



Planning Committee

Date: Tuesday, October 8, 2019

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Michael Wolfe

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on September 17, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

October 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **NON-PROFIT SOCIAL SERVICE AGENCY CURRENT AND FUTURE SPACE NEEDS**

(File Ref. No. 07-3000-01) (REDMS No. 6221117 v. 4)

Lesley Sherlock, Planner 2, provided an update to Committee regarding the situation of non-profit social service agencies deemed at high risk of displacement, noting that recently, the Richmond Society for Community Living (site for the Infant Development and Supported Child Development Programs) and Turning Point Recovery Society were able to secure the needed space to continue with their programs. She added that there are currently no suitable locations found for the Foundry Youth Service Centre and for the Community Inclusion Program of Richmond Society for Community Living.

Discussion ensued with regard to (i) the timing and content of a forthcoming staff report on the referral regarding potential options to increase the supply of non-profit social service agency space, (ii) the need for senior levels of government to be informed and engaged regarding the space needs of non-profit social service agencies, and (iii) potential spaces that could provide for current and future space needs of non-profit groups including City-owned properties, private developments, buildings owned by the Richmond School District and faith organizations, and temporary modular building sites.

In reply to queries from Committee, staff noted that (i) majority of existing City-owned buildings are currently occupied and cannot temporarily accommodate new tenants, (ii) a significant number of existing office spaces in City-owned buildings lack accessibility features, and (iii) there is currently no development proposal from the City or a private developer to develop the property adjacent to the Richmond Caring Place that could accommodate community facilities.

As a result of the discussion, it was suggested that staff provide an update of Council referrals.

Janice Barr and Rick Dubras, Richmond Community Services Society (RCSAC) representatives, briefed Committee regarding the relocation of some programs of social service agencies within the year, noting that (i) rental rates of new locations for Richmond Society for Community Living programs have significantly increased and could negatively impact funding and service delivery, (ii) Touchstone Family Association has relocated outside of City Centre in the Ironwood area, (iii) relocation of social service programs outside the City Centre pose significant challenges to some clients, and (iv) there is support to communicate current and future space needs of non-profit groups to senior levels of government.

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In reply to queries from Committee, Ms. Barr and Mr. Dubras noted that (i) RCSAC supports the regular coordination between planning and social development groups regarding space needs of non-profit groups and the involvement of RCSAC in the process, (ii) Provincial funding for social services typically does not include provision for capital expenditures and increases in rental rates, and (iii) locating social service program spaces in affordable housing sites could be beneficial depending on the type of program and clientele.

Belinda Boyd, representing the Board of Richmond Caring Place, provided an update regarding the activities of the organization, noting that it is actively pursuing expansion of Caring Place, which houses social services currently provided to the community and will present to Council an innovative development plan. She added that tenants of Richmond Caring Place have remained and rental rates continue to be affordable.

Discussion further ensued on engaging senior levels of government on current and future space needs of non-profit groups and investigating opportunities to collaborate with senior levels of government to address the concerns of non-profit groups.

It was moved and seconded

That Part 1 of the staff recommendation be amended to include the following:

- (1) That the Premier, the Minister of Municipal Affairs and Housing, the Minister of Social Development and Poverty Reduction, the Minister of Health and Addictions, the Leader of the Opposition and Shadow Ministries, the Richmond Members of the Legislative Assembly (MLAs), the Richmond Members of Parliament (MPs) and appropriate Federal ministers, be included in the list of stakeholders to be informed regarding current and future space needs of non-profit social services agencies; and*
- (2) That a letter be sent encouraging the abovementioned to collaborate in addressing the concerns of social service agencies.*

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It was moved and seconded

- (1) *That non-profit social service agency space needs be communicated and a letter be sent to key stakeholders, including the Premier, the Minister of Municipal Affairs and Housing, the Minister of Social Development and Poverty Reduction, the Minister of Health and Addictions, the Leader of the Opposition and Shadow Ministries, the Richmond Members of the Legislative Assembly (MLAs), the Richmond Members of Parliament (MPs) and appropriate Federal ministers, the Richmond School District, Vancouver Coastal Health, and the Urban Development Institute, to encourage collaboration in addressing the concerns of social service agencies;*
- (2) *That the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond as described in the staff report titled “Non-Profit Social Service Agency Current and Future Space Needs”, dated September 20, 2019 from the Director, Community Social Development; and*
- (3) *That options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY MAPLE HILL SCHOOL INC. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 2370 - 4000 NO. 3 ROAD**

(File Ref. No. TU 19-855101) (REDMS No. 6276214)

In reply to queries from Committee, Wayne Craig, Director, Development, noted that (i) the BC Ministry of Education does not require independent schools like the one proposed to provide on-site outdoor play spaces, (ii) the required physical education course will take place in an off-site location, and (iii) should the application proceed, the Temporary Commercial Use Permit will expire on August 31, 2020.

Eric Di Nozzi, Principal, Maple Hill School, noted that (i) students of the school are in grades 10 to 12, (ii) a physical education course is required for grade 10 students and is offered in the summer, (iii) physical education requirements are conducted in the Richmond Oval and in an outdoor basketball court, (iv) the school is planning to relocate to new site at 6411 Buswell Street and is currently negotiating with the owner for a 60-month lease period, and (v) the school anticipates that renovation for the new site would start in March 2020.

4.

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It was moved and seconded

- (1) *That the application by Maple Hill School Inc. for a Temporary Commercial Use Permit for the property at 2370- 4000 No. 3 Road to allow education (limited to an independent school offering grades 9 to 12) as a permitted use be considered until August 31, 2020; and*
- (2) *That this application be forwarded to the November 18, 2019 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:46 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, October 8, 2019.

Councillor Linda McPhail
Chair

Rustico Agawin
Committee Clerk