



Planning Committee

Date: Tuesday, November 19, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo
Councillor Carol Day (entered the meeting at 4:01 p.m.)
Councillor Bill McNulty
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 November 5, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 3, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY DESIGN WORK GROUP LTD. FOR REZONING AT 11480 AND 11500 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)” ZONE**
(File Ref. No. RZ 17-771371) (REDMS No. 6325357 v. 2)

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Cllr. Day entered the meeting (4:01 p.m.).

Edwin Lee, Planner 1, reviewed the application and noted that (i) this application was referred back to staff to examine overall alternative design to improve the overall site plan and parking, including density, (ii) the applicant has explored options to develop a townhouse complex on the subject site; however, the conceptual plans show there is no benefit in terms of density, (iii) there is more hard surface and less landscaped area in the conceptual townhouse development, (iv) there was a lack of support from neighbours, and (v) an additional visitor parking space is being proposed, in response to parking concerns.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, for the rezoning of 11480 and 11500 Railway Avenue from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)”, be referred to the Monday, December 16, 2019 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

CARRIED

2. APPLICATION BY DMITRI DUDCHENKO FOR REZONING AT 11891 DUNAVON PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)

(File Ref. No. RZ 19-850681) (REDMS No. 6260322)

Natalie Cho, Planning Technician, reviewed the application and highlighted that this application is to facilitate the subdivision of the subject property into two single family lots, each with a secondary suite and vehicle access from Dunavon Place.

In reply to a query from Committee, staff noted that each unit has a double car garage as well as a driveway in front for additional parking.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10101, for the rezoning of 11891 Dunavon Place from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

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3. **APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD.
FOR ALR NON-FARM USE AT 9500 NO. 5 ROAD**
(File Ref. No. AG 18-842960) (REDMS No. 6337160)

Kevin Eng, Planner 2, reviewed the application and highlighted that (i) the applicant is proposing to develop an independent school with accessory supporting uses on the westerly portion of the site, (ii) agricultural improvements works are proposed to convert the remaining backlands portion of the site to farmland, (iii) the proposed farmland will be leased to a local farmer, (iv) the Official Community Plan (OCP) designates the westerly 110 m of the site for Community Institutional and the remaining backland portion for Agriculture and the proposal is consistent with this land use designation, (v) proposal for agricultural works and improvement to convert the land from its previous use to farm and provide access to and through the backlands farm area is consistent with the OCP No. 5 Road Backlands Policy, (vi) bonding to secure agricultural improvement works and farm plan implementation has been identified and will be confirmed through the rezoning application, (vii) the proposed school will provide K-12 curriculum and accommodate 950 students, and (viii) the Pythagoras Academy currently operates on Odlin Crescent; however, the lease ends in 2022.

In reply to queries from Committee, staff noted that (i) the proposed community institutional definition within the OCP does allow for educational activities, (ii) the applicant is committed to farming the backlands and want to retain ownership to make this proposal economical, (iii) upon consultation with the City's Transportation and Engineering Departments, it was determined there was no need for the portion of Williams Road between No. 5 Road and Highway 99 to be dedicated as road for infrastructure or transportation purposes and challenges could be encountered with dedication of roads in the Agricultural Land Reserve (ALR), (iv) farm access has been secured on that portion of the property but not dedicated to the City, (v) the site is serviced by the City's sanitary sewers, (vi) the backlands are not currently being farmed; however, the applicant is bringing up the land to agricultural capability, (vii) in the previous application the applicant was required to bring the land up to agricultural capability and transfer the land to the City, and (viii) should the Ministry of Transportation require the land from the site, compensation would go to the owner.

Brian Dagneault, Project Manager, Anne Yu, Founding Director and Chairperson, Pythagoras Academy, Jim Wong, Principal, Studio One Architecture Inc., and Bruce McTavish, McTavish Resource & Management Consultants Ltd. provided background information on Pythagoras Academy and noted the following information:

- Pythagoras Academy was started seven years ago with only seven students and now consists of 280 students;

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- Pythagoras Academy is an inquiry based, cross-curricular, art-infused program;
- currently the school is at full-capacity with a large waiting list;
- the school has children from Junior Kindergarten to Grade 8 and hoping to expand until Grade 12;
- currently the school is leasing land on Odlin Crescent and the lease ends in 2022; therefore, it needs a larger and permanent location;
- Pythagoras Academy is an independent school; therefore it is a non-profit organization that is licenced by the Ministry of Education;
- the previous applicant began the process to return the backlands into agricultural capability; however additional works need to be done to bring it up to appropriate standards;
- Pythagoras Academy would like to retain ownership of the agricultural land as they believe they are in a better position to manage the operations;
- the school retained ownership of the agricultural land as they believed it could benefit the children and can be used for educational purposes;
- the Agricultural Land Commission does not approve of dedicating roads within the ALR;
- suitable farm access has been provided another way, that minimizes footprint;
- dedicating the road to the City forces farm access road to be further north;
- the sign on the subject site was installed to instill confidence in parents that progress is being made;
- the proposed school will have an outdoor soccer field, tennis court, playgrounds, garden plots, amphitheatre and outdoor classroom space;
- a vegetated buffer will be installed between the school and agricultural land to eliminate any contamination;
- currently the school provides after school care, but options for before school care are being explored;
- potential students that will be attending Pythagoras Academy in 2022 would be largely Richmond residents that currently attend private schools in other areas;
- options for dormitories were considered for international students to ease parents' concerns about housing for their children;

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- a Memorandum of Understanding was signed by a local farmer to farm organic vegetables and small fruits;
- Pythagoras Academy has many programs that raise funds for various charities in the City, such as food banks and Christmas funds; and
- Pythagoras Academy does not have a traditional curriculum; it is hands on and inquiry-based and encourages students to solve problems from different perspectives.

In reply to queries from Committee, staff noted that (i) additional research would be required regarding schools along the No. 5 Road corridor that are also in the ALR without a religious assembly attached, (ii) historically the City believed the Williams Road right-of-way was dedicated to the City; however that is not the case, (iii) in discussions with the City's Transportation and Engineering Departments it was noted that there is no long term need for the Williams Road extension, and (iv) no formal consultation was conducted with the Richmond School District.

It was moved and seconded

That the Agricultural Land Reserve application by Dagneault Planning Consultants Ltd. at 9500 No. 5 Road to allow non-farm uses for the development of a school and accessory supporting uses on the westerly 110 m of the site and undertake agricultural improvement works and implement the farm plan on the remaining backlands portion of the site, as outlined in the report dated November 4, 2019 from the Director of Development, be endorsed and forwarded to the Agricultural Land Commission.

The question on the motion was not called as discussion took place on (i) benefits of the application and supporting local farmers, (ii) concerns about a school on ALR land and taking away space from religious institutions, (iii) obtaining the Williams Road dedication, and (iv) transferring ownership of the agricultural land to the City.

The question on the motion was then called and it was **DEFEATED** with Cllrs. Day, McNulty and Steves opposed.

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:12 p.m.).

CARRIED

5.

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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, November 19, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator