



## Planning Committee

Date: Tuesday, January 10, 2023

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  
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 December 6, 2022, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY GURJIT POONI FOR REZONING AT 8691 HEATHER STREET FROM “SINGLE DETACHED (RS1/B)” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE**

(File Ref. No. RZ 21-940333) (REDMS No. 7002725)

Staff reviewed the application and highlighted that (i) this redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for Lot A off Dolphin Avenue and access to Lot B off Heather Street, (ii) the applicant has proposed to construct a minimum one-bedroom secondary suite in each of the new dwellings, (iii) a \$25,000 Tree Survival Security is required for the retention of four City trees, and (iv) three additional trees will be planted on each lot.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY RAV BAINS FOR REZONING AT 8420 HEATHER STREET FROM “RESIDENTIAL SINGLE DETACHED (RS1/B)” ZONE TO “RESIDENTIAL SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. RZ 21-938262) (REDMS No. 7060487)

Staff reviewed the application and highlighted that (i) this redevelopment proposes to subdivide an existing single-family lot into two new single-family lots with secondary suites, (ii) two replacement trees will be planted on each proposed lot, and (iii) a landscape security is required to ensure the four trees are planted and maintained.

In reply to queries from Committee, staff advised that (i) secondary suites in single-family homes are secured through covenants and used as determined by the property owner, and (ii) during the Official Community Plan review requirements for secondary suites can be examined.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, for the rezoning of 8420 Heather Street from “Residential Single Detached (RS1/B)” zone to “Residential Single Detached (RS2/A)” zone, be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 8160 NO. 5 ROAD**

(File Ref. No. AG 22-007407) (REDMS No. 7033442)

Staff reviewed the application and highlighted that (i) the Non-Farm Use application is to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, (ii) the subject parcel has been actively farmed for at least five consecutive years, which is consistent with the No. 5 Road Backlands Policy, (iii) in 2017, Council considered a similar non-farm use application however, deadlines passed and Agricultural Land Commission (ALC) staff confirmed that a new non-farm use application is required for the proposal to proceed, and (iv) should Council and the ALC approve the subject non-farm use application, a subsequent rezoning application to rezone the westerly 110 m would also be required.

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In reply to queries from Committee, staff advised that (i) once the non-farm use application has been approved, the rezoning application will detail building materials for the parking lot, (ii) the front portion of the property is not zoned for assembly use, and (iii) the current parking lot is non-conforming.

It was moved and seconded

*That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non- Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.*

**CARRIED**

4. **MANAGER'S REPORT**

*(i) Commercial Storage Facility*

Staff advised (i) that they are reviewing a Development Permit for a Commercial Storage Facility at the south end of No. 2 Road, (ii) a Development permit is required as a small portion of the lot is designated Environmentally Sensitive Area, (iii) the proposed land use is consistent with the current zoning, (iv) due to concerns received from the public the applicant has been advised to hold a public information meeting and Council members will be notified of the date via staff memorandum, and (v) the City's Transportation Department will conduct a standard traffic review.

*(ii) Rezoning Application for Land Assembly on No. 2 Road*

Staff advised that (i) they are reviewing a rezoning application for a land assembly at No. Road and Westminster Highway, (ii) the applicant is requesting significantly more density than envisioned in the City Centre Area Plan (CCAP) and as such staff will be requesting the applicant make significant changes to the proposal, and (iii) should Council wish to change the CCAP then redevelopment can occur within those changes.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:22 p.m.).*

**CARRIED**

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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, January 10, 2023.

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Councillor Bill McNulty  
Chair

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Sarah Goddard  
Legislative Services Associate