City of Richmond

Minutes

Planning Committee

Date:	Tuesday, November 17, 2026
Place:	Anderson Room Richmond City Hall
Present:	Councillor Andy Hobbs, Chair Councillor Kenny Chiu Councillor Carol Day Councillor Laura Gillanders Councillor Kevin Lai
Also Present:	Councillor Michael Wolfe
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 4, 2026, be adopted as circulated.

CARRIED

The Chair noted that the next Planning Committee meeting will be held on December 8, 2026.

PLANNING AND DEVELOPMENT DIVISION

1. **REFERRAL RESPONSE: ZONING BYLAW AMENDMENTS FOR SERVICE STATION USE IN CG2 AND APPLICABLE SITE-SPECIFIC ZONES**
(File Ref. No. 08-4000-01) (REDMS No. 8556607)

Staff provided a brief overview of the report, noting that (i) the report is in response to a Council Referral made on June 8, 2026, where a delegate raised concerns to City Council regarding the use of 7991 No. 1 Road and whether the current operations align with the neighbourhood-serving intent of the Gas and Service Stations (CG2) zone, (ii) the business is currently servicing vehicles for an offsite dealership and does not provide services to the general public, (iii) staff reviewed service station uses in the CG2 and applicable site-specific zones, identifying opportunities to clarify their customer-facing intent and improve compatibility with residential neighbourhoods (iv) proposed changes would require service and repair vehicles to serve the general public, include at least one service bay with identifiable customer access, and use high quality fencing materials where visible from a road. If adopted, the amendments would apply to new service stations and additions to existing service stations, (v) the property at 7991 No.1 Road will be considered legal non-conforming and will be able to continue operating. However, changes or expansion to the operation would have to conform with the revised zoning regulations, and (vi) there is an existing rezoning application for the site for a rental housing proposal, as such the current use would be considered temporary.

In response to queries from Committee, staff advised that (i) the proposed rezoning application is for approximately 70 rental residential apartment units, (ii) as a 100% rental project, the application is being expedited through the City's Fast-Track Approvals Process. A dedicated planning team is coordinating the review across departments, (iii) the applicant followed the pre-application process and staff are working closely with them, (iv) the proposed requirements would apply only to service stations within 400 meters of residential areas, ensuring they primarily serve the public and provide customer access areas, they would not affect other permitted CG2 uses, such as retail or car washes, and (v) the owner and the occupant will be advised of the proposed amendments prior to public hearing, along with the other sites that would be impacted by this zoning change.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10806, which would clarify the intent for service station use in the Gas and Service Station (CG2) zone and related site-specific commercial zones near residential areas, including indicating that the servicing and repair of vehicles is primarily for sale to members of the general public, requirements for vehicle service bays, customer access, and specific fencing provisions, be introduced and given first reading.

CARRIED

2. **APPLICATION BY KABEL ATWALL FOR A STRATA TITLE CONVERSION AT 8760 FAIRDELL CRESCENT, OCP AMENDMENTS TO SECTION 3.2 'BUILD BETTER HOUSING', AND PROPOSED COUNCIL POLICY FOR RESIDENTIAL STRATA TITLE CONVERSION APPLICATIONS INVOLVING SSMUH DEVELOPMENT**
(File Ref. No. SC 26-017199) (REDMS No. 8576822)

Staff provided an overview of the application.

In response to queries from Committee, staff advised that (i) the redesignation of the 11 properties on Fairdell Crescent, including the subject property, from "Arterial Connectors Tier 1" to "Neighbourhood Residential Tier 1" is to address a land use designation mapping oversight during the Official Community Plan (OCP) update, (ii) this portion of Blundell Road is an unopened road allowance used only for trail access. It ends shortly behind 8760 Fairdell Crescent and does not provide functional road access to these properties, (iii) zoning for these lots will not be amended and will remain as "Small-Scale Multi-Unit Housing (RSM)," (iv) the City introduced zoning in order to comply with Bill 44 and rezoned approximately 27,000 properties in the city to allow for up to three to six units, it is difficult for staff to speculate on the implications if the Province were to amend Bill 44, (v) staff will seek a meeting with the Housing Minister once Cabinet is announced to better understand the Province's direction on the housing legislation, (vi) the purpose of the policy is provide a transparent and clear process under which review and consideration will take place, (vii) as part of a Strata Title Conversion Application, Building Approvals staff inspect the building to confirm compliance with life, health, safety, and permit requirements and address any unauthorized construction, (viii) the Strata Property Act requires tenant input for occupied buildings seeking strata conversion. In this case, the property is owner occupied, and the owner intends to occupy the new dwelling; therefore, no tenant consultation is required.

It was moved and seconded

(1) That the application for a Strata Title Conversion by Kabel Atwall be approved on fulfillment of the following conditions:

(a) Registration of a flood indemnity covenant on Title;

(b) Final inspection and completion of the Building Permit (B7 25-020392) for the infill building at 8760 Fairdell Crescent;

(c) Payment of all City utility charges and property taxes up to and including the calendar year in which the strata conversion plan is executed by the Approving Officer; and

(d) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this

resolution.

(2) That the City, as the Approving Authority, delegates the Approving Officer the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied;

(3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808 for the purpose of:

(a) Administrative and clarification amendments to Section 3.2 'Build Better Housing' respecting Strata Title Conversions; and

(b) Redesignating the properties on Fairdell Crescent identified in Schedule A to Bylaw 10808 from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000

be introduced and given first reading;

(4) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in conjunction with:

(a) The City's Financial Plan and Capital Program; and

(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(5) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(6) That the Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing" as presented in Attachment 6, be approved.

CARRIED

3. MANAGER'S REPORT

None

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:27 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, 2026.

Councillor Andy Hobbs
Chair

Raman Grewal
Legislative Services Associate