



## Planning Committee

Date: Tuesday, November 17, 2015

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Carol Day

Absent: Councillor Harold Steves

Also Present: Councillor Derek Dang

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 November 3, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

December 8, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

**Planning Committee**  
**Tuesday, November 17, 2015**

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**PLANNING AND DEVELOPMENT DIVISION**

1. **APPLICATION BY PACIFIC LAND RESOURCE GROUP INC. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL RETAIL (IR1) ZONE TO PERMIT RETAIL SALE OF AUTOMOTIVE PARTS AND ACCESSORIES AT 2760 SWEDEN WAY**

(File Ref. No. 12-8060-20-009503; ZT 15-710920) (REDMS No. 4777031)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that the proposed zoning text amendment would allow for retail sale of automotive parts and accessories and that the applicant would provide for on-site landscape improvements.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to permit "Retail, general uses, limited to retail sale of automotive parts and accessories" at 2760 Sweden Way, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY CIS HOMES LTD. FOR REZONING AT 10340 ODLIN ROAD FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/K)**

(File Ref. No. 12-8060-20-009504; RZ 15-693376) (REDMS No. 4795912)

Cynthia Lussier, Planner 1, spoke on the proposed application, noting that (i) the proposed application would facilitate the subdivision of the property into two lots, (ii) the proposed application is consistent with the land use designation in the area plan, and (iii) the applicant will retain seven trees on-site.

In reply to queries from Committee, Mr. Craig advised that there are other sizeable lots along Odlin Way that have the potential to be rezoned and subdivided.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, for the rezoning of 10340 Odlin Road from "Single Detached (RS1/B)" to "Single Detached (RS2/K)," be introduced and given first reading.*

**CARRIED**

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**3. APPLICATION BY MARYEM AHBIB FOR REZONING AT 9131 STEVESTON HWY FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009505; RZ 15-703150) (REDMS No. 4797211)

Mr. Craig briefed Committee on the proposed application, noting that (i) the City secured a Statutory Right-of-Way (SRW) that is registered on the title of the lots at 9093 and 9097 Steveston Highway in 2004 to establish access to Steveston Highway from the rear lane, (ii) proposed future extensions of the rear lane would extend from the canal to Mortfield Gate as redevelopment occurs, and (iii) Mortfield Gate is intended to be signalized in the future.

In reply to queries from Committee, Mr. Craig noted that should the application proceed, the applicant would be required to construct the rear lane behind the subject property.

Nisha Cyril, 9097 Steveston Highway, spoke on the proposed application and expressed concern with regard to granting public access to the rear lane using the SRW and the estimated value of the land under the SRW.

In reply to queries from Committee, Mr. Craig noted that when the City secures a SRW, it is registered on the property's title.

In reply to queries from Committee, Ms. Cyril noted that her legal consultation prior to purchasing the property did not indicate the SRW was for public access. Also, she expressed concern of the potential increase in traffic and the difficulties of accessing the SRW from Steveston Highway.

In response to queries from Committee, Mr. Craig noted that no consent from adjacent property owners is required for the City to utilize the SRW. He added that the width of the SRW is approximately the same width of the rear lane.

Qaiser Iqbal, 9093 Steveston Highway, spoke on the proposed application and expressed concern with regard to granting public access to the rear lane using the SRW and information related to the SRW that is publically available.

In reply to queries from Committee, Mr. Craig noted that legal advice related to the SRW provided by the City's Law Department is subject to solicitor-client privilege.

Discussion ensued with regard to potential alternative solutions, and in reply to queries from Committee, Mr. Iqbal noted that to his knowledge, the SRW would only be used for utilities and that his preference would be that the SRW remain only for private access.

Discussion then ensued with respect to the information provided to potential property buyers by realtors and lawyers regarding the SRW and the potential to establish a late-comers fee or alternative funding mechanism to compensate the affected property owners.

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In reply to queries from Committee, Mr. Craig noted that it may be possible to develop a funding strategy for the acquisition of the current SRW; however, acquiring the SRW would potentially make the existing homes at 9093 and 9097 Steveston Highway non-conforming. He further noted that the SRW was secured as a condition of the rezoning that created the four existing rear lane access lots and that the SRW was intended to provide future access to other lots as redevelopment occurs.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the (i) incremental building of the rear lane is a viable approach and has been done in other parts of the city, (ii) the City cannot force properties to rezone and subdivide, and (iii) the SRW was secured by the City as part of a rezoning application that proceeded through the Public Hearing process and was adopted in 2004.

Discussion ensued with regard to (i) referring the application back to staff to discuss potential solutions, (ii) disclosing the SRW on title to potential buyers, and (iii) establishing a funding mechanism as a possible option to compensate the property owners.

In reply to queries from Committee, Mr. Erceg noted that referring the application back to staff would delay the application.

In reply to queries from Committee, Mr. Craig advised that a late-comers fee (i) may only be used in specific circumstances, (ii) is limited to a specific timeframe and is dependent on the development of adjacent lots, and (iii) is required to be adopted by bylaw.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, for the rezoning of 9131 Steveston Hwy from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.*

The question on the motion was not called as discussion ensued with respect to discussing possible solutions with the applicant and property owners and proceeding with the application process.

The question on the motion was then called and it was **DEFEATED ON A TIE VOTE** with Cllrs. Au and Day opposed.

Discussion then ensued with regard to discussing possible solutions with the applicant and property owners.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

*That staff examine potential access options through a Statutory Right-of-Way for utilities and a public-right-of-passage that is registered on title of the lots at 9093 and 9097 Steveston Highway, with the property owners of 9093 and 9097 Steveston Highway, and report back.*

**CARRIED**

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4. **MANAGER'S REPORT**

*Resettlement of Syrian Refugees*

Lesley Sherlock, Planner 2, briefed Committee on the Metro Vancouver response to resettle Syrian refugees in the province noting that, (i) approximately 3000 refugees will be arriving in the province, (ii) the City is not expected to receive a significant number of refugees, (iii) refugees coming to the province will enter through Vancouver International Airport, and (iv) initial assessments of the refugees may take up to two months.

In reply to queries from Committee, Ms. Sherlock noted that housing affordability could be a factor in determining where the refugees ultimately settle in the province.

Discussion ensued with regard to the role of the City in the resettlement of the refugees.

In reply to queries from Committee, Ms. Sherlock advised that information on the resettlement of the refugees will be available on the City website.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:04 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, November 17, 2015.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator (Aux.)