



## City Council

Council Chambers, City Hall  
6911 No. 3 Road

Monday, September 10<sup>th</sup>, 2007  
7:00 p.m.

Pg. #      ITEM

### MINUTES

1. ***Motion to adopt:***
  - (1) ***the minutes of the Regular Council Meeting held on Monday, July 23<sup>rd</sup>, 2007 (distributed previously); and***
  - (2) ***the minutes of the Regular Council Meeting for Public Hearings held on Wednesday, September 5<sup>th</sup>, 2007 (minutes distributed separately).***



### AGENDA ADDITIONS & DELETIONS

### PRESENTATION

Representatives of the Richmond Safe Communities Alliance to provide information on the activities of the organization.

### COMMITTEE OF THE WHOLE

2. ***Motion to resolve into Committee of the Whole to hear delegations on agenda items.***



3. Delegations from the floor on Agenda items.

**(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 22.)**

4. *Motion to rise and report.*



## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

**(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)**

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes.
- Greater Vancouver Regional Steering Committee on Homelessness - Call for Proposals for 2007/2009 Homelessness Partnership Initiative
- Liquor Licence Relocation - Plaza Premium Lounge B.C. Ltd. - Vancouver International Terminal - Domestic
- Award of Contract T.3060 - Hydro Undergrounding - River Road, No. 2 Road to Hollybridge Way, Elmbridge Way and Alderbridge Way to Westminster Highway
- T.3042 - Aztec Area Drainage Upgrades and Water main Replacement - Transfer of Funds
- Rosewood Manor - Richmond Intermediate Care Society Bus Donation
- Permanent Tree Protection Bylaw – One-year Status Report
- BC Healthy Communities Commitment
- Parks, Recreation and Cultural Services Master Plan 2007 Annual Progress Report
- RRDOG Referral and Dogs In Parks Working Committee Proposal
- Steveston Museum
- Land use applications for first reading (to be further considered at the Public Hearing on October 15<sup>th</sup>, 2007):
  - 6600 Granville Avenue and 6671 Livingstone Place – Rezone from (R1/E) and (R1/B) to (R1- 0.6) (S-8008 Holdings Ltd. and John Young – applicant).
  - 8871 Heather Street – Rezone from (R1/B) to (R1/K) (Raman Kooner – applicant).

- 4491/4511 Danforth Drive – Rezone from (R1/E) to (R1/B) (Sohan & Gurmej Dulay and Tirath & Dalvir Sandhu – applicant).
- 11571 Williams Road – Rezone from (R1/E) to (R1-0.6) (JJC Developments Ltd. – applicant).
- 10291 Williams Road – Rezone from (R1/E) to (R1-0.6) (Caroline Xu – applicant).
- 8371 Ash Street – Rezone from (R1/B) to (R1/K) (Drew Arnot – applicant).
- 13060 No. 2 Road – Rezone from (I2) to (CD/191) (Oris Development (London Landing) Corp. – applicant).
- 7520/7540 Langton Road – Rezone from (R1/E) to (R1/B) (Hari and Gurinder Gill – applicant).
- Provincial Modernization Strategy and Green Building Code Initiative

5. *Motion to adopt items 6 through 19 by general consent.*



Consent  
Agenda  
Item

6. **COMMITTEE MINUTES**

*That the minutes of:*

- 1 (1) *the General Purposes Committee meeting held on Tuesday, September 4<sup>th</sup>, 2007;*
- 8 (2) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, July 24<sup>th</sup>, 2007; and*
- (3) *the Planning Committee meeting held on Thursday, September 6<sup>th</sup>, 2007 (minutes to be distributed prior to Council Meeting),*
- be received for information.*

Consent  
Agenda  
Item

82 7. **GREATER VANCOUVER REGIONAL STEERING COMMITTEE ON HOMELESSNESS - CALL FOR PROPOSALS FOR 2007/2009 HOMELESSNESS PARTNERSHIP INITIATIVE**

(Report: August 23, 2007, File No.: 06-2270-20-02) (REDMS No. 2262824, 2268952, 2275723)

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

- (1) *That staff be authorized to:*

- (a) *offer to purchase a property with an existing building suitable for the proposed use and to be registered in the City's name that can be renovated for use by and leased to the Family Services of Greater Vancouver (FSGV) as an emergency shelter for homeless women and youth/children at up to a total cost of \$950,000 plus applicable taxes and expenses with \$475,000 coming from the City's available approved Affordable Housing capital funding on the condition that a similar amount of \$475,000 is received through the Greater Vancouver Regional Steering Committee on Homelessness Call For Proposals For 2007/2009 Homelessness Partnership Initiative, subject to Council approval;*
  - (b) *enter into a lease of no less than 20 years with the FSGV for the proposed emergency shelter at a rental rate of \$1 per year with the operator responsible for the complete operation, maintenance and repair of the facility and all related costs thereto including property taxes and other terms and conditions as acceptable to the Manager, Real Estate Services; and*
  - (c) *take all necessary steps to complete such matters including authorizing the Manager, Real Estate Services, to negotiate, settle and execute all agreements and documentation to effect the transactions contemplated or required pursuant to items no. 1 (a) and (b) above.*
- (2) *That written confirmation of Council's support for the Richmond Youth Services Association submission under the 2007/2009 Homelessness Partnership Initiative with the aim of developing a sustainable youth homeless housing model for the future be conveyed to the Greater Vancouver Regional Steering Committee on Homelessness.*

Consent  
Agenda  
Item

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8. **LIQUOR LICENCE RELOCATION PLAZA PREMIUM LOUNGE  
B.C. LTD VANCOUVER INTERNATIONAL TERMINAL -  
DOMESTIC**

(Report: August 27, 2007, File No.: 12-8275-30-001) (REDMS No. 2272712)

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

- (1) *That Council decline comment to the Liquor Control and Licensing Branch with regard to the application by Plaza Premium Lounge B.C. Ltd., to relocate their Liquor-Primary licence from the International Terminal to the Domestic Terminal at the Vancouver International Airport.*
- (2) *That a copy of the resolution be forwarded to the LCLB in accordance with the legislative requirements.*

Consent  
Agenda  
Item

**104 9. AWARD OF CONTRACT T.3060 - HYDRO UNDERGROUNDING - RIVER ROAD, NO. 2 ROAD TO HOLLYBRIDGE WAY, ELMBRIDGE WAY AND ALDERBRIDGE WAY TO WESTMINSTER HWY.**

(Report: August 14, 2007, File No.: 03-1000-20-T.3061) (REDMS No. 2266894)

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

*That Contract T.3060: Hydro Undergrounding - River Road, No. 2 Road to Hollybridge Way, Elmbridge Way and Alderbridge Way to Westminster Hwy., be advanced and awarded to the lowest bidder Fred Thompson Contractors (1991) Ltd. for the total amount of \$1,962,122 (with \$311,514 to be recovered from Bell and Shaw) from the 2007 River Road Re-Alignment capital project, in order to:*

- *Take advantage of a BC Hydro Beautification Grant (up to a potential maximum of \$480,000); and*
- *Meet timelines to service the Oval as committed by BC Hydro to VANOC.*

Consent  
Agenda  
Item

**107 10. T.3042 - AZTEC AREA DRAINAGE UPGRADES AND WATER MAIN REPLACEMENT - TRANSFER OF FUNDS**

(Report: August 21, 2007, File No.: 03-1000-20-T.3042) (REDMS No. 2266932)

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

*That transfer of \$500,000 in funding from the 2006 No. 2 Road – Steveston Highway to Monteith Road (40449), Broadmoor AC water main replacement (40446), and Comstock AC water main replacement (40447) projects to the 2006 Aztec water main replacement and drainage upgrades (40333) project be approved to award Contract T.3042.*

Consent  
Agenda  
Item

**111 11. ROSEWOOD MANOR - RICHMOND INTERMEDIATE CARE SOCIETY BUS DONATION**

(Report: August 20, 2007, File No.: 03-1076-19) (REDMS No. 2262010)

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

- (1) That the donation of a 2007 low-rider bus (6 wheelchair, 11 passenger) from the Rosewood Manor – Richmond Intermediate Care Society be accepted;*
- (2) That staff prepare a Memorandum of Understanding between the Rosewood Manor Intermediate Care Society and the City of Richmond which outlines responsibilities for each party;*
- (3) That Option D be approved (City accepts the vehicle donation, integrates it into the City fleet and accepts responsibility for transportation coordination and training costs of \$26,292 per year) and that staff identify existing funding through cost savings in the existing budget or if that is not possible, to account for this expense through the 2008 budget process; and*
- (4) That \$11,000 from the 2007 Council Contingency be approved to cover operating costs plus one-time vehicle preparation.*

Consent  
Agenda  
Item

125 12. **PERMANENT TREE PROTECTION BYLAW – ONE-YEAR STATUS REPORT**

(Report: August 21, 2007, File No.: 12-8060-20-8263/12-8060-20-8288; xr: 10-6550-01) (REDMS No. 2246354, 2252174, 2262061)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the Richmond Tree Protection Bylaw 8057, Amendment Bylaw 8263 be introduced and given first, second and third readings.*
- (2) *That the Richmond Municipal Ticketing Information Authorization Bylaw 7321, Amendment Bylaw 8288 be introduced and given first, second and third readings.*

Consent  
Agenda  
Item

143 13. **B.C. HEALTHY COMMUNITIES COMMITMENT**

(File No.: 01-0060-20-BCHC1)

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION

*That the City confirm its commitment to participate on the Steering Committee of the B.C. Healthy Communities Coalition for a further two year term.*

Consent  
Agenda  
Item

157 14. **PARKS, RECREATION AND CULTURAL SERVICES MASTER PLAN 2007 ANNUAL PROGRESS REPORT**

(Report: July 3, 2007, File No.: 11-7000-20-01 ) (REDMS No. 2251894)

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That the Parks, Recreation and Cultural Services Master Plan 2007 Annual Progress Report (attached to the report dated July 3, 2007, from the Director of Recreation and Cultural Services, and the Director of Parks Design and Programs) be received for information; and*
- (2) *That copies of the Parks, Recreation and Cultural Services Master Plan 2007 Annual Progress Report be forwarded to stakeholders and partners.*

179 15. **RRDOG REFERRAL AND DOGS IN PARKS WORKING COMMITTEE PROPOSAL**

(Report: July 12, 2007, File No.: 06-2345-00/Vol 01) (REDMS No. 2243283)

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That the City continue to consult and collaborate with RRDOG as outlined in the report (dated July 18, 2007, from the Director of Parks, and Public Operations);*
- (2) *That the concept of a Dog Management Strategy be received for information and report back to Committee in early 2008.*

- (3) *That RRDOG's Three Pillar Approach to Dog Management Strategy For Richmond be referred to staff for review, including the financial implications;*
- (4) *That staff investigate the feasibility of designating a portion of Railway Avenue as a potential off-leash area; and*
- (5) *That staff investigate the feasibility of banning dogs on the West Dyke during nesting season.*

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16. **STEVESTON MUSEUM**

(Report: July 10, 2007, File No.: 11-7140-01/2007-Vol 01) (REDMS No. 2253011)

**PARKS, RECREATION & CULTURAL SERVICES COMMITTEE  
RECOMMENDATION**

- (1) *That staff continue to work with the Steveston Historical Society to explore all viable options for continuing the operation of the post office as it is;*
- (2) *That information containing precise details of the Tourism Richmond's proposal for the Steveston Museum building be provided to the Parks, Recreation and Cultural Services Committee;*
- (3) *That staff explore the feasibility of a tri-party agreement, for operation of the Steveston Museum, Post Office and Visitor's Center from the same location, including details regarding size and necessary modifications to the building;*
- (4) *That staff further investigate the option of keeping the building open as a Museum without the Post Office;*
- (5) *That staff explore the option of establishing a different Society to operate the Steveston Post Office; and*
- (6) *That staff communicate with the Steveston Community Society regarding their commitment and possible role in assisting the Steveston Historical Society and Museum to keep the Steveston Post Office operating.*

Consent  
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17. **APPLICATION FOR REZONING - S-8008 HOLDINGS LTD. AND JOHN YOUNG**

(RZ 05-315799 - Report: August 13, 2007, File No.: 12-8060-20-8022/8088, XR: 08-4430-00) (REDMS No. 1769221, 1347006, 1827108, 1827099, 1827089, 1777590, 1904064, 1953130, 1770316)

**PLANNING COMMITTEE RECOMMENDATIONS**

- (1) *That the following recommendation be forwarded to Public Hearing:*  
  
*“That Single-Family Lot Size Policy 5461 for the properties within the area bounded by Granville Avenue, Comstock Road and Livingstone Place be amended to permit the properties at 6600 Granville Avenue and 6671 Livingstone Place to rezone and subdivide as per “Single-Family Housing District (RI-0.6)”.*

- (2) *That Bylaw No. 8088 to amend the East Livingstone Sub-Area Plan Land Use Map (Schedule 2.5B) of Official Community Plan Bylaw No. 7100, by repealing the existing land use designation for 6600 Granville Road and 6671 Livingstone Place and redesignating as “Small Lot Single-Family (Max. F.A.R. 0.6) or Low Density Townhouse (Max. F.A.R. 0.7)”, be introduced and given first reading.*
- (3) *That Bylaw No. 8022, for the rezoning of 6600 Granville Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” and 6671 Livingstone Place from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.*

Consent  
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- 222 18. **APPLICATIONS FOR REZONING**
- (A) **RAMAN KOONER**  
(RZ 07-374314 - Report: August 7, 2007, File No.: 12-8060-20-8278) (REDMS No. 2248130, 2251903)
- 237 (B) **SOHAN & GURMEJ DULAY AND TIRATH & DALVIR SANDHU**  
(RZ 07-368083 - Report: August 7, 2007, File No.: 12-8060-20-8285) (REDMS No. 2254766, 280602, 2255144)
- 257 (C) **JJC DEVELOPMENTS LTD.**  
(RZ 06-331192 - Report: August 7, 2007, File No.: 12-8060-20-8286) (REDMS No. 2258850, 2259440)
- 273 (D) **CAROLINE XU**  
(RZ 07-377797 - Report: August 1, 2007, File No.: 12-8060-20-8289) (REDMS No. 2263333, 2263469)
- 284 (E) **DREW ARNOT**  
(RZ 07-378855 - Report: August 10, 2007, File No.: 12-8060-20-8290) (REDMS No. 2266183, 2266238)
- 299 (F) **ORIS DEVELOPMENT (LONDON LANDING) CORP.**  
(RZ 06-331350 - Report: August 16, 2007, File No.: 12-8060-20-8291) (REDMS No. 2266803, 2266728)
- 323 (G) **HARI AND GURINDER GILL**  
(RZ 07-375571 - Report: August 15, 2007, File No.: 12-8060-20-8292) (REDMS No. 2267244, 280115, 2267271)

**PLANNING COMMITTEE RECOMMENDATIONS**

*That the following bylaws each be introduced and given first reading:*

- 222 (1) *Bylaw No. 8278, for the rezoning of 8871 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”;*
- 237 (2) *Bylaw No. 8285, for the rezoning of 4491/4511 Danforth Drive from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”;*



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| 257   | (3) <i>Bylaw No. 8286, for the rezoning of 11571 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”;</i>  |
| 273   | (4) <i>Bylaw No. 8289, for the rezoning of 10291 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1/-0.6)”;</i>                                       |
| 284   | (5) <i>Bylaw No. 8290, for the rezoning of 8371 Ash Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”;</i>                          |
| 299   | (6) <i>Bylaw No. 8291, to create “Comprehensive Development District (CD/191)” and to rezone 13060 No. 2 Road from “ Light Industrial District (I2)” to “Comprehensive Development District (CD/191)”;</i><br><i>and</i> |
| 323   | (7) <i>Bylaw No. 8292, for the rezoning of 7520/7540 Langton Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”.</i>                   |

Consent  
Agenda  
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**341 19. PROVINCIAL MODERNIZATION STRATEGY AND GREEN BUILDING CODE INITIATIVE**

(Report: Sept. 7/07, File No.: 12-8260-03-02-01) (REDMS No. 2276543, 2270579)

**PLANNING COMMITTEE RECOMMENDATION**

- (1) *That the report on the Provincial Modernization Strategy and Green Building Code Initiative (dated August 22, 2007 from the Director, Building Approvals) be received for information.*
- (2) *That a letter be prepared to the Minister responsible for housing, the Hon. Rich Coleman, over the Mayor’s signature commending the Province on its work with regard to the Provincial Modernization Strategy and Green Building Code initiative, and stating: (i) the City’s support for changes to the Joint and Several Liability (J&S); (ii) the City’s preference that the power to decide whether or not to provide code enforcement services remain with local governments; and (iii) that the City continue to determine which options are available.*

**CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

20. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

Mr. Doug Louth, 4140 Dallyn Road, regarding airport noise.

21. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- 347** Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8115**  
(11991 No. 1 Road and 3931 Chatham Street, RZ 05-296591)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

- 349** Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8137**  
(8640 and 8660 Railway Avenue, RZ 06-339315)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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351	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8168</b> (8011 Saba Road and 6088 No. 3 Road, RZ 04-268939) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
356	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8177</b> (11631/11651 Montego Street, RZ 06-348076) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
358	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8183</b> (10680 Williams Road, RZ 06-338011) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
360	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8188</b> (5631 Walton Road, RZ 06-352904) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
8227	Highway Closure and Removal Dedication (Road and Lane off Garry Street) <b>Bylaw No. 8227</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
364	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8245</b> (10351 Williams Road, RZ 07-361121) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
366	Zoning & Development Bylaw No. 5300, Amendment <b>Bylaw No. 8252</b> (3751 Lockhart Road, RZ 07-367100) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>

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**368** Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8257**  
(10580 Williams Road, RZ 07-367481)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**370** Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8259**  
(9980 Seacote Road, RZ 07-368322)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**372** Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8261**  
(10151 Williams Road, RZ 07-368100)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**374** Community Legacy & Land Replacement Reserve Fund Establishment **Bylaw No. 8282**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

DEVELOPMENT PERMIT PANEL

**377** 22. RECOMMENDATION

- (1) *That the minutes of the Development Permit Panel meetings held on June 27<sup>th</sup>, 2007, on July 11<sup>th</sup>, 2007, on July 25<sup>th</sup>, 2007 and on August 15<sup>th</sup>, 2007, and the Chair's report for the Development Permit Panel meetings held on June 13<sup>th</sup>, 2007 be received for information.*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 05-317013), for property at 8200 Corvette Way, be endorsed and the Permit so issued.*

ADJOURNMENT