



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING

MONDAY, JULY 12TH, 1999

Time: 7:00 p. m.

Place: Council Chambers,
Richmond City Hall

Present: Mayor Greg Halsey-Brandt
Councillor Malcolm Brodie
Councillor Derek Dang
Councillor Lyn Greenhill
Councillor Ken Johnston
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Corisande Percival-Smith
Councillor Harold Steves

Acting City Clerk – Ann Bunker

Call to Order: Mayor Greg Halsey-Brandt called the meeting to order at 7:00 p.m.

RES. NO. ITEM

MINUTES

R99/13-1

It was MOVED and SECONDED

That the minutes of the Regular Council Meeting held on Monday, June 28th, 1999 be adopted as circulated, and that the GVRD Board in Brief dated June 25th, 1999, be received for information.

CARRIED



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RES. NO. ITEM

2.

PRESENTATION

Mr. Andy Hobbs, President, accompanied by Mike Gerard and Candace Drew-McKinstry, representing the Richmond Swim Club (Kigoos), spoke about the benefits which membership in the Club provided to its members. Gifts of caps and t-shirts were then presented to the Mayor and each member of Council in recognition of the 40 year anniversary of the Richmond Swim Club.

COMMITTEE OF THE WHOLE

R99/13-2 2.

It was **MOVED** and **SECONDED**

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).

CARRIED

3 Delegations from the floor on Agenda items

Item No. 13 – Application for rezoning – BC Packers and BC Hydro

Mr. Steve Zuliani, of Moody Consultants Ltd., representing the applicant, gave a short slide presentation on the redevelopment of the BC Packers property. A copy of Mr. Zuliani's presentation is on file in the City Clerk's Office

Paul Schapp, 7780 Tweedsmuir Avenue, Co-chair of the Advisory Committee on the Environment, advised that he (along with other members of ACE), were available to answer any questions which Council might have about their report on the environmental concerns relating to the redevelopment of the BC Packers property. Mr. Schapp noted during his discussion that some of the Committee's concerns had been addressed satisfactorily by the developer. He noted, however, that the Committee did not agree, and in some cases, totally disagreed with comments made by the developer about other concerns. Mr. Schapp added that the Committee would be making a presentation to the Public Hearing to be held on this matter



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3.

Ian Robertson, of 3800 Chatham Street, and Loretta Kaine, #18-12880 Railway Avenue, urged Council to support the proposed redevelopment proposal. Mr. Robertson stated that he and Ms. Kaine, as representatives of the Community Building Consensus Committee, represented the majority of Richmond residents who were of the opinion that the proposed project represented the wishes and needs of those living in and around the Steveston area. Mr. Robertson urged Council to continue with the rezoning application process.

Ms. Erica Simm, of 4991 Westminster Highway, raised a number of questions regarding the proposed redevelopment on such issues as (a) land ownership, which had not yet been resolved; (b) the amount of park land being provided above the high watermark; (c) the proposal to mix residential and maritime uses, and (d) the overall mass of the project, which Ms. Simm felt could not be accommodated adequately within the Steveston area. Ms. Simm voiced concern about the speed in which Council seemed to be dealing with the proposal, and she urged Council to delay further consideration of the project until such time as all outstanding issues had been resolved.

Jonathan Kallner, of 12435 Brunswick Place, noted that many residents were away on vacation and that local fishermen were absent from the community at this time. He urged Council to reschedule the Public Hearing to a more appropriate time later in the year.

Mark Lavina, of 12071 No. 2 Road, Secretary of the Steveston Fishery Alliance, accompanied by Dave Bell, representing the Steveston Fishery Alliance, used an overhead projector to (a) explain the purpose of the Steveston Fishery Alliance, and (b) review its business plan as it related to the BC Packers redevelopment proposal, and in particular to the proposed in-fill area and the restoration of the cannery buildings.

Gerry Zuk, 12491 Brunswick Place, expressed concern about (a) the density of the proposed development, and (b) the proposed date of the Public Hearing, which he felt did not provide sufficient time for area residents to prepare their submissions. He urged Council to delay the Public Hearing until September or October when fishermen and vacationing residents would have returned to their homes. Mr. Zuk also spoke about the land ownership issue, and he voiced concern that the rezoning process was continuing even though this matter had not been resolved.



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4.

Dr. Kurt Grimm, Associate Professor, UBC Earth & Ocean Sciences, urged Council to delay the Public Hearing until September or October to give absent fishermen the opportunity to participate in the hearing. Dr. Grimm then spoke about (a) the heritage value of the existing cannery buildings; (b) developing sustainability; and (c) educational resources which might be available.

Mr. Robert Bessler, 3440 Pleasant Street, spoke about (a) the petitions which had been submitted by proponents and opponents to the BC Packers redevelopment proposal; (b) the speed in which the development was being put forward; and (c) the need to hold the Public Hearing on a date which would give an opportunity for the majority of Steveston residents to be heard.

Louise Young, a retailer at 3911 Moncton Street, and a resident of 8600 Demorest Drive, expressed the opinion that this matter should not be considered this evening because too many issues remain unresolved, including land ownership and environmental concerns. She noted that the proposed development would have a major impact on the future of Steveston, and Ms. Young urged Council to refer the matter to staff until such time as the land ownership and environmental issues had been resolved.

Ms. Sandra Smith, 12480 Brunswick Place, expressed concern about the proposed density of the redevelopment project and the impact which it would have on local infrastructure and schools. Ms. Smith urged Council to give the proposed development very serious consideration before making a decision.

Mr. Gordon Kibble, urged Council to adopt the proposed redevelopment plan put forward at the May 5th Planning Committee, which he felt represented the needs of area residents.

Mr. Adnan Wade, of #30 -11551 Kingfisher Drive, reviewed the building envelope of the proposed L-shaped apartment building, and he questioned whether or not the portion of the proposed park shown within the envelope of this building would be public or private space.



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5.

John Liket, of #427 - 12931 Railway Avenue, reviewed the existing housing developments located in the Steveston area which he felt were compatible to the proposed BC Packers development. Mr. Liket urged Council to approve the project.

Christi Fraser, 11251 Cutter Place, urged Council to redevelop the cannery site as park space for children so that she and other area children would have a place to play.

Evelyn Zuk, 12491 Brunswick Place, voiced concern about (a) the reduction in public open space which was to have been provided as part of the proposed development, (b) the inclusion of the L-shaped apartment building adjacent to the dyke, and (c) the proposed high density of the project. Ms. Zuk also urged Council to delay the Public Hearing until later in the year to give more Steveston residents the opportunity to attend the meeting.

Patty Fung, 12871 Railway Avenue, asked that the Public Hearing be rescheduled to September or October because many residents were away on vacation.

Sally Chow, #11 - 12871 Railway Avenue, supported a delay of the Public Hearing until September or October of this year.

Vicky Stickwood-Hyslop, 4571 Moncton Street, spoke about the efforts of the developer to work with the community to prepare a design which would meet the needs of a majority of the area residents, and she voiced support for the proposed development. She urged Council to consider what the developer was giving to the City, and to give approval to the project.

Frances Clark, 8160 Railway Avenue, voiced support for the proposal, however, she questioned what could be done to ensure that the development would be constructed as proposed. She noted that the developer had indicated that several housing units would be developed in accordance with universal design guidelines, and Ms. Clark expressed concern that these units might be eliminated.



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RES. NO. ITEM 6.

Richard Grey, Vice President, Steveston Fisheries Alliance, referred to the statement made by BC Packers regarding the future of the cold storage/Brunswick cannery complex, and he questioned whether the Alliance would be allowed to continue if it had prepared an acceptable business plan by the September 17, 2000 deadline.

R99/13-3 4 It was MOVED and SECONDED
That Committee rise and report (8:35 p.m.).
CARRIED

COMMUNITY SERVICES COMMITTEE –
Mayor Greg Halsey-Brandt, Chair

R99/13-4 5. It was MOVED and SECONDED
That the minutes of the Community Services Committee meeting held on Tuesday, June 29th, 1999, be received for information.
CARRIED

6. **CITIZENS' ADVISORY COMMITTEE ON POLICING – REVIEW OF TERMS OF REFERENCE AND WORKPLANS**
(Report: June 14/99; File No. 0100-20-CACP1-01) (PC Docs No. 93758, 74749)

R99/13-5 It was MOVED and SECONDED
That:
(a) the Terms of Reference for the Citizens' Advisory Committee on Policing; and
(b) the 1999 Workplan for the Citizens' Advisory Committee on Policing,
each be endorsed
CARRIED



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- | <u>RES. NO.</u> | <u>ITEM</u> | |
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| | 7. | 7. |
| | <u>REPLACEMENT OF PORTABLE BUILDING FOR RICHMOND TENNIS CLUB</u>
(Report: June 11/99; File No.: 1000-10-018) (PC Docs No. 94737) | |
| R99/13-6 | It was MOVED and SECONDED | |
| | (1) <i>That the construction of a replacement portable building for the Richmond Tennis Club located at 6820 Gilbert Road, be approved; and</i> | |
| | (2) <i>That the City undertake to pay the Development Cost Charges and permit charges associated with constructing the public washroom.</i> | |
| | | CARRIED |
| | 8. <u>REQUEST FROM SOUTH FRASER RAMS FOOTBALL TEAM</u>
(Report: June 18/99; File No.: 7200-01) (PC Docs No. 95917) | |
| R99/13-7 | It was MOVED and SECONDED | |
| | <i>That approval be given to the South Fraser Rams Football Team for use of the old Cambie field for practice purposes and the Minoru Oval for two league games.</i> | |
| | | CARRIED |
| | 9. <u>RICHMOND ARENAS COMMUNITY ASSOCIATION OPERATING AGREEMENT</u>
(Report: June 30/99; File No.: 1000-10-012) (PC Docs No. 98177, 97587, 97585) | |
| R99/13-8 | It was MOVED and SECONDED | |
| | (1) <i>That the Mayor and the City Clerk be authorized to execute the Operating Agreement between the Richmond Arenas Community Association and the City, effective August 1, 1999 (attached to the report dated June 30th, 1999, from Mayor Halsey-Brandt, Chair, Community Services Committee).</i> | |
| | (2) <i>That the anticipated funding shortfall of revenue in the arenas areas of approximately \$200,000 be accommodated within the 1999 Operating surplus.</i> | |
| | | CARRIED |



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- | <u>RES. NO.</u> | <u>ITEM</u> | |
|-----------------|---|---------|
| | | 8. |
| R99/13-9 | It was MOVED and SECONDED
<i>That the question of arenas, community associations, the Gateway Theatre and other City-affiliated agencies' budgetary considerations be referred to staff for the preparation of a report to the Finance Review Committee.</i> | CARRIED |
| | <u>PLANNING COMMITTEE -</u>
Councillor Corisande Percival-Smith, Chair | |
| R99/13-10 | 10. It was MOVED and SECONDED
<i>That the minutes of the Planning Committee meeting held on Tuesday, July 6th, 1999, be received for information.</i> | CARRIED |
| | 11. <u>APPLICATION FOR REZONING - CHARAN SETHI</u>
(RZ 99-156387 - Report: June 3/99; File No.: B/L No. 7029) (PC Docs No. 92512, 93052, 93053) | |
| R99/13-11 | It was MOVED and SECONDED
<i>That Bylaw No. 7029, for the rezoning of 11311 and 11331 Cambie Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.</i> | CARRIED |
| | 12. <u>RICHMOND AGRICULTURAL VIABILITY STRATEGY</u>
(Report: June 22/99, File No.: 4050-10) (PC Docs No. 94685, 84268) | |
| R99/13-12 | It was MOVED and SECONDED
<i>That the Terms of Reference for establishing a Richmond Agricultural Viability Strategy (as outlined in the report dated June 22, 1999, from the Manager, Land Use), be adopted.</i> | CARRIED |



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9.

13. **APPLICATION FOR REZONING - BC PACKERS AND BC HYDRO**
(RZ 98-153805 - Report: June 24/99, File No. B/L Nos 7107/7108)
(PC Docs No 98804, 93103, 93401, 94697, 94164, 94048, 94060,
91961, 90431, 60985, 61960)

R99/13-13

It was MOVED and SECONDED

- (1) ***That Official Community Plan Amendment Bylaw No. 7107, which amends Richmond Official Community Plan Bylaw No. 7100 by:***

Adding the use "Fish auction and off-loading" to the Maritime Mixed Use definition under "Section 1.2.2: Definitions" of Schedule 2.4 (Steveston Area Plan),

be introduced and given first reading.

- (2) ***That Bylaw No. 7107, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, and the Economic Strategy Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Municipal Act.***
- (3) ***That Bylaw No. 7107, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Municipal Act.***
- (4) ***That Bylaw No. 7107, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.***
- (5) ***That Bylaw No. 7108, for the rezoning of 4020, 4300, 4320, 4340, 4440, 4460, 4480 Moncton Street, 12422 No. 1 Road and No Access Parcels 23833 (PID # 014-035-740) and 59856 from "Industrial District (I1)" to "Comprehensive Development District (CD/99 to CD/107) and School and Public Use District (SPU)", be introduced and given first reading.***



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RES. NO. ITEM 10.

- (6) *That the applicant provide written assurance prior to the July 12th, 1999 regular Council meeting, that the Brunswick Cannery and the Cold Storage buildings would be retained until September 2000, and that the applicant would work and cooperate with the Steveston Fishermen's Alliance in a positive manner.*

The question on Resolution No. R99/13-13, was not called, as the following amendments were introduced:

R99/13-14

It was MOVED and SECONDED

That Resolution No. R99/13-13 be amended by adding the following as Part (7):

- "(7) *That the assurance provided by BC Packers (in the letter dated July 8th, 1999, from Richard P. Gregory, Senior Vice President), that the company agreed not to apply for a demolition permit for the cold storage/Brunswick Cannery complex before September 17, 2000, be included in either a heritage agreement, a restrictive covenant, or other appropriate form so that future owners would be bound by it, in the event that the proposed rezoning bylaw reached adoption.*"

CARRIED

R99/13-15

It was MOVED and SECONDED

That Resolution No. R99/13-13 be amended by adding the following as Part (8):

- "(8) *That it be stipulated that in proceeding with the rezoning process, the City is not deemed as having taken any position on the status of, or giving any assurance on the issue of, the title of that portion of the BC Packer's land which are currently under water.*"

CARRIED

The question on Resolution No. R99/13-13 as amended by Resolution Nos. R99/13-14 and R99/13-15, was then called, and it was **CARRIED**

OPPOSED Cllr Steves



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- | <u>RES. NO.</u> | <u>ITEM</u> | |
|-----------------|-------------|--|
| | | 11. |
| R99/13-16 | | It was MOVED and SECONDED
<i>That Bylaws 7107 and 7108 be submitted to a Public Hearing to be held on Tuesday, July 27th, 1999 at 7:00 p.m., in the Council Chambers.</i> |
| | | DEFEATED |
| | | OPPOSED: Mayor Halsey-Brandt
Cllr. Brodie
Greenhill
Johnston
Steves |
| R99/13-17 | | It was MOVED and SECONDED
<i>That Bylaws 7107 and 7108 be submitted to a Public Hearing to be held on Tuesday, September 14th, 1999 at 7:00 p.m., in the Council Chambers.</i> |
| | | CARRIED |
| | | <u>PUBLIC WORKS & TRANSPORTATION COMMITTEE -</u>
Councillor Lyn Greenhill, Chair |
| R99/13-18 | 14. | It was MOVED and SECONDED
<i>That the minutes of the Public Works & Services Committee meeting held on Wednesday, July 7th, 1999, be received for information.</i> |
| | | CARRIED |
| | 15. | <u>1999 MAJOR ROAD NETWORK CAPITAL DEVELOPMENT PLAN - APPLICATION FOR FUNDING CONTRIBUTION</u>
(Report: June 14/99, File No : 6500-01) (PC Docs No 94812) |
| R99/13-19 | | It was MOVED and SECONDED
(1) <i>That the formal submission of the following two projects for regional funding contribution as part of TransLink's 1999 Major Road Network Capital Development Plan, be endorsed:</i> |
| | | (a) <i>No. 3 Road intersection improvements between Sea Island Way and Westminster Highway;</i> |
| | | (b) <i>No. 2 Road and Blundell Road intersection improvements; and</i> |



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12.

(c) *Various transit stop enhancements and minor roadway improvements on Richmond's Major Road Network.*

(2) *That staff initiate the evaluation of other capital projects, and report to Council in the Fall of 1999 on Richmond's proposed submission to TransLink for inclusion in the year 2000 Major Road Network Capital Development Plan.*

CARRIED

16. TRANSIT SERVICE DESIGN GUIDELINES REVIEW – TERMS OF REFERENCE

(Report: June 18/99; File No. 0154-02) (PC Docs No. 95953)

R99/13-20

It was MOVED and SECONDED

That staff:

(1) *participate, through the Transit Technical Advisory Committee, in the Review of Transit Service Design Guidelines undertaken by TransLink; and*

(2) *report to Council, through the Public Works & Transportation Committee, to provide updates on the study progress and to seek Council's further input prior to each key decision point leading to the development of the new transit service design guidelines.*

CARRIED

MAYOR GREG HALSEY-BRANDT

17. LETTER OF SUPPORT – INTERPORT DEVELOPMENT'S INDUSTRIAL PROJECT

(Report: July 7/99; File No. 0140-20-FRHA1) (PC Docs No. 98510)

R99/13-21

It was MOVED and SECONDED

That the Mayor write a letter of support to the Hon. David Collenette, Minister of Transport, to grant a 99 year lease between Interport Development Inc and the Fraser River Port Authority, for the creation of a high technology light industrial park.

CARRIED



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RES. NO. ITEM **13.**

DEVELOPMENT PERMIT PANEL

R99/13-22 18. It was MOVED and SECONDED

- (1) *That the minutes and the Chair's reports for the Development Permit Panel meetings held on Wednesday, June 16th, 1999, and on Wednesday, June 30th, 1999, be received for information.*

- (2) *That the addition of weather protection, adjustment of building massing, reduction of units, increase in amenity space, reduction of parking stalls, and change in pavement treatment at 6300 and 6388 Alder Street, be deemed to be in general compliance with the Development Permit (DP 96-000203) issued for that property.*

CARRIED

COMMUNITY SERVICES DIVISION

19. **PARK BYLAW AMENDMENT NO. 7033**
(Report: July 7/99. File No.: B/L 7033) (PC Docs No. 97850, 97859, 97588)

R99/13-23 It was MOVED and SECONDED

That Public Parks and School Grounds Bylaw No. 1988, Amendment Bylaw No. 7033, be introduced and given first, second and third readings.

The question on Resolution No. R99/13-23 was not called, as the following **amendment** was introduced

R99/13-24 It was MOVED and SECONDED

That clause 1 of Bylaw No. 7033 be amended by deleting in Section 7, the time of "12:00 a.m." and by substituting therefor. "11:00 p.m."

CARRIED

The question on Resolution No. R99/13-23, as amended by Resolution No. R99/13-24, was then called, and it was **CARRIED**



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RES. NO. ITEM

14.

BYLAW FOR ADOPTION

R99/13-25

It was MOVED and SECONDED
*That Civic Election Administration and Procedure Bylaw
No. 7025 be adopted.*

CARRIED

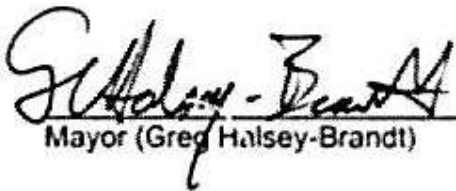
ADJOURNMENT

R99/13-26

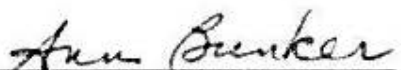
It was MOVED and SECONDED
That the meeting adjourn (10:10 p.m.).

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,
July 12th, 1999.



Mayor (Greg Halsey-Brandt)



Acting City Clerk (Ann Bunker)