



City of Richmond

Report to Committee

To: Planning Committee

Date: June 25, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 20-919113

Re: **Rescinding of Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 Associated with the Rezoning at 8911, 8931, 8951, 8991 Patterson Road**

Staff Recommendation

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

Wayne Craig
General Manager, Planning and Development

WC:vk

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

At the Public Hearing held on July 17, 2023, City Council granted third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 associated with the rezoning application (RZ 20-919113) by Dava Developments Ltd. for permission to rezone lands at 8911, 8931, 8951, 8991 Patterson Road to facilitate the development of a mixed-use mid- and high-rise development consisting of 163 residential units (including 27 LEMR units), amenity spaces, public open space and a hotel.

The subject rezoning application was exempted from the City's Market Rental Housing Policies as the application had met the in-stream provisions endorsed by Council, provided that the associated rezoning bylaw was adopted within one year of the public hearing (i.e. July 17, 2024). The applicant has recently advised City staff that they are unable to meet this deadline due to matters outside their control that may take a substantial time to resolve.

Any redevelopment of this site in the future would require the project to be redesigned in order to comply with current City's Market Rental Housing Policies. These requirements have been communicated to the applicant.

As such, it is recommended at this time that Council rescind third reading of Bylaw 10464 to make it clear that the application can no longer proceed in accordance with the current rezoning considerations.

Analysis

Market Rental Instream Application

The subject rezoning application had been received prior to the current Market Rental Housing Policy having been adopted by City Council on June 20, 2022. The Market Rental Housing Policy requires a minimum of 15 per cent of residential floor area to be secured as market rental units in all new developments that includes more than 60 apartment units.

Applications which were instream at the time of the adoption of the Market Rental Housing Policy were exempt from the mandatory provision of market rental housing provided the project achieves the following:

- First reading within one year of the proposed amendment bylaws being adopted (i.e. June 20, 2023); and
- Final adoption of the rezoning bylaw within one year of the associated Public Hearing.

Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 received first reading June 12, 2023, with the third reading having been granted at the Public Hearing on July 17, 2023. In order to meet the in-stream provisions, the final adoption of the Amendment Bylaw 10464 would have been required by July 17, 2024. The applicant has advised that they are unable to meet this deadline and that they are further reviewing their redevelopment options in light of the Province's Bill 47 housing regulations respecting development within Transit Oriented Areas.

Should the applicant wish to proceed with redevelopment of the site, the rezoning application will need to be significantly revised, and any changes would be brought forward for consideration by Planning Committee and Council through a future staff report.

Other Market Rental Housing Policy In-Stream Applications

There are no other in-stream rezoning applications exempt from the Market Rental Housing Policy that have not yet been adopted by Council.

Financial Impact

There is no financial impact as a result of the recommendations of this report.

Conclusion

As the rezoning application (RZ 20-919113) to rezone the lands at 8911, 8931, 8951 and 8991 Patterson Road, by Dava Developments Ltd., is unable to satisfy the in-stream provisions associated with the City's Market Rental Housing Policy, it is recommended that Council rescind third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 to clarify that the project can no longer proceed in accordance with the current rezoning considerations.



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