



## Planning Committee

Date: Tuesday, April 5, 2022

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs  
Councillor Harold Steves (by teleconference)

Also Present: Councillor Linda McPhail (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 March 22, 2022, be adopted as circulated.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

1. **REQUEST TO REVISE REZONING CONSIDERATIONS FOR THE 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. RZ 14-672055) (REDMS No. 6822556)

Staff provided a brief summary highlighting that the proposed rezoning application is at 3<sup>rd</sup> Reading. The applicant has requested that Council remove the existing rezoning considerations that limits office space subdivision which was secured by providing an additional density bonus. Staff recommend the applicant's request be denied. The City Centre Area Plan includes an incentive based policy approved by Council that provides an allowance for additional density exclusively for office use, provided subdivision of the office space is limited in order to encourage the development of large floor plate leasable office space in the City Centre. Large floor plate leasable office space is well suited to the needs of both large and small businesses as the space is easily adjusted to suit tenant needs. Having large floor plate leasable office space helps ensure a resilient and diversified economy. If the City objective of achieving large floor plate leasable office space is not achieved, there is no rationale for providing the density bonus, which is why staff are recommending the application be denied.

In reply to queries from the Committee staff noted that (i) if the office space subdivision restriction is removed, the project should be redesigned to remove the additional density bonus, which would require the removal of the top floor of the building, (ii) there are currently two other rezoning applications that have been provided additional density in exchange for creating leasable large floor plan office space, (iii) the policy permits the provision of additional density in exchange for restricting all the office space in the development, (iv) there is a lack of large floor plate leasable office space being constructed in the City Centre and (v) the Council policy was developed to encourage the creation and large floor plate leasable office space in the City Centre.

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Discussion ensued regarding (i) voluntary cash contributions, (ii) vacancy rates, (iii) waiving the policy will set a precedent for other current or future developments, (iv) the need to create large leasable floor plate office space in the City Centre near amenities such as the Canada Line has been identified in the Resilient Economy Strategy, (v) the incentive based OCP policy has been effective at getting new large floor plate leasable office development in the City Centre, and (vi) the main objective of the economic strategy and OCP policy is to create quality large floor plate leasable office space not to create small unit stratified office space.

Danny Leung, the applicant’s representative, spoke about the challenges the project has faced, the increased construction costs, and making a cash contribution to the City in exchange for the added density.

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

*That the staff report titled “Request to Revise Rezoning Considerations for the 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, dated March 16, 2022 be deferred until the next Planning Committee Meeting on April 20, 2022.*

**CARRIED**

2. **APPLICATION BY PRAISE DESIGN & CONSTRUCTION INC. FOR REZONING AT 7420/7440 LANGTON ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 21-927633; 12-8060-20-010369) (REDMS No. 6853570)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10369, for the rezoning of 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY DOUG LOEWEN FOR REZONING AT 4880 GARRY STREET FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. RZ 21-936277; 12-8060-20-010370) (REDMS No. 6854836)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10370, for the rezoning of 4880 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, be introduced and given first reading.*

**CARRIED**

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4. **MANAGER'S REPORT**

(i) *Richmond Heritage Awards*

Staff advised Committee that nominations for the Richmond Heritage awards are now open. All nominations will be reviewed by an awards committee which will include members of the Richmond Heritage Commission. The deadline for submissions is April 24, 2022. More information and nominations forms can be found on the city's website.

(ii) *Sequoia Tree Update*

Staff advised Committee that the property owner at 11560 Williams Road has done the work to remove the dead sequoia tree and preparation to plant the new nine metre tree is under way.

(iii) *Vancouver Sun Article*

Staff advised Committee that the Vancouver Sun has written an article with comments from Minister David Eby, the Minister Responsible for Housing, recognizing Richmond as one of the municipalities that is expediting affordable housing approvals. Staff will circulate the article to Council.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:22 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, April 5, 2022.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate