



Planning Committee

Date: Tuesday, December 3, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo
Councillor Carol Day
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.

AGENDA ADDITIONS

It was moved and seconded

That Replacement of Non-Profit and Commercial Space be added to the agenda as Item No. 1A, Williams Road and No. 5 Road Right-of-Way be added as Item No. 1B, Highway to Heaven (No. 5 Road) in the Official Community Plan be added as Item No. 1C, and Richmond School District Notification be added as Item No. 1D.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on November 19, 2019, be adopted as circulated.

CARRIED

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NEXT COMMITTEE MEETING DATE

December 17, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. AMENDMENTS TO RICHMOND HERITAGE COMMISSION BYLAW 7906

(File Ref. No. 08-4200-01) (REDMS No. 6323024)

It was moved and seconded

That Richmond Heritage Commission No. 7906, Amendment Bylaw 10104, be introduced and given first, second and third reading.

CARRIED

1A. REPLACEMENT OF NON-PROFIT AND COMMERCIAL SPACE

(File Ref. No.)

Discussion took place on replacement space for non-profit organizations and for-profit businesses during development.

In response to queries from Committee, staff noted that (i) various departments are working together to report back on the referral regarding affordable office space for non-profit organizations, (ii) the Townline application was a unique arrangement as the City leased the space to the Richmond Centre for Disability, (iii) staff are currently reviewing a rezoning application that would provide 4500 square feet of office space for City approved non-profit organizations, in collaboration with the developer, (iv) there are strict regulations for the City with regard to for-profit businesses as outlined in the *Community Charter*, (v) office and commercial space is provided in developments for businesses to lease at market rates as part of the planning process, and (vi) most developers will collaborate with existing tenants to ensure adequate space is included in the development.

It was requested that a staff memorandum be provided with regulatory options for assistance to for-profit businesses.

1B. WILLIAMS ROAD AND NO. 5 ROAD RIGHT-OF-WAY

(File Ref. No.)

Discussion took place on the Williams Road and No. 5 Road road dedication for future transportation needs.

In response to queries from Committee, staff advised that the Ministry of Transportation does not anticipate a need for an overpass or interchange in this area and the Official Community Plan was amended to remove the Blundell Road interchange.

2.

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Discussion further took place on access to the backlands and ownership of the backlands.

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

It was moved and seconded

That staff provide an update on (i) the future transportation needs of the Williams Road and No. 5 Road intersection, (ii) farm access through the backlands, and (iii) backland ownership.

CARRIED

Opposed: Cllr. Loo

Discussion then took place on the Blundell Road interchange and the backlands policy regarding roads and as result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff (i) re-examine the Official Community Plan amendment to remove the Blundell Road interchange and (ii) examine the north south roadway along the backlands.

CARRIED

1C. HIGHWAY TO HEAVEN (NO. 5 ROAD) IN THE OFFICIAL COMMUNITY PLAN

(File Ref. No.)

It was moved and seconded

That staff review the backlands policy for the Highway to Heaven (No. 5 Road) and provide updated wording to ensure that only religious institutions are permitted.

The question on the referral motion was not called as discussion took place on not allowing schools on the backlands and to amend the wording to be more specific.

The question on the referral motion was then called and it was **CARRIED** with Cllr. Loo opposed.

1D. RICHMOND SCHOOL DISTRICT NO. 38 NOTIFICATION

(File Ref. No.)

It was moved and seconded

That:

(1) staff inform the Richmond School District No. 38 of any plans for rezoning applications involving future private schools in Richmond at the beginning of the planning process; and

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- (2) *the above recommendation be referred to the Council School/Board Liaison Committee.*

The question on the referral motion was not called as discussion took place on notifying the School District of any future private schools for feedback.

In reply to queries from Committee, staff noted that (i) the Richmond School District is engaged in the formal process with regard to the Official Community Plan (OCP), (ii) city staff are currently reviewing types of OCP amendments that are referred to the School District, and (iii) under current policy, the School District is notified when an OCP amendment generates additional school population.

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

2. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 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, December 3, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator