



Regular Council

Monday, January 11, 2021

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R21/22-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on December 7, 2020, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on December 15, 2020, be adopted as circulated;*
- (3) *the minutes of the Regular Council meeting for Public Hearings held on December 14, 2020, be adopted as circulated; and*
- (4) *the Metro Vancouver 'Board in Brief' dated October 30, 2020 and November 27, 2020, be received for information.*

CARRIED



**Regular Council
Monday, January 11, 2021**

COMMITTEE OF THE WHOLE

- R21/22-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:04 p.m.).

CARRIED

3. Delegation from the floor on Agenda items.

Item No. 11 – Application by Choice School for Gifted Children Society for an Agricultural Land Reserve Non-Farm Use at 20451 Westminster Highway

Philip Gray, previous volunteer Director and Chair of the Choice School for Gifted Children Society, provided background information, noting that Choice is a small independent school providing an education for gifted students from Kindergarten to Grade 9. Mr. Gray commented on the proposed non-farm use application, noting that the School's objective is to bring its properties into compliance with both the City's zoning and the Agricultural Land Commission's regulations, while adding a new annex building to accommodate two classrooms and two washrooms to increase enrolment capacity by 30 students. Mr. Gray read from his submission, attached to and forming part of these minutes as Schedule 1.

- R21/22-3 4. It was moved and seconded
That Committee rise and report (7:14 p.m.).

CARRIED

CONSENT AGENDA

- R21/22-4 5. It was moved and seconded
That Items No. 6 through No. 9 be adopted by general consent.

CARRIED



**Regular Council
Monday, January 11, 2021**

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meetings held on December 14, 2020 and January 5, 2021;*
- (2) *the Finance Committee meeting held on January 5, 2021; and*
- (3) *the Planning Committee meeting held on January 6, 2021;*

be received for information.

ADOPTED ON CONSENT

7. **HOUSING AGREEMENT BYLAW NO. 10214 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 5740, 5760, AND 5800 MINORU BOULEVARD**

(File Ref. No. 08-4057-05, 12-8060-20-010214) (REDMS No. 6547639, 6556769, 6568733)

That Housing Agreement (5740, 5760, and 5800 Minoru Boulevard) Bylaw No. 10214 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 18-807640, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

8. **APPLICATION BY GRADUAL ARCHITECTURE INC. FOR REZONING AT 6520 WILLIAMS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LOW DENSITY TOWNHOUSES (RTL4)" ZONE**

(File Ref. No. 12-8060-20-010224; RZ 17-792242) (REDMS No. 6562809 v. 4, 6563072)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10224, for the rezoning of 6520 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

ADOPTED ON CONSENT



Regular Council
Monday, January 11, 2021

9. APPLICATION BY CLASSICO DEVELOPMENT LTD. FOR A STRATA TITLE CONVERSION AT 10531/10551 ANAHIM DRIVE

(File Ref. No. SC 20-905121) (REDMS No. 6546884 v. 3, 5842519)

- (1) *That the application for a Strata Title Conversion by Classico Development Ltd. for the property located at 10531/10551 Anahim Drive be approved on fulfilment of the following conditions within 180 days of the date of this resolution:*
- (a) *Payment of all City utility charges and property taxes up to and including the current year;*
 - (b) *Submission of appropriate plans and documents to the City and execution of same by the Approving Officer; and*
 - (c) *Discharge of the existing covenant registered on Title (#BE119606), which restricts the use of the property to a maximum of two units.*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

ADOPTED ON CONSENT

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail declared a conflict of interest as her husband has interest in a business that owns industrial land in Richmond and left the meeting – 7:24 p.m.

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

10. INDUSTRIAL LANDS INTENSIFICATION INITIATIVE – SUMMARY OF FINDINGS AND PROPOSED AMENDMENTS TO RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 9000 AND RICHMOND ZONING BYLAW NO. 8500

(File Ref. No. 08-4150-04-05; 12-8060-20-010180/010181) (REDMS No. 6446699 v. 17; 6445212; 6446004)



Regular Council
Monday, January 11, 2021

21/22-5

It was moved and seconded

- (1) *That the staff report titled “Industrial Lands Intensification Initiative – Summary of Findings and Proposed Amendments to Richmond Official Community Plan Bylaw No. 9000 and Richmond Zoning Bylaw No. 8500” dated November 23, 2020 from the Director, Real Estate Services and Director, Policy Planning be received for information;*
- (2) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, 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;*
- (4) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10180, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10181, be introduced and given first reading; and*
- (6) *That staff review and report back in two years on the implementation of the Industrial Lands Intensification Initiative.*

The question on Resolution 21/22-5 was not called as discussion took place and the following Council comments were noted:

- the proposed land use amendments have the potential to increase industrial land property values, which may negatively affect owners and tenants of such properties;



Regular Council
Monday, January 11, 2021

- the proposed amendments to the Official Community Plan and Zoning bylaw, in particular as they relate to increased density from 60% to 75% for sites outside the City Centre, maximum building height from 12 metres to 16 metres, and increased maximum density from 1.0 floor area ratio (FAR) to 1.5 FAR outside the City Centre, are concerning; these proposed amendments may (i) exasperate existing site accessibility issues, (ii) necessitate more robust foundations affecting site permeability, and (iii) attract property speculators thereby creating affordability challenges;
- the creation of new industrial lands should also be considered in order to appeal to businesses that require large parcels of industrial land;
- the potential stratification of industrial buildings poses a threat to some business types, particularly those that require large parcels; and
- industrial building rooftops may lend themselves well for sustainable features like rooftop gardens due to their area.

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

21/22-6

It was moved and seconded

That the proposed amendments to the Official Community Plan and Zoning bylaw as they relate to (i) increased density from 60% to 75% for sites outside the City Centre, (ii) maximum building height from 12 metres to 16 metres, and (iii) increased maximum density from 1.0 floor area ratio (FAR) to 1.5 FAR outside the City Centre, as detailed in staff report titled “Industrial Lands Intensification Initiative – Summary of Findings and Proposed Amendments to Richmond Official Community Plan Bylaw No. 9000 and Richmond Zoning Bylaw No. 8500” dated November 23, 2020 from the Director, Real Estate Services and Director, Policy Planning be referred back to staff.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Loo
McNulty
Steves

The question on Resolution 21/22-5 was then called and it was **CARRIED** with Cllr. Wolfe opposed.



**Regular Council
Monday, January 11, 2021**

Councillor McPhail returned to the meeting (7:57 p.m.).

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

11. **APPLICATION BY CHOICE SCHOOL FOR GIFTED CHILDREN SOCIETY FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 20451 WESTMINSTER HIGHWAY**
(File Ref. No. AG 19-881146) (REDMS No. 6543001 v. 3, 6576983)

21/22-7

It was moved and seconded

That the application by Choice School for Gifted Children Society for an Agricultural Land Reserve Non-Farm Use at 20451 Westminster Highway be forwarded to the Agricultural Land Commission.

The question on Resolution 21/22-7 was not called as discussion took place on the proposed non-farm use application.

It was noted that open and clear communication between neighbours and parents of future students is key and as such, a letter from the Applicant acknowledging the adjacent active industrial farming operations would be valuable.

The question on the Resolution 21/22-7 was then called and it was **CARRIED** with Cllr. Steves opposed.



Regular Council
Monday, January 11, 2021

Discussion took place on the need for additional space for gifted children and as a result, the following motion was introduced:

21/22-8

It was moved and seconded

That a letter be written to the Minister of Education and local MLAs to raise awareness of the demand for more special education schools and highlight the Choice School's current expansion plans and associated challenges.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Day
Loo
McNulty
McPhail
Steves

12. COMPREHENSIVE REVIEW OF THE ARTERIAL ROAD LAND USE POLICY DESIGNATION ALONG RAILWAY AVENUE

(File Ref. No. 08-4057-01, 10-6360-00, 08-4105-00) (REDMS No. 6567061 v. 4)

21/22-9

It was moved and seconded

That staff be authorized to undertake community and industry consultation regarding possible amendments to the Arterial Road Housing Development Map for sites located within the Railway Avenue Corridor.

CARRIED

Opposed: Cllrs. Steves
Wolfe

13. APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE "TWO-UNIT DWELLINGS (RD1)" ZONE TO THE "COACH HOUSES (RCH1)" ZONE

(File Ref. No. 12-8060-20-010035, RZ 17-784927, 01-0095-20-5420) (REDMS No. 6560853 v. 5, 5997730, 280220, 6188588, 5997352, 6182914)

21/22-10

It was moved and seconded

(1) That the following recommendation be forwarded to a Public Hearing:



Regular Council
Monday, January 11, 2021

- (a) *That Single-Family Lot Size Policy 5420 in Section 36-4-7, adopted by Council on October 16, 1989, be amended to exclude 5026 Williams Road and the 45 properties bordering Railway Avenue between Williams Road and 10700 Railway Avenue; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be referred to the Tuesday, February 16, 2021 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED
Opposed: Cllrs. Day
Wolfe

ADJOURNMENT

R21/22-11

It was moved and seconded
That the meeting adjourn (8:37 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, January 11, 2021.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the meeting of Richmond City Council held on Monday, January 11, 2021.

To: Mayor & Each Councillor
From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Council

Date: Jan. 11/2020 Item#: 11

City Council Meeting January 11th, 2021

Applicant Remarks to City Council in Support of Choice School Non-Farm Use Application (for 20451 Westminster Highway, Richmond)

My name is Philip Gray and for the past 6 years I have been a volunteer Director and board chair of the Choice School for Gifted Children Society. I retired from the board last November but am continuing to support the school with this application.

I'd like to provide some background about the school and some context for this Non-Farm Use Application:

Choice is a small independent school providing an education for gifted students from Kindergarten to Grade 9. We are constituted as a not-for-profit society, are a registered charity and governed by a volunteer board of 7 Directors - mostly parents of our students.

Many of our students, in addition to being gifted, have an additional special need such as ADHD, Autism or Anxiety, etc. These students are known as twice exceptional. The school excels in educating such students by providing the necessary social and emotional support via a specialist teaching and support staff.

In recognition of this specialty, in 2016, the Ministry of Education designated Choice as a Special Education School. This is one of only 15 such designated special education schools in the Province and the only special education school in the Province designated for gifted students.

Approximately two years ago the school recognised that enrollment growth would soon max out the capacity of our existing buildings. We ended the last school year in September with 68 students - and the maximum capacity of our existing buildings is approximately 80 students.

Consequently, our non-farm use application contemplates adding a small, new building annex to accommodate two classrooms and two washrooms - increasing our capacity by 30 students. At the outset of our small project, we had communications with both the Agricultural Land Commission and the City and eventually discovered that a historical zoning and agricultural restriction anomaly existed on the subject property. Historically, the property was zoned ASSEMBLY by the City yet WAS subject to Agricultural use restrictions. How ASSEMBLY zoning was originally established when the property was subject to agricultural restrictions, remains a mystery to us.

PHOTOCOPIED
JAN 11 2021
& DISTRIBUTED



As a result of this situation, both the City and the ALC recommended that we prepare a non farm use application which we subsequently submitted to the ALC and the City just over a year ago in December 2019.

Our main objective for this application is to bring both of our adjacent properties into full Zoning and ALC compliance via the commitments we have made to the City in our application. The commitments we have made were requested by the City as part of the application process and late last week, we further confirmed our commitment to the City in writing to implementing these items.

An approval of this application and consequent implementation of the commitments will pave the way for a subsequent building permit application for our proposed classroom annex.

As a small organization with limited resources and a volunteer board, whatever the outcome of this application, we would like to acknowledge the assistance provided by City staff in helping us understand and navigate our way through the process.

In closing, and recognizing that the ALC has the ultimate approval authority for this application, we are sincerely hoping for a positive response from the City. This will move us a step forward in being able to offer more enrollment capacity for gifted and twice exceptional students at Choice School, the only Ministry designated special education school for gifted children in the Province.

Philip Gray
Special Advisor to the Board
Choice School for Gifted Children Society