



**Regular Council**

**Monday, May 25, 2015**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Linda McPhail

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

**MINUTES**

R15/10-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on Monday, May 11, 2015, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on Tuesday, May 19, 2015, be adopted as circulated.*

**CARRIED**

1.



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**AGENDA ADDITION**

- R15/10-2      It was moved and seconded  
*That "Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) and Disposition of the Closed Road Area and Portion of 13760 Steveston Highway to Ledcor Properties Inc. in relation to RZ 13-630280" be added to the Consent Agenda as Item No. 13A.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R15/10-3      2.      It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7: 02 p.m.).*

**CARRIED**

3.      Delegations from the floor on Agenda items – None.

- R15/10-4      4.      It was moved and seconded  
*That Committee rise and report (7:03 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R15/10-5      5.      It was moved and seconded  
*That Items No. 6 through No. 20 be adopted by general consent.*

**CARRIED**



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**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Community Safety Committee meeting held on Tuesday, May 12, 2015;*
- (2) the Special General Purposes Committee meeting held on Monday, May 11, 2015 and the General Purposes Committee meeting held on Tuesday, May 19, 2015 ;*
- (3) the Planning Committee meeting held on Wednesday, May 20, 2015;*
- (4) the Public Works and Transportation Committee meeting held on Thursday, May 21, 2015;*

*be received for information.*

**ADOPTED ON CONSENT**

**7. BRITISH COLUMBIA EARTHQUAKE PREPAREDNESS  
CONSULTATION REPORT**

(File Ref. No. 09-5125-06-01) (REDMS No. 4559378 v. 3)

*That a letter be sent to the Members of Parliament and Members of the Legislative Assembly for the City of Richmond, requesting that the recommendations and key actions contained in the British Columbia Earthquake Preparedness Consultation Report, dated December 2014, be acted upon.*

**ADOPTED ON CONSENT**

**8. EMERGENCY COMMUNICATIONS SERVICE DELIVERY IN  
BRITISH COLUMBIA - STRATEGIC VISION AND DISCUSSION  
PAPER FROM THE MINISTRY OF JUSTICE**

(File Ref. No. 09-5130-01) (REDMS No. 4570329 v. 2)

- (1) That the staff report titled Emergency Communications Service Delivery in British Columbia – Strategic Vision and Discussion Paper from the Ministry of Justice be forwarded to the Ministry of Justice, in response to their request for written feedback by May 15, 2015 and Metro Vancouver and UBCM for information; and*



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- (2) *That the Ministry of Justice be advised that the City of Richmond would be pleased to participate in further consultation and stakeholder meetings.*

**ADOPTED ON CONSENT**

**9. AMENDMENTS TO WATER USE RESTRICTION BYLAW AND CONSOLIDATED FEES BYLAW TO SUPPORT CHAFER BEETLE BIOCONTROL**

(File Ref. No. 12-8060-20-009247/9248, XR: 10-6125-04-01) (REDMS No. 4561394 v. 3, 4564531, 4568271)

- (1) *That Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 9247 be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9248 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**10. LONDON/STEVESTON PARK CONCEPT PLAN**

(File Ref. No. 06-2345-20-LSTE1) (REDMS No. 4540721 v. 8)

*That the London/Steveston Park Concept Plan, as outlined in the staff report titled "London/Steveston Park Concept Plan," dated May 1, 2015, from the Senior Manager, Parks, be approved.*

**ADOPTED ON CONSENT**

**11. UPDATE ON SIGNAGE ON PRIVATE PROPERTIES**

(File Ref. No. 12-8000-03, 12-8060-20-00560/008636) (REDMS No. 4403117 v. 12)

- (1) *That Option 2: "De-cluttering without a language provision" which entails the continuation of outreach effort and updating Sign Bylaw No. 5560 be approved. The Sign Bylaw update will include de-cluttering without a language provision and addressing non language related regulatory gaps; and*
- (2) *That staff be directed to review the Sign Permit Application fees and bring an update to the Consolidated Fees Bylaw No. 8636 for consideration by Council along with the new Sign Bylaw.*

**ADOPTED ON CONSENT**



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**12. COUNCIL TERM GOALS 2014-2018**

(File Ref. No. 01-0105-07-01) (REDMS No. 4537297 v. 12)

*That the Council Term Goals for the 2014-2018 term of office, as contained in the report from the Corporate Programs Consultant, dated May 5, 2015, be adopted.*

**ADOPTED ON CONSENT**

**13. APPLICATION BY STEVESTON NO. 6 LP FOR REZONING AT 13751 AND 13851 STEVESTON HIGHWAY, 10651 NO. 6 ROAD, A PORTION OF 13760 STEVESTON HIGHWAY AND A PORTION OF THE ROAD ALLOWANCE ADJACENT TO AND NORTH OF 13760 STEVESTON HIGHWAY FROM ENTERTAINMENT AND ATHLETICS (CEA), LIGHT INDUSTRIAL (IL) AND AGRICULTURE (AG1) ZONING TO LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)**

(File Ref. No. 12-8060-20-009210/9211; RZ 13-630280) (REDMS No. 4575191, 4490338, 4497260, 4497231)

- (1) *That Official Community Plan Amendment Bylaw 9210, to redesignate 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Commercial" and "Industrial" to "Mixed Employment" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000, be introduced and given first reading;*
- (2) *That Bylaw 9210, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (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 9210, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*



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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 to create the “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zone, and to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from “Entertainment & Athletics (CEA)”, “Light Industrial (IL)” and “Agriculture (AG1)” to “Light Industrial and Limited Accessory Retail – Riverport (ZI12)”, be introduced and given first reading; and*
- (5) *That the public hearing notification be expanded to include all properties in the area shown on the map contained in Attachment J to the staff report dated May 11, 2015 from the Director of Development.*

**ADOPTED ON CONSENT**

**13A. ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 9169 (ROAD ADJACENT TO 13760 STEVESTON HIGHWAY) AND DISPOSITION OF THE CLOSED ROAD AREA AND PORTION OF 13760 STEVESTON HIGHWAY TO LEDCOR PROPERTIES INC. IN RELATION TO RZ 13-630280**

(File Ref. No. 12-8060-20-009169; 06-2290-20-147; 06-2290 -148)

- (1) *That Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) be introduced and given first, second and third readings;*
- (2) *That the required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) *That staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) *That staff be authorized to take all necessary steps to raise title to the road closure area of  $\pm 2,081.1$  square metres ( $\pm 22,401$  sq. ft.) and transfer it to Ledcor Properties Inc. or its designate for \$756,034 plus applicable taxes;*



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- (5) *That the sale of a portion of 13760 Steveston Highway totalling  $\pm 1,318.7$  square metres ( $\pm 14,194$  sq. ft.) to Ledcor Properties Inc. or its designate for \$479,048 plus applicable taxes be approved;*
- (6) *That staff be authorized to take all necessary steps to complete all matters as contained in the report dated May 4, 2015 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation; and*
- (7) *That Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) be contingent on third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9210 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 (RZ 13-630280).*

**ADOPTED ON CONSENT**

14. **APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING TEXT AMENDMENT TO THE "RESIDENTIAL MIXED USE COMMERCIAL (ZMU17) - RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)" ZONE FOR THE PROPERTY AT 10311 RIVER DRIVE**

(File Ref. No. 12-8060-20-009237; ZT 15-691748) (REDMS No. 4539005 v. 3, 4576577, 4539571)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9237, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone to amend the maximum permitted density on the property at 10311 River Drive, be introduced and given first reading.*

**ADOPTED ON CONSENT**



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15. **APPLICATION BY RYAN COWELL ON BEHALF OF 0737974 B.C. LTD. FOR A ZONING TEXT AMENDMENT TO INCREASE THE PERMITTED FLOOR AREA RATIO TO 0.78 FOR THE PROPERTY LOCATED AT 5600 PARKWOOD CRESCENT**  
(File Ref. No. 12-8060-20-009245; ZT 15-694669) (REDMS No. 4557676 v. 2, 4560422)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.78 for the property, be introduced and given first reading.*

**ADOPTED ON CONSENT**

16. **REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD BUSINESS OFFICE AREA REVIEW**  
(File Ref. No. 12-8060-20-009121; 08-4375-01, Xr. 08-4045-20-11) (REDMS No. 4565876 v. 11, 4252323, 4210602, 3186793, 4168202, 4168137, 4168181; 4574997, 4571080)

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use Employment-Residential designation, be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
  - (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, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment for the Public Hearing:*
- (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency); and*
  - (b) *The Board of Education of School District No. 38 (Richmond);*





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- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing;*
- (5) *That upon adoption of the above bylaws the West Cambie Alexandra Neighbourhood Mixed Use Employment – Residential Use Density Bonus, Community Amenity Contribution, Modest Rental Housing Rates Policy be approved;*
- (6) *That staff not proceed with the implementation of an interim sidewalk/walkway along Odlin Road and Alexandra Road, as a sidewalk/walkway already exists (south side of Odlin Road) or will be provided on at least one side of Alexandra Road within the next 2-3 years;*
- (7) *That staff consider the inclusion of interim sidewalk/walkway along Garden City Road as part of the City's 2016 capital program, if there are no immediate/imminent development applications for these fronting properties in the foreseeable future; and*
- (8) *That lands along No. 3 Road not be redesignated from residential use to employment use.*

**ADOPTED ON CONSENT**

**17. STREET FURNITURE PROGRAM**

(File Ref. No. 10-6360-03-03) (REDMS No. 4491651 v. 4)

- (1) *That staff be directed to issue a Request for Proposals for the supply, installation and maintenance of a city-wide street furniture program that includes advertising, as described in the staff report dated May 4, 2015, from the Director, Transportation; and*
- (2) *That staff report back on the responses to the above Request for Proposals with a recommendation prior to December 1, 2015.*

**ADOPTED ON CONSENT**



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18. **ALEXANDRA DISTRICT ENERGY UTILITY EXPANSION PHASE 4**  
(File Ref. No. 10-6600-10-02) (REDMS No. 4557795 v. 5)

*That funding of up to \$7.6 million through borrowing from the Utility General Surplus be approved for capital expenditure for design, construction and commissioning of the Phase 4 expansion of the Alexandra District Energy Utility and that the Five Year Financial Plan (2015-2019) be amended accordingly.*

**ADOPTED ON CONSENT**

19. **SMART THERMOSTATS PILOT PROGRAM**  
(File Ref. No. 10-6125-07-02) (REDMS No. 4565860)

*That the development and implementation of a "Smart Thermostats Pilot Program" for homes be endorsed.*

**ADOPTED ON CONSENT**

20. **2014 ANNUAL WATER QUALITY REPORT**  
(File Ref. No. 10-6375-01) (REDMS No. 4550012)

*That the staff report titled "2014 Annual Water Quality Report," dated April 28, 2015, from the Director, Public Works be received for information.*

**ADOPTED ON CONSENT**

**NON-CONSENT AGENDA ITEMS**

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE**  
Councillor Chak Au, Chair

21. **BI-WEEKLY GARBAGE COLLECTION**  
(File Ref. No. 10-6405-03-01) (REDMS No. 4567623)

R15/10-6

It was moved and seconded

- (1) *That City garbage collection service for single-family dwellings be changed from weekly to every other week (bi-weekly) commencing the first quarter of 2016, with recycling services (i.e. Blue Box and Green Cart) continuing to be provided on a weekly basis;*



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- (2) *That, as part of implementation of bi-weekly collection service, the City provide one garbage cart per household to residents in single-family dwellings, where residents have the opportunity to select the cart size of their choice;*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services, to service, acquire, store, assemble, label, deliver, replace and undertake related tasks for the garbage carts, and related operational service changes associated with this program;*
- (4) *That an amendment to the City's Five Year Financial Plan (2015 – 2019) to include capital costs of \$2.6 million with \$2.3 million funding from the City's General Solid Waste and Recycling Provision and \$300,000 from the City's General Utility Surplus, be approved; and*
- (5) *That appropriate bylaw amendments be brought forward as part of the 2016 solid waste and recycling utility budget process and amending rates, to enact this service.*

**CARRIED**

Opposed: Cllrs. Loo  
McNulty

**PUBLIC ANNOUNCEMENT**

Stephen Easterbrook has been appointed to the Metro Vancouver Agricultural Advisory Committee for a term to end in December 2018.

**BYLAWS FOR ADOPTION**

R15/10-7

It was moved and seconded

*That the following bylaws be adopted:*

*Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246*



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*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9097  
(11900/11902 Kingfisher Drive, RZ 13-647579)*

**CARRIED**

**ADJOURNMENT**

R15/10-8

It was moved and seconded  
*That the meeting adjourn (8:20 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting of the  
Council of the City of Richmond held on  
Monday, May 25, 2015.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)