



Planning Committee

Date: Tuesday, January 8, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:12 p.m.)

Also Present: Councillor Linda McPhail

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 Tuesday, December 18, 2013, be adopted as circulated.

CARRIED

COUNCILLOR LINDA MCPHAIL

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
FLOW CHART**

(File Ref. No.) (REDMS No.)

Councillor Linda McPhail commented on the Richmond Community Services Advisory Committee flow chart, noting that it is more of a communication tool used by the RCSAC to inform Council on issues that they find important, such as the Richmond Children First's Early Childhood Development Report. Councillor McPhail queried how the City could participate in the upcoming community forum by Richmond Children First.

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Discussion ensued suggesting the matter be forwarded to staff for their recommendation with the understanding there would be no funding from the City as this is not a City initiative. Also, it was noted that staff be directed to look at and advise the RCSAC on other possible sources of funding. As a result of the discussion the following **referral** was introduced:

It was moved and seconded

- (1) *That the Richmond Community Services Advisory Committee Flow Chart be referred to staff, without funding being provided by the City, to advise how the City can participate in the upcoming community forum by Richmond Children First; and*
- (2) *That staff provide assistance to the Richmond Community Services Advisory Committee in looking for outside sources of funding.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 8984 AND 8985 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 8800, 8820, 8840, 8880, 8900, 8920, 8940 AND 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 AND 3340 SEXSMITH ROAD- 0754999 B.C. LTD. (CONCORD PACIFIC)**

(File Ref. No. 12-8060-20-8984/8985) (REDMS No. 3730165)

It was moved and seconded

- (1) *That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722; and*
- (2) *That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. **RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013 WORK PLAN**

(File Ref. No. 08-4200-01/2012, 01-100-20-HCOM1-01) (REDMS No. 3678365)

The Committee expressed their thanks to all the members of the Richmond Heritage Commission for their work in 2012.

It was noted that the Japanese Nurses' Residence is also referred to as the Japanese Museum. Staff was requested to ensure consistent wording when referring to the building.

It was moved and seconded

That the Richmond Heritage Commission 2013 Work Plan as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development, be endorsed.

CARRIED

4. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2012 ANNUAL REPORT AND 2013 WORK PLAN**

(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3693836)

The Committee thanked the members of the Richmond Advisory Committee on the Environment for their work in 2012.

Discussion ensued concerning:

- the rationale for investigating the environmental benefits of the dark sky policy in rural areas;
- the publication and distribution of a newsletter to the public; and
- the possibility of the Committee preparing a "State of the Environment" report for Council.

David Johnson, Planner, advised the intent of the dark sky initiative was to examine areas that were not organized and not those areas with existing street lighting. Mr. Johnson believed that the last time the Advisory Committee prepared a State of the Environment Report was in 2005 and that it is something the Committee could consider for the 2013 Work Program.

It was moved and seconded

(1) *That the Richmond Advisory Committee on the Environment's 2012 Annual Report be received for information; and*

(2) *That the Richmond Advisory Committee on the Environment's 2013 Work Plan be endorsed.*

CARRIED

Mayor Brodie entered the meeting at 4:12 p.m.

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5. **AGRICULTURAL ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-AADV1-01) (REDMS No. 3713091)

The Committee thanked the Agricultural Advisory Committee (AAC) for their work in 2012 and for organizing and hosting a Farm Tour in September, noting that the tour is something that is both looked forward to and very necessary. It was suggested that staff book this tour earlier in the year so as to prevent conflicts in meeting schedules for Council. It was noted that the AAC continue their review of matters concerning fill in agricultural lands and that they investigate developing policies regarding greenhouses in Richmond.

Todd May, Co-Chair of the AAC, expressed his thanks to Council and staff for all their efforts in addressing agricultural concerns. He stated the City is proactive with respect to environmental and agricultural concerns.

It was moved and seconded

That the 2013 Agricultural Advisory Committee's work program be approved.

CARRIED

6. **RICHMOND SENIORS ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-SADV1-01) (REDMS No. 3731600)

The Committee thanked the Richmond Seniors Advisory Committee for the good job they are doing with the Seniors in the community.

It was moved and seconded

That the Richmond Seniors Advisory Committee's 2013 Work Program as outlined in the staff report titled Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program from the General Manager, Community Services dated December 14, 2012 be approved.

CARRIED

7. **DRAFT 2013-2022 SOCIAL DEVELOPMENT STRATEGY**

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 3701303 v. 7, 3731019)

With the aid of a PowerPoint presentation (on file, City Clerk's Office), John Foster, Manager – Community Social Development, provided an overview of the Draft 2013-2022 Social Development Strategy.

Discussion ensued concerning:

- staff including information on the number of affordable housing units within the City (i.e. currently available, what is forthcoming, co-op units) and how people can apply for residency;
- staff including what the City has accomplished regarding childcare;

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- acquisition of a “Campus Of Care” complex for seniors;
- recreational services and the ability for people to apply for residency outside the current subsidy program in place;
- supporting food security for Richmond residents and the feasibility of a City Advisory Committee to Council on this matter;
- analysis of poverty in Richmond to improve understanding of the characteristics and challenges of low income residents and to develop viable solutions;
- services to young people, in particular employment services;
- impact of downloading from other levels of government;
- business component; and
- purpose for public comment.

In response to the discussion Mr. Foster advised that the rationale behind going back to the public was to provide groups and individuals that had previously been consulted, and the public, an opportunity to review and comment on the Draft Strategy. Staff are proposing a two month period for public comment.

It was moved and seconded

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be endorsed and distributed for public comment.

The question on the motion was not called as discussion ensued whether endorsing the Draft Strategy would be perceived as the same as being adopted, therefore deterring the public from providing comment. As a result of the discussion, it was agreed that the motion be **WITHDRAWN**.

The following motion was introduced:

It was moved and seconded

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be distributed for public comment.

CARRIED

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7A. **AGRICULTURAL FILL**

(File Ref. No.) (REDMS File No.)

Councillor Harold Steves provided copies of the Council referrals dating back to June 2006 and a summary of items that were brought before the Agricultural Advisory Committee in 2012 (attached to and forming part of these minutes as Schedule 1) regarding fill on farmland. It was noted that illegal dumping, enforcement and jurisdiction matters have been referred to staff on several occasions with no report back from staff. Councillor Steves requested that staff report back to the Committee in February 2013.

Joe Erceg, General Manager – Planning and Development, advised that staff have encountered many enforcement challenges related to this matter as the illegal acts, such as dumping, have often occurred late at night or on weekends. Mr. Erceg undertook to follow-up with the General Manager, Community Safety, to determine how quickly a report can be provided.

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

It was moved and seconded

That staff bring a report immediately back on the referral matters concerning fill on farmland in the Agricultural Land Reserve.

CARRIED

8. **MANAGER'S REPORT**

Mr. Erceg gave an update on the ONNI development in Steveston Village, noting that the site is nearing completion.

Discussion took place and it was noted that should ONNI proceed with a rezoning application, the amenity package associated with the rezoning should be similar to what was proposed with a previous rezoning.

ONNI is also exploring the possibility of rezoning individual buildings instead of the whole site. ONNI was advised that staff do not support the rezoning of individual buildings as it would be problematic from both a community and technical point of view. The Committee's preference is not to receive multiple rezoning applications for portions of the site.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:14 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 8, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Acting Committee Clerk

Richmond AAC concerns about fill on farmland in the ALR – Cllr. H. Steves, AAC Rep

Dec. 2011 – Fill at 21660 River Road

The AAC:

- *noted that the farm plan was insufficient regarding drainage and irrigation, and
- *the application is for nurseries and blueberries which require two different types of soils properties and on the City infrastructure,
- *submission of a final farm plan that includes drainage and irrigation after the filling,
- *information on the source, type and quality of fill to be utilized.

March. 2012 – Fill at No. 6 Rd. & Westminster Highway

The AAC:

- *brought to attention of staff fill activities being undertaken,
- *asked for follow-up by Community By-laws and report back to committee.

April 12, 2012 – Fill at No. 6 Rd. & Westminster Highway and on No. 5 Rd.

The AAC:

- *noted concerns about fill activities being undertaken on no. 6 Rd site
- *asked for follow-up by Community By-laws and AAC and report back to committee,
- *also asked for a report back on works and/or construction staging on No. 5 Rd., and
“That soil fill activities on agricultural land has a significant impact on agricultural land and that the AAC requests more timely responses and enforcement measures taken on non-permitted soil fill activities from appropriate stakeholders (City & ALC)”

May 2012 - AAC 2012 Work Plan (April 24)

The AAC:

- *to review and comment on non-farm use (soil fill) applications forwarded to the AAC by Community By-laws staff. Provide support to prevent unnecessary placement of fill on agricultural land.

June 2012 – Fill at 13160 Westminster Highway

The AAC:

- *questioned the 5 ft. Deep excavation to remove and replace peat soil,
- *determined that road construction to the fieldes should be of fill placed directly on top of existing undisturbed peat,
- *approved a motion recommending no further excavation and further disturbance of peat, &
- *structural fill to be certified as uncontaminated.

Sept. 2012 – Fill at Steveston Highway & Hwy 99, NE corner

The AAC:

- *questioned the need for an impervious perimeter road around the site, wider than permitted,
- *the need for fill on land that is identical in elevation and soil quality as the City owned Gardens across the highway
- *asked for accurate elevations of the field, and neighbouring drainage ditches

Nov. 2012 – Cllr Steves reported staff to examine jurisdictions and need for fill in the ALR