



**Regular Council meeting for Public Hearings
Tuesday, September 7, 2021**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Matthew O'Halloran, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10281
(RZ 20-896900)**

(Location: 3220/3240 Blundell Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH21/8-1 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10281 be given
second and third readings.*

CARRIED



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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10282
(RZ 20-910360)**

(Location: 10726/10728 River Drive; Applicant: Madan Aheer, Chalinder Aheer, Khial Aheer & Harbakhas Aheer)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

In response to queries from Council, staff advised that the subject property is not associated with the adjacent high-density development.

PH21/8-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10282 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9292
(RZ 15-691744)**

(Location: 7220 Railway Avenue; Applicant: Gary Aujla and Navin Sidhu)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Abdullah Yucel (Schedule 1)

In response to queries from Council, the applicant advised that an agreement has been reached with Mr. Yucel regarding tenancy on the property.

Submissions from the floor:

None.



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PH21/8-3 It was moved and seconded
That the third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292 be rescinded.

CARRIED

PH21/8-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10282, as amended, be given third reading.

CARRIED

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10279

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Shannon Lambie (Schedule 2)

Jonathan Weismann (Schedule 3)

Submissions from the floor:

None.

In response to queries from Council, staff advised that due to the bylaw amendment, Council could consider applications that do not adhere to the amended bylaws on their own merit.

PH21/8-5 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10279 be given second and third readings.

CARRIED

PH21/8-6 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10279 be adopted.

CARRIED



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ADJOURNMENT

PH21/8-7

It was moved and seconded
That the meeting adjourn (7:15 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, September 7, 2021.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Matthew O'Halloran)

From: CityClerk
Sent: September 7, 2021 1:32 PM
To: MayorandCouncillors
Subject: FW: Public hearing for demolition/ permit

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: abdi ycel <abdiyucel@hotmail.com>
Sent: September 7, 2021 1:31 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Public hearing for demolition/ permit

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi , I am affected as a tenant from the planned demolition of the house on 7220 Railway Ave Richmond BC , V7C 3J8. Please give the permit for mid - 2022 as the current COVID crises negatively affects my job situation and makes it harder finding a new place.

Thanks

Abdullah Yucel
Phone:
Tenant



Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 7, 2021.

Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

September 3, 2021

Reply to the attention of Shannon Lambie
ALC Planning Review: 46633

Kevin Eng
Planner 2, Policy Planning Department,
City of Richmond
keng@richmond.ca

DELIVERED ELECTRONICALLY

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 10279

Thank you for forwarding Richmond Zoning Bylaw 8500, Amendment Bylaw 10279 (the "Proposal") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Proposal is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Proposal seeks to amend the zoning bylaw affecting nine properties identified as 11051 No 3 Rd; 6340 No 4 Rd; 7600 No 4 Rd; 11371 No 3 Rd; 13780 Westminster Hwy; 9160 Steveston Hwy; 20451 Westminster Hwy; 11014 Westminster Hwy and 18691 Westminster Hwy (the "Properties"). These Properties are currently zoned *Assembly (ASY)* and designated as *Agriculture* in the OCP. Specifically, the Proposal aims to amend the *Assembly* zone by:

- Removing "education" and "private club" as permitted uses for any site in the ALR;
- Moving "child care" as a permitted use to a secondary use; and
- Identifying "Religious assembly" as the only permitted use.

ALC staff do not object to the Proposal as the changes correspond with recent zoning bylaw revisions made as part of the City of Richmond's update to the No. 5 Road Backlands Policy (including the *Assembly* zone), which were adopted on May 17, 2021. The current Proposal is largely administrative in nature and ensures this zone is uniform and consistent across the ALR in the City of Richmond. However, ALC staff would like to acknowledge that religious assembly and childcare uses are not permitted farm uses as per the *ALC Act* and Regulation, as such these uses on properties subject to the *ALC Act* and its regulations would require a Non-Farm Use approval via an application to the Commission.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the *ALCA*, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail (shannon.lambie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "S. Lambie". The signature is written in a cursive, flowing style.

Shannon Lambie, Regional Planner

46633m3



20451 Westminster Highway North
Richmond, B.C. V6V 1B3
Tel. 604-273-2418 Fax -2419

Schedule 3 to the Minutes of the
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Richmond City Council held on
Tuesday, September 7, 2021.

City Clerk,
City of Richmond,
6911 No. 3 Road,
Richmond, BC V6Y 2C1

2nd September 2021

To Whom it May Concern:

Richmond Zoning Bylaw 8500, Amendment Bylaw 10279

The Staff Report regarding the subject Bylaw Amendment concisely summarizes the context behind the amendment proposal, particularly with respect to the background and history of zoning for our school property at 20451 Westminster Highway, our April 16th ALC Non-Farm Use approval and our In-Stream Development Application with the City.

Consistent with the ALC Non-Farm Use approval and our In-Stream classroom expansion application, we appreciate that a site-specific allowance is being proposed allowing us to continue our long-standing education use on the property including our proposed small, classroom expansion project.

Consequently, Choice School for Gifted Children Society is in full support of the proposed zoning Bylaw Amendment 10279 and the included site-specific allowance for our property.

Sincerely,

Jonathan Weismann
Board Chair – Choice School for Gifted Children Society