)

Discussion took place on clarifying the requirements for built affordable housing units in townhouse developments for the public. Staff noted that built low-end market units are required for apartment developments with 60 units or greater; however built affordable housing units are not required for townhouse developments. Staff further clarified that under the City’s Arterial Road Policy, certain townhouse projects can provide affordable housing units in exchange for additional density.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9760, to update the affordable housing contribution rates and requirements for residential zones, and to increase the density bonus provision for the Downtown Commercial 1 (CDT1) zone, be introduced and given first reading.*

**CARRIED**

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**4. PROPOSED OFFICIAL COMMUNITY PLAN/CITY CENTRE AREA PLAN AMENDMENT, LANDSDOWNE SHOPPING CENTRE MASTER LAND USE PLAN – REQUEST TO ENDORSE APPLICANT LED PUBLIC CONSULTATION**

(File Ref. No. CP 15-717017) (REDMS No. 5625826 v. 7)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Diana Nikolic, Senior Planner/Urban Design, reviewed the proposal and, noted the following:

- the applicant is proposing to redevelop in phases;
- no additional density is proposed and the proposed mix of residential and non-residential uses is consistent with the City Centre Area Plan (CCAP);
- the greatest density, building height and mixed uses will be on the western one-third of the subject site, within walking distance from the Canada Line;
- the proposal will include various forms of public open spaces including (i) a civic plaza on the corner of No. 3 Road and Landsdowne Road, (ii) a large central park, (iii) a linear park extending on Landsdowne Road, and (iv) and a smaller park near Kwantlen Polytechnic University;
- improvements to the road, cycling and pedestrian networks are proposed;
- the community consultation plan will be managed by staff and will be undertaken by the applicant and will include an information centre in Landsdowne Mall, public open houses, stakeholder consultation and input through Let's Talk Richmond;
- staff anticipate that public consultation will take place between December 2017 and April 2018; and
- staff will provide a report to Council on the feedback received.

Discussion ensued with regard to (i) the proposed location of the civic space, (ii) the potential for additional public consultation opportunities, (iii) the review of parks space in the city centre area, (iv) the potential population and demographics of the redeveloped area, and (v) the potential height of buildings and the density of the proposed redevelopment.

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In reply to queries from Committee, Wayne Craig, Director, Development, noted that (i) area residents will be notified of the consultation process via mail notices and newspaper advertisements, (ii) the proposed location of the civic plaza is in proximity to the Canada Line, (iii) uses of the proposed community amenity have not been identified, and (iv) there will be separate opportunities for public consultation on the proposed parks and the community amenity space building.

Discussion ensued with regard to the park space on the site and potential City amenity space options, and as a result the following **referral motion** was introduced:

It was moved and seconded

*That staff, in relation to the proposed Lansdowne Shopping Centre Master Land Use Plan:*

- (1) examine the proposed parks, civic plaza and linear green space area in terms of benefits for use by the community and how the on-site park space relates to the City Centre Park plans; and*
- (2) identify potential options for the proposed community amenity space; and report back.*

**CARRIED**

It was moved and seconded

*That staff be authorized to manage an applicant undertaken community consultation process regarding the Proposed Master Land Use Plan for the Lansdowne Centre shopping centre site.*

**CARRIED**

**4A. SMALL BUSINESSES**

(File Ref. No.)

Discussion ensued regarding (i) the lease rates of redeveloped commercial space, (ii) availability of commercial space in the city centre, and (iii) options to assist small businesses relocate to another site in the city when they are required to relocate as a result of redevelopment.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that there is sufficient capacity to grow employment and businesses with the population.

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

It was moved and seconded

*That Economic Development staff look at the issue of relocation of small businesses displaced by redevelopment and report back.*

**CARRIED**

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5. **MANAGER'S REPORT**

*(i) Meeting with the Agricultural Land Commission Regarding the No. 5 Road Backlands and the Non-Farm Use Application on the Former Mylora Site.*

Mr. Craig noted that staff will be meeting with the Agricultural Land Commission to discuss the No. 5 Road Backlands and the Non-Farm Use Application on the former Mylora Site on December 7, 2017, and Council will be updated on the matter.

A map of the No. 5 Road Backlands was distributed (attached to and forming part of these minutes as Schedule 1), and discussion ensued with regard to creating an agricultural green zone within the Backlands.

In reply to queries from Committee, Mr. Craig noted that policies to designate the back portions of the Backlands beyond the front 110 metres for agricultural uses are already embedded in the Official Community Plan.

*(ii) Solar Power Subdivision*

Mr. Craig noted that a proposed single-family subdivision on the corner of Moncton Street and Trites Road will feature rooftop solar panels and will be connected to BC Hydro's metering program. He added that staff will provide more details on the project and will schedule a site tour for Council in 2018.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:00 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, December 5, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

# Green Zone 220 Meters Deep

Mylora Potentially  
20 acres

## Institutionals' No. 5Rd 110 Meters

Image © 2010 Province of British Columbia  
© 2010 Europa Technologies  
© 2010 Google

Imagery Date: Apr 4, 2009

49°08'47.71" N 123°05'02.55" W elev 19 ft

Eye alt 6274 ft

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, December 5, 2017.

The Gardens  
12 acres

