



## Planning Committee

Date: Tuesday, March 5, 2019

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Chak Au  
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 February 20, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 19, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

**COMMUNITY SERVICES DIVISION**

**1. 2017-2022 CHILD CARE NEEDS ASSESSMENT AND STRATEGY - 2018 UPDATE**

(File Ref. No. 07-3070-01) (REDMS No. 6087697 v. 8)

Staff, highlighted the City's child care achievements and reviewed the Child Care Needs Assessment and Strategy, noting that (i) the City is examining options to incorporate outdoor-related programming into child care programs, (ii) the City works with the development community, the Richmond School District No. 38 and community stakeholders on opportunities to develop child care spaces, and (iii) the staff report will be shared with the Minister of State and Child Care, key community stakeholders and will be posted on the City's website.

Discussion ensued with regard to (i) professional development and training support of childcare staff, (ii) child care programming offered in other municipalities, (iii) access to affordable space for child care providers, and (iv) opportunities to avail of Provincial grants allocated to child care development.

As a result of the discussion, staff were directed to forward the staff report to the Council/School Board Liaison Committee.

It was moved and seconded

- (1) *That the staff report titled "2017-2022 Child Care Needs Assessment and Strategy - 2018 Update" dated February 12, 2019 from the Manager, Community Social Development, be received for information; and*
- (2) *That the 2017-2022 Child Care Needs Assessment and Strategy - 2018 Update be distributed to key stakeholders and posted on the City website.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**2. APPLICATION BY RAJWANT KHAIRA FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A CHILD CARE FACILITY AT 7291 NO. 5 ROAD**

(File Ref. No. ZT 18-822841) (REDMS No. 6094879)

Steven De Sousa, Planner 1, reviewed the application, noting that staff are recommending the denial of the application since the proposed non-farm use does not comply with the land use designation or applicable policies contained in the Official Community Plan and Area Plan for the subject site and that no active agricultural use is planned for the site.

Discussion ensued with regard to (i) site access and vehicle circulation on-site, (ii) the existing structures on-site, (iii) similar applications previously submitted to the City, and (iv) locating alternative non-agricultural sites that are suitable for the proposed child care facility.

Ramon Gonzalez, Rajwant Khaira, and Debbie Marrette, representing the applicant, spoke on the application noting that (i) the applicant has consulted with Richmond School District No. 38, local churches and the local MLA on options to secure an alternative location for the Montessori, (ii) securing space in a residential house may not be feasible due to the limitations on the number of allowable child care spaces, (iii) the applicant is proposing to incorporate farming education as part of the Montessori curriculum, (iv) construction of the accessory building on-site is on-going, (v) the available parking spaces on-site exceed Vancouver Coastal Health’s requirements, (vi) vehicles are able to turn around and drive out from the site, and (vii) drop off and pick up times can be staggered to reduce potential traffic congestion in the area.

In reply to queries from Committee, staff noted that (i) the property owners were issued building permits for the accessory building in 2017, (ii) child care facilities must adhere to specific building requirements, and (iii) child care operators can apply to expand the number of child care spaces in a residential house as long as the building meets specific building code requirements.

It was moved and seconded

*That the application for a Zoning Text Amendment to the “Agriculture (AG1)” Zone to allow “child care” as a site-specific secondary use, in order to permit a child care facility within a detached residential accessory building at 7291 No. 5 Road, be denied.*

**CARRIED**

Opposed: Cllr. Loo

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Discussion ensued with regard to child care space available within the Richmond School District No. 38, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

(1) *That Child Care space in the Richmond School District No. 38, be discussed at an upcoming Council/School Board Liaison Committee meeting; and*

(2) *That City staff connect with District staff on available space in District facilities available for public use;*

*and report back.*

**CARRIED**

Opposed: Cllr. Loo

3. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 9391, 9393, AND 9411 NO. 2 ROAD FROM “SINGLE DETACHED (RS1/E)” AND “TWO-UNIT DWELLINGS (RD1)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. RZ 17-785742; 12-8060-20-0010001) (REDMS No. 6122328)

Jeanette Elmore, Planner 2, reviewed the application, highlighting that the applicant has committed to preserving 11 trees. Staff added that perimeter drainage on-site will be provided and that the proposed development will provide a cash-in-lieu contribution to the City’s Affordable Housing Strategy Fund.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 9391, 9393, and 9411 No. 2 Road from “Residential Single Family (RS1/E)” and “Two-Unit Dwellings (RD1)”to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.*

**CARRIED**

4. **SINGLE FAMILY BUILDING MASSING REGULATIONS (COUNCIL REFERRAL)**

(File Ref. No. 08-4430-01, 12-8060-20-009524/9737) (REDMS No. 6136414 v. 2)

James Cooper, Director, Building Approvals, reviewed the Single Family Building Massing Regulations and discussion ensued with regard to concerns raised by the Richmond Home Builders Group on the regulations related to the continuous wall and sideyard projections.

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It was moved and seconded

*That the staff report titled “Single Family Building Massing Regulations (Council Referral)” dated February 21, 2019 from the Director of Building Approvals, be received for information.*

**CARRIED**

5. **MANAGER’S REPORT**

(i) *Application on 13751 and 13851 Steveston Highway, 10651 No. 6 Road*

Wayne Craig, Director, Development, noted that the subject site along Steveston Highway and No. 6 Road, that was the subject of a rezoning application that received third reading (RZ 13-630280), has been acquired by the Port of Vancouver and that the Port intends to initiate site preparation. He added that staff will be seeking clarification from the Port if the proposed development will meet the zoning criteria that were established from the previous rezoning application (RZ 13-630280).

(ii) *Rental Housing Policy Update*

In reply to queries from Committee, Barry Konkin, Manager, Policy Planning, advised that the proposed public engagement process on the proposed Rental Housing Policy Update has not yet been endorsed by Council and that the Richmond Chamber of Commerce will be consulted as part of the engagement process.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:00 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, March 5, 2019.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator