



Planning Committee

Date: Tuesday, July 19, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
Councillor Chak Au (
Councillor Carol Day (by teleconference)
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 4:27 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 5, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY DELUXE CUSTOM HOMES LTD. FOR REZONING AT 7480 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COACH HOUSE (ZS12) – BROADMOOR” ZONE**

(File Ref. No. RZ 21-930951) (REDMS No. 6931455)

Staff highlighted that the application is to permit the property to be subdivided into two Coach house lots with shared vehicle access. Each new lot will have a principle dwelling and an additional rental dwelling above the detached garage.

Planning Committee
Tuesday, July 19, 2022

Discussion ensued regarding concerns about parking location and placement and public notification of the proposed application.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10404, for the rezoning of 7480 Williams Road from the “Single Detached (RS1/E)” zone to the “Coach House (ZS12) - Broadmoor” zone, be introduced and given first reading.

CARRIED

2. **AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION BY MONTROSE INDUSTRIES LTD. AT 7011 NO. 7 ROAD & PID 024-397-423**

(File Ref. No. AG 20-914852) (REDMS No. 6839458)

Staff highlighted that Montrose Industries Ltd., has applied to the city to remove approximately 150 acres of land from the Agricultural Land Reserve (ALR). The purpose of the exclusion is to allow the landfill to operate beyond the current 2035 term of operation and to increase the amount of fill by an additional 10 metres in height for a total landfill height of 28 metres. Staff recommend denial of this application because (i) the lands are designated for ALR, the removal of the land from the ALR will not be consistent with this designation or the Metro Vancouver Regional Growth strategy, (ii) current non-farm use approvals require the land to be remediated to a state capable of supporting soil based agricultural use, removing the land from the ALR will also remove the conditions associated with the non-farm use, and (iii) the proposal is contrary to agricultural policies in the City’s Official Community Plan (OCP) and the Farming First strategy.

With the aid of a PowerPoint presentation (copy on file) Michael Kennedy, President and CEO, Montrose Industries and John Moonen, ALR Consultant, urged Committee to support the proposed exclusion application, stating that they would like to operate the landfill until 2055 and are asking for an increase in height of 10 metres.

Planning Committee

Tuesday, July 19, 2022

In response to queries from Committee the delegation responded (i) to continue to operate the landfill to 2055 and implement the recycling activities they will need to increase the height of the landfill by an additional 10 metres, (ii) uncertainty around the term of the landfill operation is the main factor in the landfill potentially beginning to close in 2023, (iii) Agricultural Land Commission (ALC) has recommended that these properties should not be in the ALR, (iv) if the landfill closes, construction and demolition waste will be sent to landfills across the border or to other facilities further away, (v) the Provincial government is looking at ways to keep the landfill open, including exclusion or changing ALR use regulations, (vi) the landfill is filling up much more rapidly than anticipated, (vii) the volume of construction and demolition waste is increasing, and (viii) there would be more airspace available if the building of the material recovery facility (MRF) had not been delayed.

It was moved and seconded

- (1) *That authorization for Montrose Industries Ltd. to forward an Exclusion Application to the Agricultural Land Commission for removal of 7011 No. 7 Road & PID 024-397-423 from the Agricultural Land Reserve (ALR) be denied.*
- (2) *That staff be directed to prepare a letter signed by the Mayor to the Minister of Agriculture, Minister of Environment, Richmond Members of Legislative Assembly (MLAs) and the Premier of BC requesting the Provincial Government consider all options to allow the existing landfill at the site to operate in the ALR under a non-farm use approval.*

The question on the motion was not called as staff responded to Committee queries regarding (i) the denial of this exclusion application, (ii) the province's consideration of allow landfills to operate in the ALR under a non farm use approval, (iii) the addition of the proposed MRF has already been approved by Council and the ALC, (iv) the delay in the installation of the MRF is due to the potential long term cost recovery of the initial capital investment, (v) the City has written to the province on multiple occasions appealing the denial of the most recent non farm use application and requesting the Province find a way to allow the landfill to operate via a non farm use application, and (vi) the landfill is coming close to filling their current capacity limit which is 18 metres in height.

The question on the motion was then called and **CARRIED**.

Planning Committee
Tuesday, July 19, 2022

3. **REFERRAL RESPONSE – RESIDENTIAL DATA AND APPLICATION TIMING**

(File Ref. No. 08-4105-00) (REDMS No. 6903088)

Discussion ensued regarding (i) the volume of issued permits fluctuating from year to year as reflective of development industry factors that result in applications appearing to go in starts and stops, (ii) staff will provide a memorandum of the feedback received after they consult with the development community in the fall of 2022, (iii) criteria for fast track applications, (iv) AMANDA once updated will aid in better measuring and comparing segments of the approval process, (v) timeline of initial comments for building plans for single family homes is generally within 3 weeks, with a policy that sets expectation for initial review comments to be communicated within 6 weeks, and (vi) difficult to compare timelines with other municipalities as they have different approval processes.

It was moved and seconded

That the staff report titled “Referral Response – Residential Data and Application Timing”, dated June 29, 2022, from the Director, Development and Director, Building Approvals be received for information.

CARRIED

4. **MANAGER’S REPORT**

(i) New Planning Technician- Design

Staff introduced and welcomed new Planning Technician- Design, Alex Costin to the Development Applications department.

(ii) OCP Review Update

Staff advised that they are in the research stage of the OCP review. Staff will have a report to Council at the end of the year that will summarize the research and have information outlining a public consultation program planned for 2023 with policy options. Staff will provide a memorandum with an update to Council this summer.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:45 p.m.).

CARRIED

Planning Committee
Tuesday, July 19, 2022

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, July 19, 2022.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate