



Planning Committee

Date: Tuesday, March 3, 2020

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Bill McNulty
Councillor Harold Steves

Also Present: Councillor Chak Au
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that the order of the agenda would be varied to consider the Manager's Report after Item 6.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 4, 2020, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**
(File Ref. No. 01-0100-30-RIAD1-01) (REDMS No. 6388845 v. 3)

Committee thanked the Richmond Intercultural Advisory Committee for their work in the community.

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It was moved and seconded

That the staff report titled "Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director of Community Social Development, be approved.

CARRIED

2. **RICHMOND SENIORS ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 6369342)

Committee thanked the Richmond Seniors Advisory Committee for their work in the community.

It was moved and seconded

That the staff report titled "Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director, Community Social Development, be approved.

CARRIED

3. **UBCM 2020 POVERTY REDUCTION PLANNING AND ACTION GRANT SUBMISSION**

(File Ref. No. 07-3190-01) (REDMS No. 6382338 v. 3)

It was moved and seconded

(1) *That the application to the Union of British Columbia Municipalities (UBCM) 2020 Poverty Reduction Planning and Action Program for \$25,000 be endorsed; and*

(2) *That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2020–2024) be amended accordingly.*

CARRIED

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4. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 20-890944) (REDMS No. 6407191)

Staff noted that (i) the permit would be for a temporary parking lot for 35 vehicles, (ii) there is an existing temporary use permit expiring in May 2020, (iii) landscaping was installed with the previous permit and is in good condition, (iv) the applicant has met with neighbours and is aware of concerns, (v) a landscaper makes monthly site visits and the applicant has agreed to pave the site with asphalt to alleviate dust concerns, (vi) a revision to Schedule B could be made to include paving provisions, and (vii) a revised permit and memorandum will be provided to Council.

It was moved and seconded

That the application of Fairchild Developments Ltd. for a Temporary Commercial Use Permit for property at 8320 Cambie Road and 8431 Brownwood Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held on April 20, 2020 at 7:00 PM in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow ‘Non-accessory Parking’ as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”

CARRIED

5. **APPLICATION BY HEADWATER LIVING INC. TO AMEND SECTION 3.3 OF OFFICIAL COMMUNITY PLAN BYLAW 9000, CREATE THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 5500 NO. 3 ROAD FROM THE “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010131; RZ 19-858804) (REDMS No. 6394422)

Correspondence from John Roston was referenced (attached to and forming part of these Minutes as Schedule 1).

Staff reviewed the application and highlighted the following information:

- the proposal will include 149 purpose-built market rental units;
- the rental units will be secured in perpetuity through the rental tenure zoning and a market rental agreement registered on title;

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- a new zone will be created, High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre);
- the applicant is working with BC Housing to secure financing;
- under the Housing Hub Provincial Rental Supply Program, units are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile;
- the new zone restricts all residential use to rental tenure only;
- the applicant will be providing voluntary contributions towards community planning and public art;
- the building will meet BC Energy Step Code step 2;

De Whalen, Chair, Richmond Poverty Response Committee (RPRC), expressed support for the use of the rental tenure tool, the incorporation of basic universal housing features, and family friendly units.

Kathryn McCreary, Richmond Resident expressed support for the proposed project and its prime location. She noted that it would be beneficial to include a small percentage of units that are below market rental and consider less expensive construction typology and locations.

Raymond Kwong, BC Housing, expressed support for the project noting that (i) it is based under the Provincial Supply Program, (ii) the Province works with communities to create purpose-built rentals and (iii) creating more rental supply will move the middle income bracket to new stock and open up the rental supply for the lower income bracket.

It was moved and seconded

- (1) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131 to amend Section 3.3, Objective 4, Policy e) to include a provision that the market rental residential density bonus may be increased on a site specific basis for projects that provide additional rental housing to address community need, be introduced and given first reading;***
- (2) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in conjunction with:***
 - (a) ***The City's Financial 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 programs and plans, in accordance with Section 477(3)(a) of the Local Government Act;

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- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 to create the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, and to rezone 5500 No. 3 Road from the “Downtown Commercial (CDTI)” zone to the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, be introduced and given first reading.*

CARRIED

6. BC BUILDING CODE CHANGES TO SECONDARY SUITE PROVISIONS

(File Ref. No. 12-8060-02-01) (REDMS No. 6398750 v. 5)

In reply to queries from Committee, James Cooper, Director, Building Approvals, noted that (i) properties that have secondary suites and coach houses will have separate addresses, (ii) clarifying addresses will improve wayfinding for emergency response teams and postal services, (iii) suite sizes were studied and the focus is on the preservation of single family character neighbourhoods and the use of workable units, and (iv) the proposed changes to secondary suite provisions are comparable to other communities.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139, to better define secondary suites and increase the maximum permitted size of secondary suites in dwellings from 90 m² to 110m², be introduced and given first reading;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142, to incorporate cost recovery charges for addressing secondary suites, be introduced and given first, second and third reading; and*
- (3) *That a 12 month grace period be authorized, from the date of Bylaw No. 10142 adoption, allowing legal secondary suite owners to secure a suite address without charge before the addressing fees take effect.*

The question on the motion was not called as a motion to increase secondary suite size was introduced, but failed to receive a seconder.

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

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8. **MANAGER'S REPORT**

Tour of the Roderick Building

Council is invited to attend the Tour of the Roderick Building taking place March 6, 3:00 p.m. at 12088 Third Avenue.

7. **REFERRAL RESPONSE ON EDUCATION, DORMITORY AND CHILD CARE USES IN THE NO. 5 ROAD BACKLANDS POLICY AREA AND FOR SITES IN THE AGRICULTURAL LAND RESERVE**

(File Ref. No. 08-4050-10) (REDMS No. 6396117 v. 6)

A memorandum from City Clerk was distributed (attached to and forming part of these Minutes as Schedule 2)

Correspondence regarding the proposed policy was received of 11 form letters (attached to and forming part of these Minutes as Schedule 3)

Barry Konkin, Director, Policy Planning, provided an overview of the referral response to review the backlands policy to ensure that only religious institutions are permitted in this area. Mr. Konkin noted that in order to achieve the terms of the referral the report proposes bylaw amendments to remove the education as a permitted use in the policy area and remove dormitory use and childcare would be an accessory use to religious assembly limited to 37 spaces. Should bylaws be adopted, all existing uses would be rendered legally non-conforming. Non-conforming uses are legally protected in perpetuity; however further expansion of non-conforming use is not allowed. The Agricultural Land Commission approval is required and is key to the process.

In response to queries from Committee, Mr. Konkin noted that (i) schools require a non-farm use application, (ii) the ALC and the Agricultural Land Reserve (ALR) are committed to preserving farm land, (iii) this policy area is unique to the City of Richmond, (iv) the permitted use remains with the land, (v) in response to questions about significant damage caused to existing schools due to fire, an application to rebuild the school would be required, and (vi) under the proposed bylaw amendments, new schools or expansion to existing schools would require an ALR and rezoning application.

Will Hsu, 8240 No. 5 Road, Dharma Drum Mountain Buddhist Association, expressed concern regarding the proposed bylaws noting that in 2019 the Association received approval from the ALC to expand dormitory use. Mr. Hsu noted that the dormitory expansion will provide modest, basic, living conditions for the nuns.

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In response to queries from Committee, Mr. Hsu noted that the Association is seeking an expansion of 1,000 sq. ft. and the addition is in the direction towards the main road and currently the temple farms fruit trees and vegetables.

In response to query from Committee, staff noted that if the bylaws were approved, the applicant would need to apply for a rezoning.

Roger Grose, 4598 Kensington Court, Delta, Superintendent, Richmond Christian School expressed concern regarding the proposed bylaws noting that Richmond Christian School would like the ability to expand and grow.

In response to queries from Committee, Mr. Grose noted that (i) the school uses the farmland by having bee apiaries, student gardens and aquaponics, (ii) the Richmond Christian School was partly grandfathered in as to not require a farm plan, and (iii) the middle campus was built before the backlands policy.

In response to query from Committee, staff noted that any future plans for expansion would require a farm plan for the ALC to review.

Eric Chu, 4266 Fortune Avenue, Richmond, expressed concern regarding the proposed bylaws noting that the proposed bylaws would hinder Richmond Christian School's plans for expansion for much needed space. Mr. Chu further noted that the Secondary School will need to be rebuilt in 40 – 50 years.

In response to a query from Committee, Mr. Chu noted that the Richmond Christian School is in the fundraising stage in expansion planning.

Oscar Pozzolo, 4640 Albert Street, Burnaby, Principal, Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that restrictions will limit student and school growth.

In response to questions from Committee, Mr. Pozzolo noted that (i) it has been difficult for independent schools to obtain existing school property, (ii) Az-Zahraa recently purchased an adjacent property, and (iii) the school is on the 2nd floor in the same building as the mosque.

Mohamad Al-Shakarchi, recent graduate of Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that it would be a disadvantage to not allow schools on No. 5 Road to expand.

Mahmood Jaffer, 11931 Seabrook Crescent, Richmond, representing the Shi'a Muslim Community of British Columbia, expressed concerns regarding the proposed bylaws noting that in the last 4 years their school has seen a 40% growth.

In response to a query from Committee, Mr. Jaffer noted that their school farms fruit trees and berries.

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Todd Chow, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would affect the current plan to replace aging portables.

In response to queries from Committee, staff confirmed that the applicant's application is in the preliminary stages for staff review and will require rezoning under the new regulations and through Council direction, in-stream applications can be processed.

Leila Chen, Principal, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would hinder the plan to move students out of portables and into a school building.

Charlotte Sakaki, 7890 No. 5 Road, Richmond, Vice-Principal and teacher, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would affect the current development plan to expand the school.

In response to query from Committee, Ms. Sakaki noted that at the time of the original application, Cornerstone Christian Academy was not required to farm the land as the land was designated as a sports field.

Sara Lam, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws and noting that expanding the school would benefit the community through the programs that the school offers.

Virginia Wong, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the school has grown over the years and requires expansion.

Kairavee Mulye, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws and noting her positive experience attending Cornerstone Christian Academy.

Urvee Mulye, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws and noting her positive experience attending Cornerstone Christian Academy.

Jonathon Warren, 10117 Lawson Drive, Richmond, expressed concern regarding the proposed bylaws noting that the Cornerstone Christian Academy has been waiting many years to build a new school.

Cheryl Cheung, 7890 No. 5 Road, Richmond, referenced materials (attached to and forming part of these Minutes as Schedule 4) and expressed concern regarding the proposed bylaws noting that restricting expansion would inhibit enrolment for Cornerstone Christian Academy and negatively affect the community.

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In response to a query from Committee, Ms. Cheung noted that there are approximately 200 families on the waitlist.

Fulton Jung, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws noting that the students at Cornerstone Christian Academy would like to have a proper school building so that the school can offer programs to students with adequate facility space.

Karen Russell, 5260 Oak Place, Ladner, expressed concern regarding the proposed bylaws and requested Committee consider this issue on a case by case basis.

Melissa Flores, 4764 Cedar Tree, Delta, teacher, Richmond Christian School, expressed concern regarding the proposed bylaws noting that it would negatively affect the school's plans to combine their three campuses onto one site and restrict any maintenance and repair of aging buildings.

In response to a query from Committee, staff noted that maintenance and repair is allowed as long as the building size does not increase.

Shingo Kawamura, 23 - 8631 Bennett Road, Richmond, teacher, Richmond Christian School, expressed concern regarding the proposed bylaws.

Adrienne Ya-Yan Leung, 5431 Lackner Crescent, Richmond, expressed concern regarding the proposed bylaws and noted the positive experiences of learning about agriculture and community at Richmond Christian School.

Richard McDonald, 9478 Thomas Drive, Richmond, expressed concern regarding the proposed bylaws noting that the elementary school is at capacity and the Richmond Christian School's plans for expansion and seismic upgrades will be affected.

In response to a query from Committee, staff noted that the elementary school is not located on No. 5 Road and is not impacted by the bylaw.

Chi Kwong Tsui, 6380 Skaha Crescent, Richmond, expressed concern regarding the proposed bylaws and request clarity of the policy amendments.

Michael Lipton, 300 - 10991 Shellbridge Road, Richmond, expressed concern regarding the proposed bylaws noting that the Richmond Jewish Day School would like the ability to plan for future upgrades without exceptions.

In response to a query from Committee, Mr. Lipton remarked that under legal non-conforming status, the school may be denied any future rebuilding or obtaining insurance.

In response to a further query from Committee, staff noted that as a land use, schools are defined separately from religious institutions.

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Sean O'Brien, 3151 Springfield Drive, Richmond, Director of Finance, Roman Catholic Archdiocese, expressed opposition regarding the proposed bylaws noting that this would negatively affect future plans of building a regional high school as the property located at 9360 No. 5 Road was zoned for religious schools at the time of purchase.

In response to queries from Committee, Mr. O'Brien noted that (i) he cannot provide the specific size of the property, (ii) the property is not being farmed, and (iii) the church acquires lands with demographics in mind and plans for a regional school would typically be for 600-800 students.

Edward Wong, 12011 Woodhead Road, Richmond, expressed opposition to the proposed bylaw amendments noting that any changes will cause hardship to the Archdiocese of Vancouver.

In response to queries from Committee, Mr. Wong noted that the property is for a standalone school and if the Catholic community grows, there would be plans for a future church.

Lachmi Asnani-ma, 5471 Mytko Crescent, Richmond, expressed concern regarding the proposed bylaws noting that as the population grows, faith based schools should be allowed to expand as well.

Lawrence Lim, 4635 St. Brides Court, Richmond, expressed opposition regarding the proposed bylaws requesting Committee to consider grandfathering in existing schools and institutions. Mr. Lim also noted that it is very difficult for independent schools to compete on the market for land sales.

Murtaza Bachoo, 15 - 22800 Windsor Court, Richmond, Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that restricting the ability to expand at their current location would negatively affect the students as the connection to the mosque would be lost.

In response to queries from Committee, Mr. Bachoo noted that the school would be able to offer more programs in a larger space and currently they have 180 students enrolled in day school and 270 students attending weekend programs.

In response to query from Committee, staff noted that there could be customized zoning for sites with schools with no restrictions, or specify floor area maximum and student maximum.

Gary Wu, Lingyen Mountain Temple, expressed concern regarding the proposed bylaws noting that the temple's plans for a Buddhist school would be negatively affected.

Michael Bouchard, Pythagoras Academy, expressed concern regarding the proposed bylaws emphasizing the need for independent schools and offering a choice for education.

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Joe Erceg, General Manager, Planning, noted that the report to Council titled “Referral Response on the Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve” is consistent with the referral resolutions from the Planning Committee and General Purposes Committee. The identification of options was not included in this report but a memorandum with options could be provided to Committee.

In response to queries from Committee, staff noted that (i) guidelines could be put in place for each school, in terms of student limits, size of school, or site area, (ii) each application would be considered based on its own merits, (iii) it is difficult to estimate the needs of each school, (iv) the proposed bylaw amendments do not restrict existing schools from making applications, (v) upgrades to the sanitary sewer and water would be assessed for large school expansions or new schools, (vi) the proposed bylaw amendments require another level of Council consideration by way of a rezoning application, (vii) the process for expansion remains the same in the initial stages for an ALR non-farm use application, (viii) each application for expansion would be considered case by case basis, (ix) the services required are determined at the time of receiving a building permit, and (x) zoning based on profit and non-profit status would not be advised.

Discussion ensued with regard to the range of expansions, including schools, dormitories and childcare facilities along No. 5 Road and the possibility of amending the bylaws so that the existing properties are exempt.

In response to further queries from Committee, staff noted that (i) legal advice will be required regarding exempting existing properties from the proposed bylaw amendments, (ii) the floor area ratio (FAR) is based on 110 metre depth of the lot dedicated to institutional use and varies depending on the width of the lot, (iii) establishing a cap would be challenging as each site has its own site specific configuration and needs of the organization, (iv) staff can provide a bulletin to explain the application process, and (v) the ALC allows applications but has ultimate authority to decide what use is permitted on agricultural land.

It was moved and seconded

- (1) ***That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, to revise Section 7.3 of Schedule 1 of the OCP (No. 5 Road Backlands Policy) and Schedule 2.13A of the OCP (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious institutional uses, be introduced and granted first reading;***
- (2) ***That Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with:***

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- (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;

- (3) That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with Section 477(3) (b) of the Local Government Act, be referred to the Agricultural Land Commission for comment prior to a Public Hearing;*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10133, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to prohibit education and dormitory as permitted uses in this zone for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve and revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district contained in Section 24.7 to prohibit education use in this zone, be introduced and granted first reading;*
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10141, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to prohibit education and dormitory uses for areas outside of the No. 5 Road Backlands Policy area and located in the Agricultural Land Reserve, be introduced and granted first reading;*
- (6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10140, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to add site-specific dormitory use regulations for the property at 8100 No. 5 Road, be introduced and granted first reading;*
- (7) That final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 be considered in conjunction with Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 (RZ 14-667707);*
- (8) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10146, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 and revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district contained in Section 24.7 to regulate child care use in these zones for lands located in the Agricultural Land Reserve, be introduced and granted first reading;*

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- (9) *That staff bring to Council all building permit applications involving education, dormitory or child care uses for lands zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” located in the Agricultural Land Reserve, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, and 10146, for consideration of a resolution that the building permit be withheld pursuant to Section 463 of the Local Government Act.*

The question on the motion was not called, as discussion ensued with regards to (i) approving the bylaw amendments as is, (ii) requesting staff to come up with solutions to ensure that existing institutions are able to rebuild schools in the event of fires, (iii) allowing smaller schools the ability to expand modestly, and (iv) preserving the religious assembly use along the No. 5 Road backlands.

Further discussion ensued with regard to (i) referring the report back to staff for further analysis on the issues with the current policy and providing options and solutions for future and existing schools, (ii) examining each institution’s needs, (iii) considering the impact to the City’s infrastructure, and (iv) exploring the future of the Highway to Heaven and the limits of expansion.

In response to further query from Committee, staff noted that the City would continue to accept and process applications under the existing policy with no guarantee of approval at the Council level and at the Provincial level.

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

It was moved and seconded

- (1) *That the staff report titled “Referral Response on Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve” be referred back to staff to review, provide information and options, where applicable, on the following:*
- (a) *Exempting in-stream applications from the proposed bylaws;*
 - (b) *Exempting existing schools and religious institutions from the proposed bylaws;*
 - (c) *Overall expansion potential for institutional uses (size of school floor area) in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve;*
 - (d) *Potential implications of expansion for institutional uses in the No.5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve on City infrastructure;*

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- (e) Traffic safety concerns, specifically speeding, on No.5 Road and proximity to schools; and,*
- (f) Developing an information bulletin that details the proposed application process;*
- (2) That applications for school expansion continue to be accepted from existing schools;*
- (3) That staff be directed to contact each of the existing land owners to obtain detailed assessments of each institution's expansion needs for schools, dormitories, and child care services.*

CARRIED
Opposed: Cllr. Loo

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (8:08 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, March 3, 2020.

Councillor Linda McPhail
Chair

Stephanie Walrond
Legislative Services Coordinator

ON TABLE ITEM

Date: March 3 2020
Meeting: Open PLN
Item: #5

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 3, 2020.

Jesson, Claudia

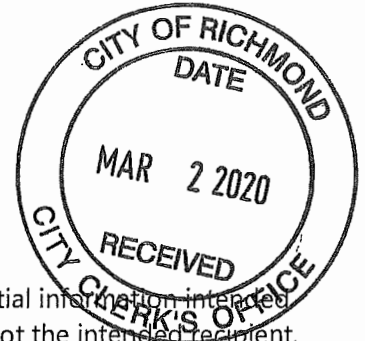
From: McPhail, Linda
Sent: Monday, 2 March 2020 10:20
To: Jesson, Claudia
Subject: Fw: Planning Mar. 3, Item 5, Application by Headwater Living Inc.

Hi Claudia - see email below. Can it be made available for on table at Planning Committee tomorrow, please.

thank you!

Linda McPhail

Councillor, City of Richmond
www.richmond.ca



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MAR 03 2020

& DISTRIBUTED *tw*

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Friday, February 28, 2020 11:02 AM
To: McPhail, Linda
Cc: Loo, Alexa; Day, Carol; McNulty, Bill; Steves, Harold; Brodie, Malcolm; Au, Chak; Greene, Kelly; Wolfe, Michael
Subject: Planning Mar. 3, Item 5, Application by Headwater Living Inc.

Dear Councillor McPhail,

I write in support of the application by Headwater Living Inc. to create the "High Density Market Rental Residential/Limited Commercial (ZMU45)" zone and re-zone 5500 No. 3 Rd. to that zone which will be considered at the March 3rd Planning Committee meeting. The ZMU45 zone requires that the subject development provides 100% of the residential units as market rental housing units secured in perpetuity with a market rental agreement registered on Title.

This is a model that should be applied to as many similar and larger Downtown Commercial properties in the City Centre as possible. In particular, the incentives listed in the staff report are essential if we are to maximize the amount of 100% market and below market rental housing in the City Centre which many of the councillors support in principle, but have done little to create.

Councillors have talked about requiring 10% market rental in addition to the existing requirement for 10% below market rental, but this allows for 80% of new housing construction in the City Centre to be condos for sale primarily to investors which is the last thing we need. We need 100% rental if we are to have any hope of solving the ongoing housing crisis and reducing rents to a level that young people brought up in Richmond and those working in Richmond can afford.

Lowering rents requires both drastically increasing the supply of rental housing and ensuring that large amounts of it are jointly managed so that economies of scale bring down rental management costs and tenants have full time on site landlord representatives and repair and maintenance staff who are responsive to their needs. Although many councillors seem to feel that requiring 10% market rental across the board treats all developers equally, it actually ensures that

there will be many small pockets of rental housing scattered around the City Centre that cannot be efficiently managed and result in higher rents. Council should be more concerned about the needs of citizens for efficient rental housing than the needs of developers to make a quick profit on selling condos to investors.

In addition to creating the new ZMU45 zone, the Planning Committee should pass a staff referral that asks for options to greatly increase the number of properties in the City Centre that can be re-zoned to that zone. In particular, staff should be creating a list of similar and larger Downtown Commercial properties that have the potential for large amounts of market rental housing and recommending that the City purchase those properties as they become available. They can then be re-zoned to ZMU45 and combined into a package that can be sold or leased to a major rental property manager or pension fund. Such a proactive initiative by Council would prove to citizens that Council is determined to do everything possible to solve the housing crisis and not simply responding to whatever proposals developers choose to put forward.

john.roston@mcgill.ca

John Roston

12262 Ewen Avenue

Richmond, BC V7E 6S8

Phone: 604-274-2726

Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 3, 2020.

ON TABLE ITEM

Date: March 3, 2020
Meeting: Open PLN
Item: #7



City of Richmond


Memorandum
Corporate Administration
City Clerk's Office

To: Mayor and Councillors **Date:** March 3, 2020
From: Claudia Jesson **File:** 12-8000-01/2020-Vol 01
Director, City Clerk's Office
Re: **Update on Petitions received regarding the No. 5 Road Backlands Policy**

Attached please find a detailed summary and one copy of each of the signed petition forms/letters received to date (as of 2:00 pm) in opposition to Item #7 - Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve for Planning Committee on Tuesday, March 3, 2020.

Date Received:	Petition from:	Page #	Number received:
February 28, 2020	Lingyen Mountain Temple	1	1529
March 2, 2020	Dharma Drum Mountain Buddhist Association	14	651
March 2, 2020	St. Joseph The Worker	17	797
March 2, 2020	St. Paul Parish Roman Catholic Church	20	1455
March 2, 2020	Richmond Residents	22	1446
March 2, 2020	Canadian Martyrs Catholic Church	25	832
March 2, 2020	St. Monica Parish & Eastern Catholic Church	27	536
March 3, 2020	Total Submissions received		7246

The original petitions are in the City Clerk's Office and available for viewing at your convenience.


Claudia Jesson
Director, City Clerk's Office

- ec: George Duncan, Chief Administrative Officer
- Joe Erceg, General Manager, Planning and Development
- Wayne Craig, Director, Development
- Barry Konkin, Director, Policy Planning
- Kevin Eng, Planner 2
- Tony Capuccinello Iraci, City Solicitor and Senior Director, Legal and Legislative Services

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1,529 Petitions in total on Friday, February
28, 2020 from Lingyen Mountain Temple

Attached:

7 letters

1 form letter. 1,522 Received

Date: 14-02-2020

Dear Mayor and Councillors of the City of Richmond,

I, Josie Yu Jing, Xu, a resident of Richmond, B.C., am strongly opposed to the removal of "school use" from the No. 5 Road Backlands Policy. The No 5. Road Backlands Policy must continue to include "school use" as traditionally defined as daycare and kindergarten through grade 12. The proposed changes will negatively affect Lingyen Mountain Temple and other religious institutions on No. 5 Road, many of which are planning to establish religious schools. Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in the city. The proposed changes will have a detrimental impact on our efforts and those of other religious organizations.

Address: 5166 Lackner crescent. Richmond. B.C
V7E-6R1

Phone: 778-859-3705

Signature:



Feb 14, 2020

Dear Mayor and Councillors of the City of
Richmond,

I am James Shi, a resident of Richmond.

The purpose of this letter is asking city council not
to remove "school use" from the No. 5 road
Backlands Policy.

Lingyen Mountain Temple has already planned to
build Buddhist school which will benefit many residents
in Richmond. Right now there is no Buddhist school
in Richmond. Many people hope Lingyen Mountain
Temple works on Buddhist school.

If city pass the new rule, it will have a very
negative impact for Lingyen mountain Temple Buddhist
school. Also many residents will be disappointed for
losing Buddhist education opportunity.

Please do your best to keep "school use" for
No. 5 road Backlands Policy.

Thank you for your attention.

Best Regards

James Shi 604-765-7701
352-7671 Minerva Blvd V6Y 1E3

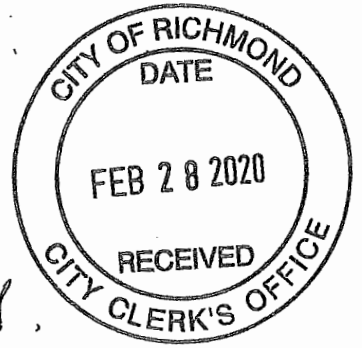


Date: Feb. 20, 2020

Li Ping Chen

517-10780 No. 5 Rd

Richmond, B.C. Canada V6W 0B8



Dear Mayor and Councillors of the City of Richmond,

I, Li Ping Chen, a resident of Richmond, B.C. and a citizen of Canada, am a mother of two boys. In order to give my sons a good education, my family immigrated to this lovely country.

Last year, when Lingyen Mountain Temple began to establish a

Buddhist School, we have already decided to apply for this school for my two sons. I strongly believe that the Temple has the ability to train students to be kindness, respect, trustworthiness, integrity and humility, who will contribute to making our city and the world a better place.

Unfortunately, as we know, City Hall is going to remove school use as a permitted use in No. 5 Rd which will cause that the Temple have no chance to build up a school for kids. We are disappointed.

with such a decision and hope you can reconsider it. As a
non-profit organization, Lingyen Mountain Temple is not built
for profit, but for the benefit of more people. The Buddhist

School will train more people to help this society.

Thank you for your time.

Yours truly,

Li Ping Chen.

February 14, 2020



Dear Mayor and Councillors of the City of Richmond,

I, Liwen Zhang, a resident of Richmond, B.C., strongly oppose the removal of "school use" from the No. 5 Road Backlands Policy. This proposed change will have a detrimental impact on our efforts and those of other religious organizations. This letter will provide reasons why we strongly oppose the removal of "school use" from the No. 5 Road Backlands Policy.

1. Worshipping alone cannot raise individuals to a full character without educating at the same time.

The proposed changes will negatively affect Lingyen Mountain Temple, a non-profit religious organization, and other religious institutions, many of which are planning to establish religious schools. Based on research, religious schools benefit young children in the following 4 ways:

- 1) **Everyday Exposure for an ultimate learning experience**
Once-per-week religious education classes cannot offer the education young children will have in the everyday exposure by attending a religious school. Academics intertwining with religious teachings and vice versa, will give young children a unique and strong understanding of his or her faith.
- 2) **A Strong Sense of Community**
Students attending a faith-based school will have religion as a foundation for friendship building. Parents will also be able to build treasured friendships with fellow parents with the possibility of forming lifelong bonds. Parental involvement in the school and community-building cannot be emphasized enough in the healthy growth of children.
- 3) **Stability**
Religious schools provide stability that other schools cannot. Being around like-minded individuals allows students to feel comfortable and secure in their school environment, almost like a family. The comfort and care offered by religious school are indeed priceless.
- 4) **High Quality Academics**
Religious schools often offer higher quality academics than public schools with smaller class-size allowing more discussion and personal attention. Many religious institutions continue to be recognized for their academics by publications that produce rankings, such as U.S. News & World Report, The Princeton Review, and Forbes. Religious schools will also give students the freedom to celebrate their spiritual life without the fear of being judged like in other schools.

As illustrated above, religious education can provide advantages well beyond a strong sense of faith. Highly rated general academics, a community of friends, teachers and clergy with the same moral base, and a stable environment in which to learn, grow and thrive all make for a positive and inspiring school experience.

2. A land to be better cultivated.

Based on statistics from City of Richmond, approximately 4,993 ha of Richmond's land base (39%) of the city, is within the Agricultural Land Reserve (ALR) but only 3,122 ha, 65%, is farmed by 189 farms. The outlook of the land has remained relatively stable in the last 30 years. From an economic perspective, a low turnover rate on the stock market could signal a worthless company. In order to realize and maximize the potentials of our land, without interfering the regular business that it serves, a religious school could be a resolution for a mutually beneficial situation.

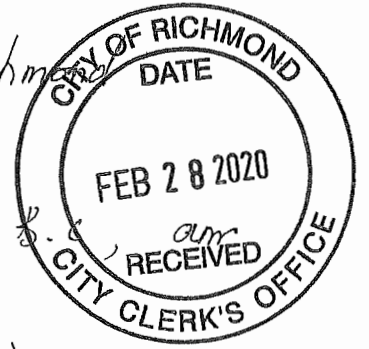
Last but not least, Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in Canada. This would be a milestone to exhibit city Richmond, as well as the country's generosity and inclusiveness to embrace a multicultural society based on the ideology of liberalism, egalitarianism, love, and respect.

Address: 8-9051, Blundell Road, Richmond, B.C.

Phone: (778) 297-9930

Signature: 

Dear Mayor and Councillors of the City of Richmond



I Bi Yun Zhang, a resident of Richmond.

Strongly opposed to the removal of "school use" from the No. 5 Road Backlands Policy. The No. 5 Road Backlands Policy must continue to include "school use" as traditionally defined as daycare and kindergarten through grade 12. The proposed change will negatively affect Lingren Mountain Temple and other religious institutions on No. 5 Road, many of which are planning to establish religious schools.

Lingren Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in the city. The proposed changes will have a detrimental impact on our effort and those of other

religious organizations. Buddha's concept is not only a religion but an education. It can teach you to realize yourself and to better serve for others. As a follower of Buddha, I strongly opposed to the removal of "School use" from the No.5 Road Backlands Policy.



6760 Gamba Drive,
Richmond B.C. V7C 2G5
Phone: 778 999 8265

Handwritten signature

February 18,2020

SQ Zhang
8031 Colonial Drive,
Richmond BC, V7C 5B7

Dear mayor and councilors of the city of Richmond:

I am a resident of Richmond, Every Sunday I sent my son to Sunday School of Lin Yen Mountain Temple Canada in order to get Buddha words of wisdom and hope my son to grow up with compassion and love for the peaceful world and in the peaceful world.

And as for many families' earnest expectations, Lin Yen Mountain Temple has planned to set up a private school for elementary and high school in 2020, named Lin Yen Buddhist Academy, which is near by the temple in No. 5 road. Parents are excited for the good news.

But recently It was heard that the No. 5 Road Backlands Policy will remove 'school use'. I am wondering whether this policy will effect on the setting-up of the academy? If the academy has to be cancelled, I will feel so sad and I think many families feel the same.

Lin Yen Mountain Temple has been helping people in the spirit level by using Buddha's teaching to get an insight into suffering, the end of suffering and get happiness for the past 20 years, and the future academy also aims to help the next generation to be open, compassion and server for more people, which has contributed and will contribute to our society a lot to protect the peace and resolve the conflictions.

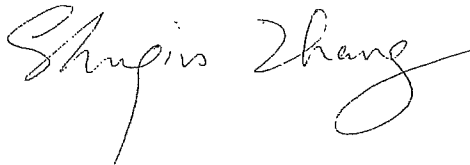
Lin Yen Mountain Temple is a non-profit organization, if the land can't be for school use, it is difficult to find a place and It will cost a lot to set up a school in Richmond. As you know, the land price is so high in Richmond.

I hope that the backlands could be used for religious school purpose and help our society happier.

Thank all of you for the helping.

Sincerely,

SQ Zhang



February 18,2020

Andrew Liu
8031 Colonial Drive,
Richmond BC, V7C 5B7

Dear mayor and councilors of the city of Richmond:

I am a resident of Richmond, I sent my son to Sunday School of Lin Yen Mountain Temple Canada in order to get wisdom words and hope my son to grow up with compassion and love to contribute to the society.

Recently I heard that the No. 5 Road Backlands Policy will remove 'school use'. While Lin Yen Mountain Temple has planned to set up a private school for elementary and high school in 2020, named Lin Yen Buddhist Academy by using the temple's land. Lin Yen Mountain Temple is a non-profit organization, if the land can't be for school use, it is difficult to find a place and It will cost a lot to set up a school in Richmond. As you know, the land price is so high.

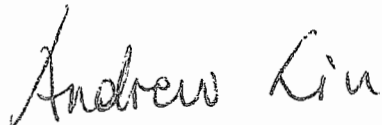
Lin Yen Mountain Temple has been helping people in the spirit level by using Buddha's teaching to get an insight into suffering and get happiness for the past 20 years, and the future academy also aims to help the next generation to be open, compassion and server for more people, which increases the verities of culture.

So, I hope that the backlands could be used for religious school purpose and help our society happier.

Thank all of you for the helping.

Sincerely,

Andrew Liu



Date: Feb. 22, 2020

Re: No. 5 Road Backland - Land Usage motion to modify



Dear Mayor and Councillors of the City of Richmond,

I, Clara Jones, age 12, am a Richmond resident currently attending James McKinney School. I would like to quote the Canadian Constitution upfront, specifically, the Charter:

the Canadian Charter of Rights and Freedoms, 1982 (section 29) recognizes specific rights of denominational (religious), separate or dissentient schools.

Therefore, I strongly oppose

the proposed removal of "school use" from the No. 5 Road Backlands. Because by modifying the existing land use, my Constitutional right to seek alternative education is negatively affected. There are hundreds peers like me now, and there are many more further down the years. I have been attending Lingyen Mountain Sunday school for years and this weekly practice allows me to stay true to my ancestral root and culture. As a person who has learned many things about my own culture through the studies at Lingyen Mountain Temple, I feel that it is also partly my responsibility to ensure that the education also reaches the younger kids and teach them about our own culture and religion. As a loyal Richmond resident, I also view that family values and cultural diversity are the BACKBONES of the city of Richmond. By modifying current land use, un-necessary shadow is cast over this harmonious and diversified section of the City.

The proposed changes will negatively affect Lingyen Mountain Temple and other religious institutions on No. 5 Road, many of which are planning to establish religious schools. Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in the city. The proposed changes will have a detrimental impact on our efforts and those of other religious organizations.

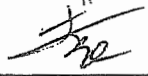
I, and my family, relatives and neighbors, respectfully to urge the Concil to keep the No 5. Road Backlands usage, and allow it to include "school use" as traditionally defined for daycare and kindergarten through grade 12.

The undersigned understand and agree with the content of my letter, and by providing contact information and/or signing below, show their support to my advocacy. Dear Council, I thank you for your time to review my request, and re-consider the motion to change the pre-established land use.

Address: #3-5280 Williams Road Richmond

Phone: 604-330-6668

Signature:  (Clara Jones)  (Mother Shi S. Zhong)

 (Grandmother Jian Mei Yuan) - same address

 (Grandfather Yan song Zhong) - same address

 (Aunt Arica Zhong) - same address

 (Uncle Simon H. Zhong) - same address

(Neighbor Taylor Wang) - #5 5280 Williams Road

(Neighbor Terry Wang) - #5 5280 Williams Road

(Family friend Zhenbao Guo) #11531 Williams Road. Richmond.

(Guiqing Wang) #11531 Williams Road. Richmond

(Family friend Terry Guo with Wife) #11531 Williams Road. Richmond

(Family friend Erik Yan & Wife) 9080 Desmond Road. Richmond

(Family friend Jiali Lin) #2x8 8451 Westminster Hwy

(Family friend Wei Zuo) #2x8 8451 Westminster Hwy

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 651 Signatures in total on Monday, March
2, 2020 from Dharma Drum Mountain Buddhist
Association

Attached:

1 Form letter. 651 Signatures.

**PETITION TO THE MAYOR AND COUNCILLORS OF
THE CITY OF RICHMOND**

WHEREAS the City of Richmond has proposed changes to the Backlands Policy Zoning Bylaws to restrict education, dormitory and child care uses along No. 5 Road;

AND WHEREAS the proposed bylaw changes will prevent the **Dharma Drum Mountain Buddhist Association** from constructing an addition to the existing dormitory building at the Dharma Drum temple at 8240 No. 5 Road;

AND WHEREAS this addition is urgently needed because the temple needs more space for its resident monastics;

AND WHEREAS these changes will unfairly affect many other religious institutions along No. 5 Road;

THEREFORE, we the undersigned, petition the City of Richmond to withdraw these bylaw changes.

Enclosed in the packet are 651 signed petitions in a total of 57 pages.

FROM - DHARMA DRUM MOUNTAIN BUDDHIST ASSOCIATION
8240 NO. 5 ROAD RICHMOND, BC V6Y 2V4
(604) 277-1357



PETITION TO THE CITY OF RICHMOND

WHEREAS the City of Richmond has proposed changes to the Backlands Policy Zoning Bylaws to restrict education, dormitory and child care uses along No. 5 Road;

AND WHEREAS the proposed bylaw changes will prevent the **Dharma Drum Mountain Buddhist Association** from constructing an addition to the existing dormitory building at the Dharma Drum temple at 8240 No. 5 Road;

AND WHEREAS this addition is urgently needed because the temple needs more space for its resident monastics;

AND WHEREAS these changes will unfairly affect many other religious institutions along No. 5 Road;

THEREFORE, we the undersigned, petition the City of Richmond to withdraw these bylaw changes.

	Name	Address	Phone Number	Signed
1	Sharon Yeh	8240 Gibert Rd Richmond	(604) 838-9618	
2	Kenny Chan	"	(604) 908-8919	
3	phoebe chan	"	(604) 346-7577	
4	Meiling chen	Richmond V6C 8380 Mirabel Court #2	(604) 731-5536	
5	Timing chen	"	(604) 323-7958	
6	Jimmy tu	V7C 4A9 6140 Otter pl Richmond	778-883-9639	
7	Amy tu	"	778-883-9764	
8	Peter Ho	V6W 0B7 912-1078 ONOS Richmond	(604) 771-7718	
9	Tenny Kan	"	(604) 339-4777	
10	Addy Yin	10640 Anahim Dr Richmond BC	(604) 543-7410	
11	Chin Yin HSIU Ying	"	(604) 985-2179	
12	YA LI E. TANG	10411 Whistler Pl. Richmond BC	(604) 241-8068	
13	Sunna Wang	730-5311 Cedarbridge Way Richmond BC	(604) 783-8939	
14	TSENG, LI-MEI	8240 No. 5 ROAD, RICHMOND	(604) 277-1357	TSENG, LI-MEI
15	趙盛輝	5011-88th Lansdowne Rd Richmond, B.C. V6X 2T7	(604) 273-5937	
16	趙朝尉	"	"	

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 797 Signatures in total on Monday, March
2, 2020 from St. Joseph The Worker

Attached:

1 Form letter. 797 Signatures.

February 23rd, 2020

The Roman Catholic Archdiocese of Vancouver,
4885 St. John Paul II Way,
Vancouver, BC V5Z 0G3

Attn: Sean O'Brien

**Re: Petition from the General Public in support of the No. 5 Road of the
HIGHWAY TO HEAVEN Religious Organization members**

Enclosed please find the petition from St. Joseph the Worker Parish with 797
signed signatures from parishioners.

St. Joseph the Worker Parish



To: The Mayor and Councillors of The City of Richmond.



Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

- 1) ST. MONICA PARISH – 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH – 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH – 4451 Williams Road,
- 4) CANADIAN MARTYRS CATHOLIC CHURCH – 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH – 8700 Railway Avenue.

We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1.	Laura Carandang	11451 Seacrest Rd	604 612-1486	[Signature]
2.	MIKE CARANDANG	11451 SEACREST RD	604-612-8805	[Signature]
3.	MARY ANN MARSH	102-3371 Sprucefield Dr	604-818-8820	[Signature]
4.	Natalie Schaper	4160 GURRY ST	604 868 6078	[Signature]
5.	Donna Encarnacion	#25-4953 Fisher Dr. Richmond	604 715-4842	[Signature]
6.	Claire Saqum	226-8460 Ackroyd Rd Richmond BC V6X 3E9	604-270-4701	[Signature]
7.	Peter Celay	#57-6045 Shondan Rd.	778-688-1000	[Signature]
8.	Lorna Lim	5571 Pearl Court	609-928-1022	[Signature]
9.	Lionel Zuzarte	20-11711 Steveston Hwy	778-903-1227	[Signature]
10.	JUDITH ZUZARTE	20-11711 STEVESTON HWY	604-230-4756	[Signature]
11.	MARCEL R. MATERI		604-277-9898	[Signature]
12.	VINCENT C. UY	10881 POLLYWAGLE DR RICHMOND BC	604-277-5980	[Signature]
13.	Judie Orr	120-12633 # 3 Rd.		[Signature]
14.	Cecilia James	4497 Jordan Ave. Rmd.		[Signature]
15.	MARY-JANE YANCE	10240 PRESTWATER DRIVE	604-302-1185	[Signature]
16.	DAVID HEAD	#105-7580 MINORU BLVD	604-277-1888	[Signature]
17.	PAULINE CHAM	10660 Fundy Dr. Richmond	604-312-1972	[Signature]
18.	Stephanie Namellini	6451 Riverdale Dr Richmond	604-277-9872	[Signature]
19.	SONIA SANDANARAJ	4520 CABOT RD RICHMOND BC V6X 2E7		[Signature]
20.	Dianne de Saaz	7246 Francis Rd, Richmond BC	606-270-6521	[Signature]
21.	Shawna McGeer	9135 Evancio Cres Richmond BC	778-759-7444	[Signature]
22.	Pierre Ducharme	4451 Williams Road, Richmond, BC	778 222-9975	[Signature]
23.	Nancy Kisby	838 W. 24th Ave, Vancouver, B.C.	604-512-0962	[Signature]
24.	Mike Law	14588 Bonavista Dr. Richmond	604-277-8805	[Signature]
25.	FRANCES / SOMURA	1706-7999 MURDOCH AVE	606-276-9915	[Signature]

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1455 Signatures in total on Monday,
March 2, 2020 from St. Paul Parish Roman Catholic
Church

Attached:

1 Form letter. 1455 Signatures.

To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

- 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.



We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1.	D. Santos	JONES RD.		[Signature]
2.	A. SANTIN	307-8975 Jones rd.		[Signature]
3.	C. MOO	STORSTON HWY		[Signature]
4.	V Bonez	51-9460 Glenallen Dr		[Signature]
5.	Marjorie Currie	24-9331 No 5 Rd		[Signature]
6.	DAVID WONG	4468 BLAIR DR.		[Signature]
7.	Michael Cam	6691 Dunsany A.		[Signature]
8.	WENDELL TAYLOR	6860 MAPLE RIS		[Signature]
9.	Ernie Croman	223-8600 Kelson Rd		[Signature]
10.	KIERAN HARBERT	4575 BRITANNIA DR.		[Signature]
11.	ANDREW CHAM	15-8600 NO 5 RD.		[Signature]
12.	SEET LAM ONG	308-5560 ARCADIA RD, RMD.		Seet Lam Ong
13.	GEORGE PAREDES	8760 BLUNDELL RD.		[Signature]
14.	MINI YEUNG	14-8520 GENERAL CURRIER RD.		[Signature]
15.	MILA NAVAL	10611 ABEASSIZ CRT		[Signature]
16.	Shehaz Sajid	22173 Westwinstert Hwy		[Signature]
17.	RUFINO LACHICA	10740 ALTONA PL. RICHMOND		[Signature]
18.	Julian Kato	10331 Ollin Road Richmond, BC		[Signature]
19.	Jordan Kato	10331 Ollin Road Richmond, BC		Jordan Kato
20.	Erangelina Santos	25-7651 Francis Rd. Richmond BC		[Signature]
21.	Myria A. Ricablanca	510-6068 No. 3 Road Richmond BC		[Signature]
22.	Kathleen Bonez	51-9460 Glenallen Dr. Richmond BC		[Signature]
23.	Manikou Libo	8031 WILCESS PL. RICHMOND		[Signature]
25.	Carmen D'Sauza	#9, 8531 Bennett Road, Richmond B.C.		[Signature]

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1446 Signatures in total on Monday,
March 2, 2020 from Richmond Residents

Attached:

1 Form letter. 1446 Signatures.

MayorandCouncillors

From: Tom Leung <tomleung88@hotmail.com>
Sent: Sunday, 1 March 2020 23:45
To: MayorandCouncillors
Subject: Re: Petition 'to reject the removal of "school use" from the No. 5 Road Backlands policy'
Attachments: To_reject_the_removal_of__scho-2020-03-02_06_37.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

March 2 2020

Dear Mayor Brodie & Councillors,

Richmond City Council is considering a major policy change to disallow independent schools and child care facilities from being build on No. 5 Road. It is a threat to parents' freedom of choosing schools for their children according to their faith & values and is against by many people in the city. I therefore started a petition 'to reject the removal of "school use" form the No. 5 Road Backlands policy as proposed by the City of Richmond'

It is an online petition at <https://www.citizengo.org/en/177248-reject-removal-school-use-no-5-road-backlands-policy-proposed-city-richmond> begins on Feb 24 2020 and till Mar 2 2020 (actually mid-night on Feb 1 2020), it collected a total of 1446 signatures and is attached for your review. We ask the City of Richmond NOT to consider any changes to the current No. 5 Road Backlands Policy.

Sincerely,

Thomas Leung

Email: tomleung88@hotmail.com

Phone: 604.808.0782



#	First name	Last name	ZIP	Country	Signed
1	Richard	Wong	V6Y2T4	Canada	2020-03-02 04:57:42
2	Josephine	Tong	V5s4k9	Canada	2020-03-02 03:25:40
3	Xinyin	Shao	V6X0L8	Canada	2020-03-02 01:58:11
4	Corrina	Wu	V7E 1S1	Canada	2020-03-02 01:19:34
5	Kerel	Siu	v6x 0j7	Canada	2020-03-02 01:12:31
6	Clark	Yao	V7c4k2	Canada	2020-03-02 01:07:37
7	Cherry	Lai	V6Y0E8	Canada	2020-03-02 01:05:16
8	Hubert	Mock	V5S 2L6	Canada	2020-03-02 00:31:42
9	Pamela	Ye	V7C2S1	Canada	2020-03-02 00:18:13
10	josh	yang	V6w1c6	Canada	2020-03-01 21:07:18
11	ivy	lin	V7E6M7	Canada	2020-03-01 18:37:21
12	wai man	chan	V6Y1L9	Canada	2020-03-01 18:25:54
13	Christine	Fu		United States	2020-03-01 18:20:04
14	Tasman	Ng		Canada	2020-03-01 18:07:12
15	Siu Ha	Tuet	V6V 2T2	Canada	2020-03-01 18:05:56
16	Nina	Liu	V7AJA8	Canada	2020-03-01 17:32:40
17	Dina	Badawy	V6T1R9	Canada	2020-03-01 08:41:08
18	Chiu	Godwin	V5S 1T8	Canada	2020-03-01 08:11:22
19	Isaac	Tang	V5H2X7	Canada	2020-03-01 07:21:31
20	Clara	Chew	V7C5A8	Canada	2020-03-01 07:15:22
21	Xuhong	Xing	V5K 2T7	Canada	2020-03-01 07:08:51
22	Cheryl	Cheung	V7C5E3	Canada	2020-03-01 07:06:37
23	Raymond Kin Man	Leung	V7E5H2	Canada	2020-03-01 07:05:27
24	Sun	Jun	V6S 0H6	Canada	2020-03-01 07:03:43
25	Ivy	Dong	V3c5x5	Canada	2020-03-01 07:01:24
26	Teresa	Lopes	V6Y4A8	Canada	2020-03-01 06:48:33



Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

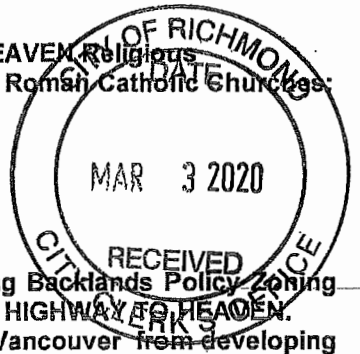
Received 832 Signatures in total on Tuesday, March
3, 2020 from Canadian Martyrs Catholic Church

Attached:

1 Form letter. 832 Signatures.

To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:



- 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- ✓ 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.

We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1	VICTORIA BUTRI	6837 STATION HILL DR.	647-284-3378	[Signature]
2	Louise Ho	122-9388 Cambie Rd.	778-8639766	[Signature]
3	LAM MAN TAT	12886 Brunswick Pl Blvd.	604-277-3760	[Signature]
4	AGNES LOUNG	9-9060 General Lewis Rd	778-829-2830	[Signature]
5	CHARLES CHAU	6211 GARNET DR	604-278-7128	[Signature]
6	MARVA CHAU	↙	604-272-8728	[Signature]
7	Sam SHUM	6280 GARRISON COURT	604-271-6983	[Signature]
8	Arthur Pan	5840 Laurelwood crt	778-878-6627	[Signature]
9	Joyce Tang	5840 Laurelwood crt	778-683-3200	Joyce Tang
10	Kitty Ng	612-9388 Cambie Road	604-723-1227	[Signature]
11	Jenny Ho	1105-8688 Hazelbridge Way	604-241-2018	Jenny Ho
12	Annie Lung	306-7788 Ackroyd Rd.	604-274-5930	Annie Lung
13	LINA LI	#10-4791 Steveston Hwy Rd.	604-619-6538	[Signature]
14	CHAI LAT WAI	119 Sinclair Ave New Westminister	604-721-8081	[Signature]
15	DAVID WONG	#28-7051 Ash Street	(604) 323-8238	[Signature]
16	Aimee Wong	303-8206 Ramsdowns Rd Richmond BC V6V3V6	604-270728	[Signature]
17	Eric Wong	215-15011 SPRINGS BLVD, DELTA BC V4M0B6	604-270-8200	[Signature]
18	Joyce Lam	6026 Reverde Dr Richmond BC	604-270-8200	[Signature]
19	Monica Zin	504-8246 Lansdowne Rd	604-231-8958	Monica Zin
20	Michelle Chang	#9-8388 Park Rd Prud	604-275-8223	[Signature]
21	Paul Chang	1705-8189 Granville St. Rich.	778 713 8886	[Signature]
22	Anita Pong	7320 No 2 RD V7C 3L9	604 271 8484	[Signature]
23	Margaret Li	#403 6088 Memorial Blvd	604 233-1281	[Signature]
24	Jeannette Law	1506-7888 Saba Rd, Richmond BC	604-284-1516	[Signature]
25	ANTHONY CHAN	8388 OSLER ST. VAN. BC V6P 4E4	604-263-8910	[Signature]

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 536 Signatures in total on Tuesday, March
3, 2020 from St. Monica Parish & Eastern Catholic
Church

Attached:

1 Form letter. 536 Signatures.



To:

The Mayor and Councillors of The City of Richmond

Re:

Petitions From The General Public In Support Of The No. 5 Road - HIGHWAY TO HEAVEN Religious Organization Members, Schools, The Roman Catholic Archdiocese of Vancouver, and The Richmond Roman Catholic Churches To Oppose Any No. 5 Road Backlands Policy Zoning Bylaw Proposed Changes.

Signed Petition From:

The Richmond Roman Catholic Churches:

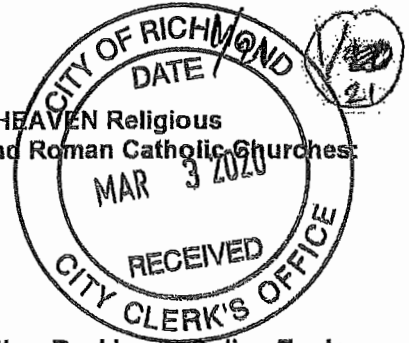
	<u>Pages:</u>	<u>Signed:</u>
1) Saint Monica Parish	20 x 25 =	500
2) Saint Paul Parish	60 x 25 =	1,500
3) Saint Joseph The Worker Parish	32 x 25 =	800
4) Canadian Martyrs Catholic Church	34 x 25 =	850
5) Richmond Eastern Catholic Church	+1 x 25 =	25
	Total = 147 x 25 =	3,675
	=====	

(Approximate Round-Up Numbers: +/- 25)

Total Pages: 147

Total People Signed: 147 pages X 25 / page = 3,675

To: The Mayor and Councillors of The City of Richmond.



Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

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- 2) ST. PAUL PARISH - 8251 St. Albans Road,
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No.	Name:	Address:	Phone Number:	Signed:
1	Janelle Mainly	112-9119 Tomicki Avenue	604 614 9006	✓
2	Nelisa Luna	7771 Adelson Rd. Rm 2		✓
3	FRANK SIVANAND	1009-3111 CORVETTE WAY	604 317 9006	✓
4	EDUARDO CARZA	24 12551 CAMBIE RD. RICHMOND	778-388-6553	✓
5	CLAYLL VALERIO	34 1251 CAMBIE RD RICHMOND	778-862-8130	✓
6	MICHAEL XAVIER	*13- 9731 CAPELLA DR	604-279-1825	✓
7	RICARDO M. AND AMELITA M. de GUZMAN		11-11571 HEDGE RD	✓
8	JOSE CAMPOS	10391 Birch Road	604-728-3215	✓
9	Sowmya Antony	204-8400 Landsdowne Rd	604-719-6065	✓
10	SANJU GIBORCH	204-8400 LANSDOWNE RD	604-368-4665	✓
11	GRACIANO BALDENADO		778-903 0097	✓
12	ALDIN CANDIBAS	10700 BIRD RD. RICHMOND	4039203077	✓
13	Chelsea Ramos	12411 Jackbell Drive	778 895 4115	✓
14	ELMER JUPITA ROXAS	3088 AITEN DR	604-279-0108	✓
15	Evelyn Victoria	36-12411 Jack Bell Drive		✓
16	Hannah Tam	1586-1201 Masinasido Ln. Van.	778-318808	✓
17	Edwin B. Festajo	9-9671 Capella Dr	604 279 3345	✓
18	Janelle Rosaria	9-9399 ODLIN RD. RICHMOND BC	604-728-6653	✓
19	Fabrizia Virono	Richmond	604 3 4484 25	✓
20	Kenneth Young	170W 40th Ave Vancouver	604 327 2856	✓
21	DONNA MACLEAN	11591 BIRD RD RICHMOND	604-276-2145	✓
22	Jay Song	87-12500 MCNEELY DR	604 244 8911	✓
23	Tracy Palcha	72421 Jack Bell Dr.	604 274-431	✓
24	Patrick Diamond	12551-CAMBIE RD.	778 847-8098	✓
25	JAKE OSG	4-12311 CAMBIE RD	604-274-5466	✓

Schedule 3 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 3, 2020.

ON TABLE ITEM

Date: March 3, 2020
Meeting: Planning Committee
Item: *7 - 11 form letters

Date Feb 24, 2020

Dear City of Richmond Staff and Councillors,

I, Catherina Chan, a resident of Richmond, British Columbia expressly reject the removal of "school use" from the No. 5 Road Backlands policy as proposed by the City of Richmond's Planning Committee on December 3, 2019 and General Purpose Committee on January 7, 2020. The No 5. Road Backlands policy must continue to include "school use" as traditionally defined as daycare, and kindergarten through grade 12.

Address: 5271 Turquoise Drive, Richmond

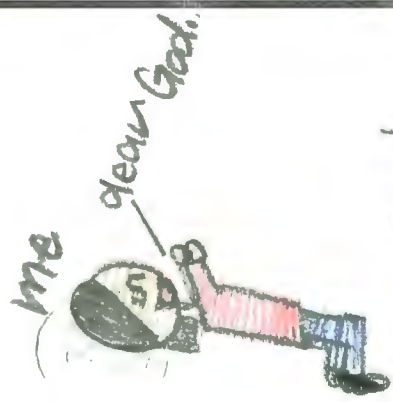
Phone: 604-241-0887

Signature: Catherina Chan



Name: Jacy♡ Maddisyn Grade: 4 and 2

This is the best thing about our school, CCA.



We get to know God.

This is what would make our school even better!

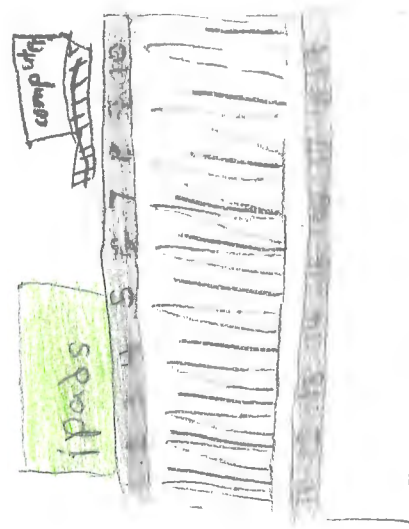


Getting a new building.

Name: Orion Irwin

Grade: 24

This is the best thing about our school, CCA.



Have ipads and computers.

This is what would make our school even better!

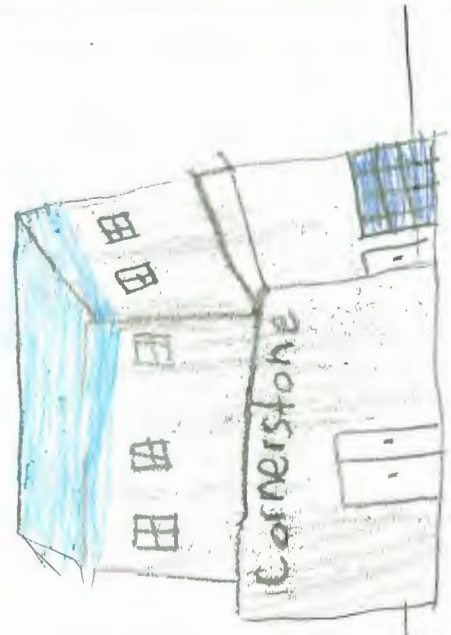


Have more classroom space.

Name: Venice Harry

Grade: graded and 4

This is the best thing about our school, CCA.



2 floor in main building

This is what would make our school even better!



Bigger school