



Planning Committee

Date: Tuesday, November 3, 2015

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

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 October 20, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 17, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

Daylene Marshall and De Whalen, representing the Richmond Community Services Advisory Committee (RCSAC), and Michael Khoo, representing Richmond School District No. 38, spoke of the Provincial Government's decision to eliminate funding covering Adult Basic Education (ABE) for graduated adults and made a request for Committee to write a letter to the Premier of British Columbia to consider reinstating the funding for the ABE program.

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Discussion ensued with regard to (i) potential action that City and Richmond School District No. 38 can take to address the changes to the ABE program, (ii) the relationship between education advancement and poverty reduction, and (iii) the potential impact of the funding changes to low-income and new immigrants utilizing the ABE program to transition into post-secondary education.

In reply to queries from Committee regarding action taken by Richmond School District No. 38, Mr. Khoo noted that the District has not taken an advocacy role with respect to the elimination of Provincial funding for the ABE program. He added that the ABE program was introduced in 2008 as a way for adults to upgrade skills and increase skilled workers in the province.

Discussion ensued regarding the role of Richmond School District No. 38 on addressing the issues related to funding changes to the ABE program.

Discussion further ensued with regard to addressing related issues such as poverty in conjunction with adult education.

In reply to queries from Committee, Mr. Khoo noted that there has been a noticeable reduction in Richmond Continuing Education Program enrollment to six graduated adult students in 2015 from 26 graduated adult students in the year preceding the funding changes. He added that some students may qualify for financial assistance at post-secondary institutions, however; it is difficult to determine what percentage of graduated adult students enrolled in the Continuing Education Program are considered to be low-income individuals.

Discussion took place regarding immigrant settlement programs, and in reply to queries from Committee, Mr. Khoo advised that Richmond School District No. 38 partners with the Federal Government to provide programs to assist new immigrants with settlement in Canada and language training.

Discussion then ensued with respect to (i) action taken by Richmond School District No. 38 on the matter, (ii) alternative options to address funding changes to the ABE program, and (iii) the need for more information on the matter.

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

It was moved and seconded

That the matter be referred to staff and to the Council/School Board Liaison Committee and that information be provided on:

- (1) funding changes to the Adult Basic Education Program; and***
 - (2) action taken by Richmond School District No. 38 to address funding changes to the Adult Basic Education Program; and***
- report back to Planning Committee.***

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL BUSINESS PARK (IB1, IB2) ZONE TO PERMIT AN INDOOR SHOOTING RANGE AT 7400 RIVER ROAD

(File Ref. No. 12-8060-20-009500; ZT 15-710092) (REDMS No. 4731741 v. 4)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that the proposed zoning text amendment would facilitate the relocation of Richmond Rod and Gun Club into a City-owned building and would restrict the proposed indoor shooting range to utilize only air pistols.

In reply to queries from Committee, Mr. Craig advised that the Richmond RCMP has expressed no concerns with respect to the proposed application.

Discussion ensued with regard to a business license application submitted earlier in the year for an airsoft facility that was not approved by the City. Mr. Craig noted that the proposed indoor shooting range would have activities related to target practice using air pistols, compared to the previously proposed airsoft facility that would have activities related to combat simulation. Mr. Craig further noted that the proposed airsoft facility operator was advised they could submit a rezoning application for their proposed facility but the applicant has not pursued a rezoning application to date.

In reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, noted that the Richmond Rod and Gun Club is still working towards the development of their property on Mitchell Island and could potentially utilize the site once their proposed lease of 7400 River Road has expired.

Discussion ensued regarding the safety precautions taken and the equipment used by the Richmond Rod and Gun Club.

In reply to queries from Committee, Mr. Craig noted that the Richmond Rod and Gun Club's site on Mitchell Island was zoned industrial but a rezoning application for the site was considered by Council and has cleared the Public Hearing stage. He added that the Richmond Rod and Gun Club intends to pursue development of the Mitchell Island site once funding issues are resolved.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the "Industrial Business Park (IB1, IB2)" zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading; and**

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- (2) *That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.*

CARRIED

2. APPLICATION BY ANWER KAMAL FOR REZONING AT 6571/6573 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-009491; RZ 11-578758) (REDMS No. 4643140)

Edwin Lee, Planning Technician – Design, briefed Committee on the proposed application, noting that (i) the site of the proposed development is on a single orphaned lot along No. 4 Road, (ii) vehicle access will be from the adjacent property north of the subject site, (iii) the applicant has notified surrounding property owners of the proposed development, (iv) the proposed development will consist of two and three storey townhomes, and (v) the proposed development will be designed to achieve EnerGuide 82 standards and provide pre-ducting for solar hot water.

In reply to queries from Committee, Mr. Craig noted that vehicle access will be from the adjacent property to the north through an access easement arrangement. Also, he noted that the proposed development will have a stand-alone amenities area. He added that a shared amenity area would require legal agreements to secure a share arrangement and could introduce liability concerns related to the use of play equipment.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre),” be introduced and given first reading.

CARRIED

3. APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 7180 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)

(File Ref. No. 12-8060-20-009291; RZ 14-674043) (REDMS No. 4740452)

Cynthia Lussier, Planning Technician, briefed Committee on the proposed application, noting that (i) the proposed rezoning application would allow for a coach house on-site with vehicle access from the rear lane, (ii) the proposed application would require a lot size policy amendment, and (iii) the proposed application will include a servicing agreement for off-site improvements to the boulevard on Railway Avenue.

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In reply to queries from Committee, Mr. Craig advised that the proposed coach house will not include sun decks facing the rear lane. Also, he noted that staff are recommending that a cherry tree on-site be removed and replaced as the condition and species of the existing tree do not make it an ideal candidate for retention.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, for the rezoning of 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)," be introduced and given first reading.

CARRIED

4. MANAGER'S REPORT

(i) Row Houses

Discussion ensued with regard to the popularity of row houses in other municipalities.

In reply to queries from Committee, Mr. Craig noted that row houses appear similar to the design of townhouses, however; each row house would have individual service connections and would require a different fire rating for the shared walls. As a result of the different requirements, row houses would be built at an additional cost compared to townhouses. He added that row houses would be individually owned and that the row house development would not stratified.

Discussion then ensued with regard to alternative developments, such as split-level townhomes, to increase ownership opportunities.

(ii) Land Use Contract Information Meeting

Mr. Craig briefed Committee on the upcoming Land Use Contract Information Meeting scheduled for November 5, 2015 at City Hall, noting that staff will be available at the event to answer public queries and that information displays and a frequently asked questions brochure will be available to the public. He added that staff will update Council regarding the outcome of the Land Use Contract Information Meeting.

Discussion ensued with regard to the ownership of houses and the levels of poverty in the City.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that current data is insufficient to accurately gauge the number of individuals living below the poverty line in the city, however; staff can continue reviewing available data and report findings to Council.

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Discussion ensued with regard to newspaper reports claiming that some owners of high-value properties and businesses declare to be low-income. Joe Erceg, General Manager, Planning and Development, advised that the said newspaper reports can be circulated to Council.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 3, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator (Aux.)