



Planning Committee

Date: Tuesday, February 18, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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 Tuesday, February 4, 2014, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**

(File Ref. No. 01-100-30-SADV1-01) (REDMS No. 4061183)

In response to queries from Committee, Sean Davies, Diversity Services Coordinator, and Kathleen Holmes, Chair, Richmond Seniors Advisory Committee (RSAC) provided the following information:

- the Older Adult Service Plan is currently being updated to address the growing senior population in the City;
- RSAC will be providing input in the development of the new Older Adults' Centre;

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- the Isolated Seniors Sub-Committee is working with Vancouver Coastal Health and the Minoru Place Activity Centre to connect isolated seniors to different community services;
- RSAC members are aware of issues related to addiction and violence against seniors and support initiatives that address such matters;
- the City of Montreal is creating its own seniors advisory committee and the RSAC has shared information related to its terms of reference and structure; and
- discussion with regard to hospital services have been limited to parking and emergency care services issues; however it is anticipated that transitional and extended care of seniors be discussed in the future.

Discussion ensued regarding seniors utilizing public transportation and it was noted that RSAC has contacted TransLink to clarify issues regarding the use of the proposed Compass Card.

It was moved and seconded

That the Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program be approved.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY CHRIS AND MIKE STYLIANOU FOR REZONING AT 11900 AND 11902 KINGFISHER DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009097; RZ 13-647579) (REDMS No. 4132703)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)**
(File Ref. No. 12-8060-20-009108; RZ 13-641596) (REDMS No. 4143650)

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Wayne Craig, Director, Development provided introductory comments with regard to the application and noted that the proposed project consists of five multi-family homes.

In response to queries from Committee, Cynthia Lussier, Planning Technician noted that road improvements will be concentrated on the east side of Yoshida Court with upgrades to the grass boulevard and the concrete sidewalk. Also, she noted there are no plans to remove the planting island on Yoshida Court.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY 1348 PRODUCTIONS INCORPORATED FOR REZONING AT 11320 HORSESHOE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)**

(File Ref. No. 12-8060-20-9110/9109; RZ 13-639815) (REDMS No. 4140483)

Mr. Craig gave introductory comments with regard to aspects of the proposed rezoning application and noted that the proposed Official Community Plan (OCP) amendment is anticipated to manage applications related to Health Canada Licensed Medical Marihuana production facilities. He added that, at this time, the City is taking a cautious approach and is considering only one application. However, he noted that the proposed bylaw could allow, with Council's approval, additional applications in the future. Mr. Craig advised that the proposed facility is located in an existing industrial building, which is adjacent to the Richmond RCMP Detachment. Also, he noted that the proposed application addresses key points related to marihuana production, such as the emission of odours and the potential increase in traffic in the area. Mr. Craig advised that the proposed facility will not have a retail front and products will be delivered through a secure courier. He added that the applicant does not intend to apply for farm status from the British Columbia Assessment Authority (BCAA); thus the tax rate for the proposed facility would be based on its current classification. Also, Mr. Craig stated that in the event that the applicant ceases operations, a legal agreement will require that the site be decommissioned.

In reply to queries from Committee, Mr. Craig noted that the proposed site would be the only location in the City permitted to operate as a Health Canada Licensed Medical Marihuana production facility. He noted that medical marihuana production is regulated by Health Canada, however, such facilities are subject to municipal zoning bylaws.

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Discussion ensued with regard to the security of the facility and in reply to queries from Committee, Kevin Eng, Planner 2, provided the following information:

- the RCMP will be able to conduct inspections of the proposed facility, in addition to the inspections completed by Health Canada;
- the site will be equipped with 24-hour surveillance;
- secure couriers will be used to transport goods from the proposed facility;
- Richmond Fire-Rescue and the Community Bylaws Division will also be able to inspect the proposed facility; and
- the proposed facility's heating, ventilation, and air conditioning (HVAC) system is anticipated to suppress any emission of odours as a result of marihuana production.

In response to queries from Committee, Mr. Craig noted that the proposed application is to permit the development of a Health Canada Licensed Medical Marihuana production facility. Under the proposed application, the applicant would be permitted to continue the research and development aspect of the operation should the production aspect cease.

Discussion ensued with regard to other natural medicinal products that could be produced and the potential for other producers to apply for a license from Health Canada. Mr. Craig advised that Health Canada regularly notifies the City when such applications are received.

Discussion ensued and staff were directed to provide copies of said notifications to Council.

In reply to queries from Committee, Mr. Craig noted that the proposed bylaw will not be put forward for adoption until the issuance of a Health Canada license. Also, Mr. Craig stated that although Health Canada issues such licenses, proponents wishing to operate such facilities must still comply with local government land use regulations.

Jean Chiasson, Chief Executive Officer, Anton Mattadeen, Chief Strategy Officer, Deb Salahor, Program Manager, MediJean Distribution Inc. ("MediJean"), briefed Committee with regard to key aspects of the proposed application.

In reply to queries from Committee, MediJean representatives discussed the following:

- Health Canada guidelines are followed with respect to securing deliveries;
- MediJean staff are equipped with personal alarms and there are silent alarms throughout the facility;

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- the exterior of the building will be patrolled by security guards;
- due to the proposed facility's proximity to the Richmond RCMP Detachment, police response time is anticipated to be one minute; and
- Health Canada will conduct inspections of the proposed facility, however, MediJean welcomes inspections from Richmond Fire-Rescue, the Richmond RCMP, and the Community Bylaws Division.

In reply to queries from Committee regarding the proposed facility's HVAC system, MediJean representatives noted that the state-of-the-art system uses charcoal filtration and air exiting the proposed facility is filtered prior to its emission into the environment. Also, it was noted that air within the facility is filtered for the safety of staff.

In reply to queries from Committee, Mr. Mattadeen indicated that MediJean is in the final stages of its application for its Health Canada license; approval is subject to completion of the RCMP's security requirements.

Discussion further ensued with regard to the distribution process of the product and in response to comments, Mr. Mattadeen noted that patients must obtain a prescription for medicinal marijuana prior to registering with MediJean.

In reply to queries from Committee, MediJean representatives advised that the proposed facility meets all fire safety requirements and that they are open to working with Richmond Fire-Rescue to create a fire safety plan. Also, it was noted that WorkSafe BC has visited the proposed facility and been briefed on key aspects of the operation.

In reply to queries from Committee, MediJean representatives noted that the proposed facility was designed to accommodate the movement of large equipment throughout its circulation area.

In reply to queries from Committee, Mr. Mattadeen and Mr. Chiasson spoke of the production process, noting that different strains of the plant, including ones that limit the hallucinogenic effects, can be used to target specific ailments.

In reply to further queries from Committee, Mr. Mattadeen and Mr. Chiasson stated that the product can only be obtained with a valid prescription. Also, they noted that they are able to provide health care professionals with information and software applications that would specify the correct dosage of medicine for a specific ailment. It is anticipated that the issuance of prescriptions, with the correct dosage, will limit any potential re-sale of the product.

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Discussion ensued with regard to MediJean's production capacity and Mr. Mattadeen and Mr. Chiasson noted that harvest cycles can be as short as 37 days and can yield approximately 90,000 kilograms of product annually; as a result MediJean can supply medicinal marihuana domestically.

Discussion ensued regarding the public's perception surrounding Health Canada Licensed Medical Marihuana facilities and the importance of public outreach to ensure the public is aware that the proposed application is for pharmaceutical purposes. Mr. Mattadeen stated that MediJean is interested in connecting with local community groups to clarify its intent and address any concerns.

Mr. Mattadeen then invited Council to visit the proposed facility. Staff were directed to arrange a site visit prior to the March 2014 Public Hearing.

It was moved and seconded

- (1) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110 to add land use policies in Section 3.0 of the OCP specific to the strategic management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading;*
- (2) *That Bylaw 9110, having been considered with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (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 882(3) (a) of the Local Government Act;*
- (3) *That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way from "Industrial Business Park (IB1)" to "Licensed Health Canada Pharmaceutical Production (ZI11)", be introduced and give first reading.*

CARRIED

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Discussion ensued with regard to the Vancouver Coastal Health's Board of Directors' future plans for Lions Manor and Richmond Hospital's north tower.

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

It was moved and seconded

That a letter under the Mayor's signature be sent to the Vancouver Coastal Health Board of Directors reiterating Council's support for the replacement of Lions Manor on its original site in Steveston and for the seismic upgrades to the north tower of Richmond Hospital, and that these be placed as their highest priorities in their building program.

CARRIED

5. MANAGER'S REPORT

Open House – Steveston Secondary School

Mr. Craig advised Committee of the open house for Steveston Secondary School being held at Steveston London School on Wednesday, February 19, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:29 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, February 18, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk