



**Regular Council Meeting**

**Monday, April 27, 2009**

**Time:** 7:00 p.m.  
**Place:** Council Chambers  
Richmond City Hall  
**Present:** Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Greg Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Harold Steves  
  
Director, City Clerk's Office – David Weber  
**Call to Order:** Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

**MINUTES**

- R09/8-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council Meeting held on Tuesday, April 14, 2009, and*
  - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, April 20, 2009,*
- each be adopted as circulated.*

**CARRIED**



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**PRESENTATION**

*TransLink and Coast Mountain Bus Company's Canada Line Bus Integration Plan*

George Sali, Transit Planner at Coast Mountain Bus Company, accompanied by Bob Paddon, Vice-President, Corporate and Public Affairs and Community Relations Coordinator of TransLink, gave a presentation related to the Translink and Coast Mountain Bus Company's Canada Line Bus Integration Plan.

Mr. Sali provided highlights on (i) the Plan's objectives, which included maximizing access to Rapid Transit; improving local bus services; and optimizing costs related to delivery of services, and (ii) the Plan's strategies which included minimizing duplication of services by discontinuing express routes; provisions for local bus services; and benefits of new infrastructure.

He also spoke about the detailed planning process between 2007 – 2009, and reviewed changes to the major bus exchanges, including the Vancouver, South of Fraser, and local Richmond routes.

In conclusion, Mr. Sali advised that the TransLink and Coast Mountain Bus Company's Canada Line Bus Integration Plan would consist of two phases, with the first phase scheduled for implementation in September 2009, and the second phase anticipated for post-Olympics implementation.

In answer to questions and concerns regarding (i) the elimination of several express bus routes; (ii) the timing of phase one of the Plan in relation to the fall return to school season in September; and (iii) the overall implementation of the Plan, Mr. Sali and Mr. Paddon provided the following advice:

- most express bus routes would be eliminated in order to improve long-term service along those routes by integrating bus service with the Canada Line. In order to continue some of these services, reductions would be required in the frequency of services offered elsewhere.
- An extensive communications strategy would be available during the summer, 2009. Also, assistance would be available for transit users on the day of the implementation; and



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- a full review of Richmond's Transit Plan is expected to be undertaken by the end of 2009.

*Steveston Village Conservation Strategy and Implementation Program*

The Manager, Policy Planning, Terry Crowe, provided a historical overview related to the Steveston Village Conservation Strategy and Implementation Program, and stated that the Strategy identified what will be protected within Steveston Village. Highlights of Mr. Crowe's presentation included the following points:

- Of the 90 buildings in Steveston, 18 have been identified for conservation;
- the City is interested in preserving and conserving the exteriors of the identified buildings, as well as other elements in the village that add value;
- principles to guide decisions relating to the Steveston Village Conservation Strategy and Implementation Program were to conserve and provide incentives and partnerships, as well as a balanced approach and to make the study cost effective;
- the Implementation Program involves amendments to the Area Plan, Zoning Bylaw, a Grant Program and immediate regulations to control demolitions; and
- the financial incentive to affected owners includes an increase in density, reduction in parking requirements with the possibility for the owner to save up to \$25,000 per parking stall, a developer funded grant program enabling an owner of an identified heritage property to apply for, on a cost sharing basis, up to \$75,000 to help with the costs associated with preserving the exterior of their building.



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RES NO. ITEM

COMMITTEE OF THE WHOLE

R09/8-2 2. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:25 p.m.).*

CARRIED

3. Delegations from the floor on Agenda items:

Item No. 16 – Pesticide Use Management In Richmond

Michelle Li, Chair of the Richmond Pesticide Awareness Coalition, commended Council for their support in reducing pesticide usage and thanked them for protecting children and pets and fostering a safe environment. Ms. Li stated that the implementation of a pesticide bylaw does not have to be cost prohibitive, as there would be support from the Richmond Pesticide Awareness Coalition and the community. She further stated that no exceptions or permissions should be granted within the bylaw. In conclusion, Ms. Li read a letter written by Debbie Lazar to a Kelowna newspaper about her husband, who was diagnosed with lung cancer and died as a result of exposure to pesticides.

Item No. 23 – Steveston Village Conservation Strategy & Implementation Program

Ray Froh, member of the Richmond Heritage Commission, spoke on behalf of the Commission, and provided a brief history associated with the Steveston Village Conservation Strategy and Implementation Program. Mr. Froh urged Council to pass the proposed program so that Steveston Village may be enjoyed by future generations as much as it is enjoyed today. Mr. Froh also advised that the Richmond Heritage Commission was fully involved in the development of the Implementation Program.



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Item No. 16 – Pesticide Use Management In Richmond

Ashley Duyker, Community Action Coordinator, Canadian Cancer Society, spoke on behalf of the Society and thanked Council for their support. With regard to drafting a Restrictive Cosmetic Pesticide Bylaw, Ms. Duyker stated that a model bylaw containing the fewest exemptions, providing the most protection should be encouraged. A model bylaw would address use of all pesticides on public City owned land as well as private land. She also suggested that a model bylaw should include a schedule of pesticides that have to be prohibited.

Item No. 16 – Pesticide Use Management In Richmond

Wendy McDonnell thanked Council for taking the lead in protecting the City's children, pets and water. She stated that although manufacturers claim the safety of their product, they do not test pesticides in combination. Ms. McDonnell further stated that considering there are over 50,000 pesticides used on food and lawn that have not been tested in combination, it is no surprise that our cancer rates are climbing. She expressed her belief that a cosmetic pesticide bylaw would make a difference. In conclusion Ms. McDonnell stated that weeds are just plants that have been deemed useless, and spoke about nutritional and medical benefits offered by the dandelion.

Bylaw for Adoption – Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8474

*In accordance with the Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an ownership interest in the property that is the subject of Business Regulation Bylaw No. 7538, and left the meeting (7:42 p.m.).*

Richard Kim, Owner and Operator of Rush Arcade, spoke in opposition to the adoption of Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8474 as it would allow for another internet café within the same building as his establishment, resulting in three such cafés offering the same service within walking distance.



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Mr. Kim expressed four main concerns associated with adopting the bylaw: (i) increased parking needs as a result of an additional café, in a parking lot with existing problems related to inadequate parking spaces; (ii) health concerns resulting from additional cigarette smoke. Mr. Kim advised that most of the patrons are young adults who do not abide by the City's smoking regulations. Also, there would be an increase in the amount of cigarette butts on the ground; (iii) increase in crime as individuals who use or sell drugs and use alcohol may be attracted to another internet café; and (iv) the financial impact, as Rush Arcade is already experiencing difficulties as a result of the existing competition in the next building.

*Councillor Derek Dang re-entered the meeting at 7:52.*

Item No. 23 – Steveston Village Conservation Strategy & Implementation Program

Dana Westermark, resident of Steveston, advised that he had served on the Richmond Heritage Commission for a number of years while the Steveston Village Conservation Strategy and Implementation Program was being developed. He stated that there was an opportunity to ensure the attractive features of Steveston are available to future generations. Mr. Westermark spoke of concerns expressed by property owners in Steveston Village, who believed that the proposed financial changes would adversely affect them. After reviewing the Strategy, and as one of the property owners, Mr. Westermark was of the opinion that there would not be any adverse affects financially, and he believed that once the impact of the Strategy was discussed with those property owners, they would also support it.

Bylaw for Adoption – Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8474

*In accordance with the Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an ownership interest in the property that is the subject of Business Regulation Bylaw No. 7538, and left the meeting (7:58 p.m.).*



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Ying Dong Wang, Manager of Heavencafe Internet Café Ltd, at #175 - 4351 No 3 Road, accompanied by Lawrence Lim, spoke in support of adoption of Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8474, and of an additional internet café. Mr. Wang stated that most of the internet café patrons come after dinner time, at which time there is sufficient parking for everyone. With regard to a previous delegation's concerns related to smoking and crime, Mr. Wang stated that the premises is under continuous supervision, and that young people who are busy indoors are less inclined to be involved in criminal activity than those on the streets. In conclusion, the delegation stated that another internet café would be a good addition to the City and an opportunity to prove that new immigrants can successfully open and run a business here.

*Councillor Derek Dang re-entered the meeting at 8:01 p.m..*

Item No. 23 – Steveston Village Conservation Strategy & Implementation Program

Teresa Murphy accompanied by Vera Smart, both members of the Richmond Heritage Commission, spoke about Steveston's unique qualities and of the Steveston Heritage Commission's involvement in developing the Strategy. Ms. Murphy urged Council to support the Steveston Village Conservation Strategy and Implementation Program.

Ms. Smart also spoke in support of the strategy, stating that she would like to see Steveston age gracefully.

Item No. 23 – Steveston Village Conservation Strategy & Implementation Program

Helmut Pastrick, Economist and resident of Steveston, spoke in support of the Steveston Village Conservation Strategy and Implementation Program, and provided his views related to Steveston's local economy. He stated that culture and heritage cannot be precisely valued, but spoke about the economic diversification that would flow from culture and heritage and the positive benefits that would result for Steveston's tourism industry. Mr. Pastrick also noted that the recognition of heritage value would very likely increase the value of privately owned property.



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Item No. 7 – Electrical & Fire Safety Inspection Program

Paul Sterman, resident on Seacastle Drive, spoke in opposition to the Electrical & Fire Safety Inspection Program and the Property Maintenance and Repair (Grow-Op) Bylaw. Mr. Sterman briefly spoke about his background which included experience with electronics, and advised that he has worked exclusively from his home. He further advised that his line of work often results in high consumptions of electricity.

Mr. Sterman expressed concerns related to:

- inspectors coming into his home regarding safety inspections, as well as police presence on his property;
- posting a notice on his door for his neighbours, other parents and clients to see in the event of a mistaken notion of a grow-operation;
- the absence of an opportunity for discussion regarding what is defined as acceptable hydro consumption, and deemed as excessive;
- the fact that the City reported only a 50% success rate in identifying grow-operations using the hydro consumption data;
- the absence of compensation or appeal for innocently accused residents;
- the 48 hour notice to book an inspection;
- amounts payable by owners as outlined in Schedule A to Bylaw No. 7897, Inspection, Confirmation and Re-Occupancy of fees; and
- the possibility that the current bylaw might be unconstitutional.

R09/8-3    4.    It was moved and seconded  
*That Committee rise and report (8:16 p.m.).*

**CARRIED**





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RES NO. ITEM

CONSENT AGENDA

- R09/8-4 5. It was moved and seconded  
*That Items 6 through 19 with the removal of Items. 7, 11 and 18, be adopted by general consent.*

CARRIED

6. COMMITTEE MINUTES

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Wednesday, April 15, 2009;*
- (2) *the Finance Committee meeting held on Tuesday, April 14, 2009;*
- (3) *the General Purposes Committee meeting held on Monday, April 20, 2009;*
- (4) *the Planning Committee meeting held on Tuesday, April 21, 2009;*  
*and*
- (5) *the Public Works & Transportation Committee meeting held on Wednesday, April 22, 2009,*

*be received for information.*

ADOPTED ON CONSENT

7. **ELECTRICAL & FIRE SAFETY INSPECTION PROGRAM**  
(File Ref. No.: 12-8060-20-8485, xr: 09-5170-09) (REDMS No. 2581146, 2589653)

See page 15 for action on this matter.



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8. STEVESTON HARBOUR AUTHORITY LONG TERM DEVELOPMENT CONCEPT

(File Ref. No.: 08-4060-07-01/2009-Vol 01) (REDMS No. 2597416)

*That:*

- (1) *staff, working in partnership with the Steveston Harbour Authority, be directed to develop implementation options for the intertidal habitat and causeway fronting the London Farm area as presented in the Steveston Harbour Authority Long Term Development Concept drawing L.02; and*
- (2) *the Waterfront Strategy Implementation Plan currently under development for the Steveston Village/Homeport Waterfront Character Area;*
  - (a) *be integrated with the intertidal habitat and causeway concept, and*
  - (b) *include consideration of the Steveston Harbour Authority Long Term Development Concept.*

ADOPTED ON CONSENT

9. ACQUISITION OF NEW TAXATION SOFTWARE SYSTEM

(File Ref. No.: 03-1000-06-018-002) (REDMS No. 2330797)

*That the General Manager, Business and Financial Services be authorized to execute agreements associated with the licensing and support services required for the acquisition of a Taxation Software System from Tempest Development Group Inc.*

ADOPTED ON CONSENT

10. COUNCIL TERM GOALS

(File Ref. No.: 01-0105-07-01) (REDMS No. 2581928, 2603218)

*That the attached Council Term Focus for 2008-2011 paper, with the inclusion of:*

- (1) *the potential effect of the unionization of the RCMP, including the financial impact as well as the effect on the overall operational model; and*
- (2) *economic development and expansion of Asian Pacific relations,*



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*be approved as a working document to help guide the development of the City's work programs, with the understanding that it will be reviewed periodically to ensure it remains relevant in light of changing community needs and opportunities.*

**ADOPTED ON CONSENT**

- 11. **APPLICATION BY BERANE CONSTRUCTION FOR REZONING AT 16360 RIVER ROAD APPLICATION BY VIRDI PACIFIC HOLDINGS FOR REZONING AT 16540 RIVER ROAD APPLICATION BY ALAN CLARK FOR REZONING AT 16700/16780/16820/16860 RIVER ROAD**  
(File Ref. No.: 12-8060-20-7085, RZ 06-338974, RZ 07-365508, RZ 07-380171) (REDMS No. 2588792, 2303774)

Please see page 15 for action taken on this matter.

- 12. **APPLICATIONS FOR REZONING**

- (A) **SANSUI HOLDINGS LTD.**  
(File Ref. No.: RZ 08-411151, 12-8060-20-8478) (REDMS No. 2580455, 2585692)

- (B) **0752349 B.C. LTD.**  
(File Ref. No.: RZ 06-340471, 12-8060-20-8484) (REDMS No. 2589273, 2591772)

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

- (1) *Bylaw No. 8478, for the rezoning of 8531 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" and 8571 No. 2 Road from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Coach House District (R9)"; and*
- (2) *Bylaw No. 8484, for the rezoning of 8080 and 8100 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)".*

**ADOPTED ON CONSENT**



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13. **PROPOSED AMENDMENTS TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(File Ref. No.: 12-8060-20-8370) (REDMS No. 2585534, 2050681, 2438496, 2566625)

*That Bylaw No. 8370, which amends Zoning and Development Bylaw 5300 by replacing the existing Single-Family Housing District (R1-0.6), be introduced and given first reading.*

**ADOPTED ON CONSENT**

14. **MID ISLAND DIKE SCOPING STUDY**

(File Ref. No.: 10-6045-09-06, xr: 10-6340-20 p. 08309) (REDMS No. 2579609)

*(1) That, while the perimeter dikes and a future Mid Island Dike are recognized as two critical components of the City's flood protection strategy, the improvement of perimeter dikes is endorsed as a priority over construction of a Mid Island Dike.*

*(2) That the Mid Island Dike be recognized as a critical component to the City's 2008 –2031 Flood Protection Strategy.*

*(3) That a letter be sent to the Provincial Government presenting the Mid Island Dike Scoping Study Report and requesting;*

*(i) Provincial acknowledgement that perimeter dike improvements are a priority over the construction of the Mid Island Dike, and*

*(ii) Provincial funding be dedicated to complete the perimeter dike improvements and construction of the Mid Island Dike.*

**ADOPTED ON CONSENT**

15. **SEA LEVEL RISE**

(File Ref. No.: 10-6045-01) (REDMS No. 2594708)

*That:*

*(1) a letter under the Mayor's signature be sent to the Premier requesting that the Province fund and complete a sea level rise policy specific to the Lower Fraser Delta by December 31, 2009 and identify funding that will allow the City to address any increased risk.*



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- (2) *a letter under the Mayor's signature be sent to the Fraser Basin Council Executive Director to seek their support that the Province fund and complete a sea level rise policy specific to the Lower Fraser Delta.*

**ADOPTED ON CONSENT**

16. **PESTICIDE USE MANAGEMENT IN RICHMOND**

(File Ref. No.: 10-6125-04-01 ) (REDMS No. 2537280, 2604677)

- (1) *That the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond" be received for information;*
- (2) *That Option 4 (as outlined in the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond"), be enacted and related policies and procedures be reviewed in one year to measure its effectiveness and improve it; and*
- (3) *That the timing of budgetary implications be reviewed.*

**ADOPTED ON CONSENT**

17. **T.2988 – REQUEST FOR CONTRACT AMENDMENT DUE TO ECONOMIC DOWNTURN IN RECYCLING COMMODITY MARKETS**

(File Ref. No.: 03-1000-20-T.2988 ) (REDMS No. 2587343)

- (1) *That the General Manager of Engineering and Public Works be authorized to execute an amendment to Contract T.2988, Residential Garbage and Recycling Collection Services as follows:*
  - (a) *Amend the schedule of quantity and prices to:*
    - (i) *reflect proposed increases in recycling material processing costs;*



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- (ii) *eliminate the fixed revenue portion of the Contract.*
- (b) *Amend Schedule A to reflect financial benefit to the City from increases in commodity market revenues based on market indicators above fixed amounts.*
- (2) *That the additional estimated cost of \$520,000 in 2009 be funded from the 2009 Sanitation and Recycling rate stabilization account.*

ADOPTED ON CONSENT

18. METRO VANCOUVER'S ZERO WASTE CHALLENGE

(File Ref. No.: 10-6405-04-02) (REDMS No. 2592200)

Please see page 16 for action taken on this matter.

19. 2008/2009 EXTREME WEATHER AND SNOW RESPONSE OPERATIONS

(File Ref. No.: 10-6360-13) (REDMS No. 2597418)

*That:*

- (1) *staff bring forward amendments to Traffic Bylaw No. 5870 to require owners of commercial, industrial, or multi-family properties to clear snow from sidewalks adjacent to their property, seven days per week;*
- (2) *a "Snow Angels" volunteer registry for residents and volunteers be developed to promote snow clearing and related assistance to seniors and others during major snow events; and*
- (3) *staff explore community partnership opportunities for the development and management of a "For Hire" listing of individuals and private contractors that would be available to provide snow removal services in areas not covered under the City's Snow Response Policy, on a fee for service basis.*

ADOPTED ON CONSENT



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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

- 7. **ELECTRICAL & FIRE SAFETY INSPECTION PROGRAM**  
(File Ref. No.: 12-8060-20-8485, xr: 09-5170-09) (REDMS No. 2581146, 2589653)

R09/8-5

It was moved and seconded

*That the Electrical & Fire Safety Inspection Program and Property Maintenance and Repair (Grow-Op) Bylaw No. 7897, Amendment Bylaw No. 8485 be referred back to staff to clarify and address:*

- (1) *the range of acceptable BC Hydro consumption levels;*
- (2) *opportunities for appeal in cases of damage resulting from inspection;*
- (3) *general inspection procedures;*
- (4) *the role of the Richmond RCMP in the inspection process; and*
- (5) *provisions for voluntary disclosure of high energy consumption by residents.*

**CARRIED**

- 11. **APPLICATION BY BERANE CONSTRUCTION FOR REZONING AT 16360 RIVER ROAD APPLICATION BY VIRDI PACIFIC HOLDINGS FOR REZONING AT 16540 RIVER ROAD APPLICATION BY ALAN CLARK FOR REZONING AT 16700/16780/16820/16860 RIVER ROAD**  
(File Ref. No.: 12-8060-20-7085, RZ 06-338974, RZ 07-365508, RZ 07-380171) (REDMS No. 2588792, 2303774)

R09/8-6

It was moved and seconded

*That:*

- (1) *Bylaw No. 7085 for 16540 River Road be abandoned; and*
- (2) *the applications for the rezoning of 16360 River Road by Berane Construction (RZ 06-338974), 16540 River Road by Viridi Pacific Holdings (RZ 07-365508) and 16700, 16780, 16820 and 16860 River Road by Alan Clark (RZ 07-380171) be denied.*

**CARRIED**



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18. METRO VANCOUVER'S ZERO WASTE CHALLENGE

(File Ref. No.: 10-6405-04-02) (REDMS No. 2592200)

R09/8-7

It was moved and seconded

*That the Metro Vancouver Board be advised of the City of Richmond's comments relative to the Zero Waste Challenge Goals, Strategies and Actions document as contained in their March 13, 2009 letter as follows:*

- (1) the City of Richmond generally supports the overall intent of the Zero Waste Challenge to further waste reduction and enhance recycling;*
- (2) the cost implications of the Zero Waste Challenge should be more clearly defined and considered prior to adoption of the strategies and actions;*
- (3) a strategy and supporting actions to foster market development for recycled materials should be added to the Zero Waste Challenge. This should include a regional role in processing and marketing, a potential non-agricultural land acquisition strategy for required recycling facilities, and enhanced policy-based initiatives to promote local recycled content in consumer goods; and*
- (4) that Metro Vancouver evaluate whether economies of scale could be realized for a regionally-controlled recycling program for the Industrial, Commercial and Institutional sector.*

The question on Resolution No. R09/8-7 was not called, as concerns were expressed about the costs associated with the initiative, and the related impact on future utility bills for Richmond residents. It was agreed that a Metro Vancouver presentation regarding the matter would be beneficial in providing a full understanding of the situation and the possible cost impacts.

R09/8-8

It was moved and seconded

*That Resolution No. R09/8-7 be tabled until the first Council meeting in May, 2009.*

CARRIED  
OPPOSED: Cllr. Barnes





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R09/8-9                    It was moved and seconded  
*That staff request Metro Vancouver to make a presentation to the General Purposes Committee as soon as possible in relation to the Liquid Waste Management Plan, the Solid Waste Management Plan, as well as the Regional Growth Strategy.*

**CARRIED**

**GENERAL PURPOSES COMMITTEE –**  
Mayor Malcolm D. Brodie, Chair

**20. CANADA LINE INFORMATION AND ADVERTISING DISPLAYS**  
(File Ref. No.: 01-0190-08 ) (REDMS No. 2594877, 2603226)

R09/8-10                    It was moved and seconded  
*That staff be directed to negotiate a pilot program of Canada Line information and advertising displays as outlined in the staff report dated March 30, 2009, from the General Manager, Business & Financial Services, entitled “Canada Line Information and Advertising Displays”, and to report back on content guidelines and the draft agreement.*

The question on Resolution No. R09/8-10, was not called as the following **amendment** was introduced:

R09/8-11                    It was moved and seconded  
*That Resolution No. R09/8-10, be amended to add the words “and confirmation of visual safety precautions” to the end of the recommendation.*

**CARRIED**



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The question on Resolution No. R09/8-10, as amended by Resolution No. R09/8-11, which now reads as follows,

*That staff be directed to negotiate a pilot program of Canada Line information and advertising displays as outlined in the staff report dated March 30, 2009, from the General Manager, Business & Financial Services, entitled "Canada Line Information and Advertising Displays", and to report back on content guidelines, the draft agreement and confirmation of visual safety precautions.*

was then called, and it was **CARRIED** with Cllr. E. Halsey-Brandt opposed.

21. **ROKAPA MANAGEMENT LTD., DOING BUISNESS AS WELL PUB 6511 BUSWELL STREET RE-LOCATION OF LIQUOR PRIMARY LICENCE**

(File Ref. No.: 12-8275-30-032 ) (REDMS No. 2589969)

R09/8-12

It was moved and seconded

*That the application by Rokapa Management Ltd., doing business as Well Pub, for relocation of the Liquor Primary Licence from 8220 Lansdowne Road to 6511 Buswell Street, in order to operate a 25 seat capacity Liquor Primary establishment with the proposed operating hours of Sunday to Monday 11:00 a.m. to 3:00 p.m., be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:*

- (1) *Council recommends the issuance of the licence based on the community responses received and that the operation will not have a significant negative impact on the community;*
- (2) *Council's comments on the prescribed considerations are as follows:*
  - (a) *The potential for additional noise and traffic in the area if the application is approved was considered;*
  - (b) *That the application for a 25 person capacity Liquor Primary operation, with limited hours of operation, will not pose a significant negative impact on the community based on the responses received from residents and businesses in the area;*



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- (c) *The proximity of the proposed location to residential districts that may be impacted by the application was considered;*
- (d) *That the schools and public parks within a 500 metre radius of the proposed location are not anticipated to be impacted by the application;*
- (e) *That the zoning of the proposed location, Downtown Commercial District (C7) and parking requirements were reviewed and conform to the regulations;*
- (f) *That the 2007 population figure of 42,600 for the City Centre area with a projected growth to 90,000 by 2031 was considered;*
- (3) *Council comments on the views of residents and businesses are as follows:*
  - (a) *A large number of written responses, both opposed and in support of the application, were received and considered, as outlined in the staff report;*
  - (b) *As per City Policy, residents, property owners and businesses within a 100 metre radius of the subject property were contacted by letter detailing the application and were provided with instruction on how comments or concerns could be submitted; and*
  - (c) *In addition, signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted.*

**CARRIED**

**OPPOSED: Cllrs. McNulty  
                  Steves**



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PUBLIC WORKS & TRANSPORTATION COMMITTEE –  
Councillor Linda Barnes, Chair

22. **TRANSLINK AND COAST MOUNTAIN BUS COMPANY’S CANADA LINE BUS INTEGRATION PLAN: COMMENTS FROM THE CITY OF RICHMOND**

(File Ref. No.: 01-0154-04) (REDMS No. 2588015)

*Councillor Linda Barnes left at 10:06 p.m. and returned at 10:08 p.m..*

*Councillor Greg Halsey-Brandt left the meeting at 10:14 p.m., and returned at 10:16 p.m..*

R09/8-13

It was moved and seconded

***That:***

- (1) TransLink and Coast Mountain Bus Company (CMBC) be advised that the City of Richmond endorses the Canada Line Bus Integration Plan in principle and requests that the issues summarized in Section 4 of the attached report from the Director of Transportation be addressed as part of the implementation of the Plan;***
- (2) the use of sections of Sexsmith Road, Charles Street, Saba Road, and Buswell Street as part of the new routings for bus services to support the Canada Line Bus Integration Plan, as described in the attached report, be endorsed;***
- (3) the proposed transit service plan of the Richmond Skating Oval-Richmond Centre Community Shuttle scheduled for implementation in September 2009 by TransLink and CMBC with the use of sections of Elmbridge Way, Hollybridge Way, River Road, and Lynas Lane, as described in the attached report, as part of the proposed routing of this new community shuttle service be endorsed; and***
- (4) the attached report be forwarded to TransLink and CMBC for their consideration in the finalization of the Canada Line Bus Integration Plan for implementation.***

**CARRIED**

OPPOSED: Cllrs. S. Halsey-Brandt  
McNulty  
Steves



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PLANNING AND DEVELOPMENT DEPARTMENT

23. **STEVESTON VILLAGE CONSERVATION STRATEGY & IMPLEMENTATION PROGRAM**

(File Ref. No.: 08-4200-08/2009-Vol 01) (REDMS No. 2580392, 2578265, 2558993, 2561986, 2472931v4, 2463107, 2463106, 2463105, 2468704, 2577990, 2463112, 2467743, 2463102, 2463103)

R09/8-14

It was moved and seconded

*That, as per the report entitled: Steveston Village Conservation Strategy & Implementation Program, from the General Manager, Planning and Development, dated April 8, 2009:*

- (1) *The Steveston Village Conservation Strategy, dated January 23, 2009, be approved (Attachment 2);*
- (2) *For Steveston Village, a Heritage Conservation Area (HCA), updated heritage conservation policies, new heritage conservation Development Permit Guidelines and updated Sakamoto Development Permit Guidelines, be established by introducing and giving first reading to the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8403, which amends Schedule 2.4 by repealing the existing Steveston Area Plan and replacing it with an updated Steveston Area Plan (Attachment 8);*
- (3) *The setback requirements, for example, to pull buildings to the street, be revised in the "Steveston Commercial (Two-Storey) District (C4)" by introducing and giving first reading to the Zoning & Development Bylaw 5300, Amendment Bylaw 8404 (Attachment 9);*
- (4) *The setback requirements, for example, to pull buildings to the street, in the "Steveston Commercial (Three-Storey) District (C5)", by introducing and giving first reading to the Zoning & Development Bylaw 5300, Amendment Bylaw 8405 (Attachment 10);*
- (5) *The "Steveston Village Heritage Conservation Grant Program (Attachment 6)", be approved;*



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- (6) *For Item 2 above, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8403, having been considered in conjunction 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 deemed to be consistent with said City Program and Plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (7) *In accordance with the City's OCP Bylaw Preparation Consultation Policy 5043 and the Local Government Act:*
  - (a) *Bylaw 8403 including the Steveston Village Conservation Strategy & Implementation Program, be referred to the Richmond School Board and Musqueam First Nation for comment, prior to Public Hearing,*
  - (b) *Staff be directed to hold a public open house regarding Bylaw 8403 including the Steveston Village Conservation Strategy & Implementation Program, and related Village parking proposals, on or around May 12, 2009, to inform and receive public comment, and to report the findings to Council prior to or at the Public Hearing, and*
  - (c) *No additional consultation is required;*
- (8) *To establish immediate City control for identified Village heritage resources (Attachment 7):*
  - (a) *Heritage Procedures Bylaw 8400, to establish clear protocols, authorities, application requirements and review procedures for heritage conservation activities, for Steveston Village, be introduced and given first, second and third readings;*



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- (b) *Heritage Control Period Bylaw 8401, to provide a temporary period of protection while the proposed bylaws are approved, be introduced and given first, second and third readings; and*
- (c) *Building Regulation Bylaw 7230, Amendment Bylaw 8402, which amends the Building Regulation Bylaw, to prohibit demolition or alteration, until a building permit and any applicable development permit have been obtained, in respect of Steveston Village, be introduced and given first, second and third readings.*

**CARRIED**

**BUSINESS AND FINANCIAL SERVICES DEPARTMENT**

- 24. **FIVE YEAR FINANCIAL PLAN (2009-2013) BYLAW 8490**  
(File Ref. No.: 12-8060-20-8490 ) (REDMS No. 2601914, 2602030)

R09/8-15

It was moved and seconded  
*That the 5 Year Financial Plan (2009-2013) Bylaw 8490 be introduced and given first, second and third readings.*

**CARRIED**

- 25. **2009 ANNUAL PROPERTY TAX RATES BYLAW 8487**  
(File Ref. No.: 12-8060-20-8487) (REDMS No. 2436073, 2595404)

R09/8-16

It was moved and seconded  
*That the 2009 Property Tax Rates Bylaw 8487 be introduced and given first, second, and third readings.*

**CARRIED**



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RES NO. ITEM

PUBLIC ANNOUNCEMENTS ARISING FROM CLOSED COUNCIL

The Mayor advised of the following announcements:

- (1) Item Arising from the Closed Council Meeting of June 26, 2006 Relating to the **Partial Acquisition for Road Widening of parcels on Westminster Highway and Fraserwood Place:**

*That the following partial acquisitions be approved:*

*(1) 171.1 square metres from 21600 Westminster Highway, for the sum of \$28,300;*

*(2) 121.7 square metres from 21500 Westminster Highway, for the sum of \$26,200;*

*(3) 230.2 square metres from 6211 Fraserwood Place, for the sum of \$49,559;*

*(4) 614.6 square metres from 22031 Fraserwood Way, for the sum of \$132,314*

*(5) 491.2 square metres from 21900 Westminster Highway, for the sum of \$105,748,*

*and payment for the temporary work space as necessary at each property, and that staff be authorized to take all necessary steps to complete the acquisition.*

- (2) Item Arising from the Closed Council Meeting of October 23, 2006 Relating to the **Acquisition of a Right of Way in Favour of BC Hydro at 8171 Cook Road:**

*That the acquisition of a right of way in favour of BC Hydro over an existing hydro facility located on private property at 8171 Cook Road for \$20,000, be approved, conditional upon BC Hydro's agreement to provide the necessary power from this source for the new Buswell sanitary pump station.*





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- (3) Item Arising from the Closed Council Meetings of January 27, 2007 and November 13, 2007 Relating to the **Richmond Yacht Club Lease for 7471 River Road** (A Portion of Lot N, Plan 23228 Municipally Known as 7411 River Road):

(From January 22, 2007)

*That staff proceed with lease negotiations with the Richmond Yacht Club ("RYC") in connection with the property referred to as 7471 River Road as follows:*

*(1) to negotiate a lease with the RYC as a commercial market tenant based on the primary business terms (noted in the report dated January 4, 2007 from the Manager, Real Estate Services) and report back to Council for approval of the finalized business terms and lease; and*

*(2) should the RYC create clear and open continued demonstration of the provision of community uses, with an emphasis on public access issues and potential community needs and amenities, staff will renegotiate the business terms as negotiated above with the RYC as a "Community Group" to reflect the level of services provided by the RYC to the community at large and thereafter report back to Council for approval of the amended terms of the lease.*

(From November 13, 2007)

*That:*

*(1) Staff be authorized to complete negotiations and enter into a lease agreement with the Richmond Yacht Club ("RYC") for the premises known as 7471 River Road as outlined in Option 4 and the additional business terms for a 10 year unregistered lease, which incorporates two, five year renewal options, all as identified in the staff report dated October 31, 2007;*



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- (2) Staff be authorized to take all necessary steps to complete the matter including authorizing the Manager, Real Estate Services, or the General Manager, Business & Financial Services, to negotiate and execute all documentation to effect the transaction including execution of the lease; and*
- (3) The Richmond Yacht Club be required to maintain its percentage of Richmond residents at a minimum of 60%.*
- (4) Item Arising from the Closed Council Meeting of June 25, 2007 Relating to the Acquisition of a Right of Way for a Sanitary Pump Station at 8200 Ackroyd Road and 5880 No.3 Road:**

*That:*

  - (1) The acquisition of a right of way for the Ackroyd pump station, a temporary working easement, and a right of way for a new BC Hydro facility, be approved, all for \$41,495.63 plus other associated costs and GST; and*
  - (2) Staff be authorized to take the necessary steps to complete the matter, including authorizing the Manager, Real Estate Services, to execute all documentation to effect the transactions.*
- (5) Item Arising from the Closed Council Meeting of November 13, 2007 Relating to the Acquisition of a Statutory Right of Way for Road Widening and Intersection Improvements at 6951 Westminster Highway:**

*That:*

  - (1) Staff be authorized to proceed with the acquisition of a statutory right of way from the Workers' Compensation Board over a portion of the property known as 6951 Westminster Highway for road and intersection improvements at Elmbridge Way and Gilbert Road; and*



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*(2) Staff be authorized to take all the necessary steps to complete this matter including authorizing the Manager, Real Estate Services, or the General Manager, Business & Financial Services, to execute all documentation to effect the transaction, including all contracts and Land Title Office documentation.*

- (6) Item Arising from the Closed Council Meeting of November 13, 2007 Relating to the **Acquisition of a Statutory Right of Way for Sanitary Sewer Purposes at 8520 and 8511 Anderson Road:**

*That:*

*(1) Staff be authorized to proceed with obtaining a Statutory Right of Way for sanitary sewer works on the BC Hydro site at 8520 and 8511 Anderson Road;*

*(2) Staff thereafter be authorized to terminate the unregistered right of way granted by British Columbia Electric Company Limited to the Township of Richmond in 1956 for operating and maintaining a drainage ditch over the west 20 feet of the lands; and*

*(3) Staff be authorized to take all the necessary steps to complete this matter including authorizing the Manager, Real Estate Services, or the General Manager, Business & Financial Services, to execute all documentation to effect the transaction including all contracts and Land Title Office documentation.*

- (7) Item Arising from the Closed Council Meeting of February 25, 2008 Relating to the **GVRD Labour Relations Bureau:**

*That a letter be prepared to the Chair of Metro Vancouver's Labour Relations Bureau over the signatures of the Mayor and Councillor Barnes indicating:*

*(1) that Richmond would be pleased to continue communications with the Labour Relations Bureau at a political and staff level;*



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*(2) that Richmond is declining the opportunity to formally participate in restructuring of the Labour Relations Bureau; and*

*(3) that Richmond is not currently contemplating rejoining the Labour Relations Bureau.*

- (8) Item Arising from the Closed Council Meeting of February 25, 2008 Relating to the Lease Extension of 14420, 14580, 14720 & 14760 Triangle Road to Fraser Wharves, Ltd.:

*That:*

*(1) The lease extension to Fraser Wharves Ltd. for the lease of 14420, 14580, 14720 & 14760 Triangle Road for ten years, with an option by both parties to terminate the lease effective any time on or after the fifth lease year, at net annual rental rates of \$577,687 for Year 1, \$735,375 for Years 2 to 3, \$801,000 for Years 4 and 5 and \$821,912 for Years 6 to 10 be approved as detailed in the staff report dated January 30, 2008; and*

*(2) Staff be authorized to take all necessary steps to complete the matter including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transaction, including lease documentation.*

- (9) Item Arising from the Closed Council Meeting of March 10, 2008 and July 28, 2008 Relating to the Fire Hall No.2 – Steveston:

(From March 10, 2008)

*That Council authorize the simultaneous negotiations on both the Steveston Highway site, and the No. 2 Road and Steveston Highway site for the replacement of Fire Hall No.2 – Steveston.*



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(From July 28, 2008)

***That:***

***(1) the purchase of the property at 11051 No. 2 Road for \$735,000 for the replacement of Fire Hall No. 2 be approved;***

***(2) upon completion of the property purchase noted above, the City enter into a nine-month rent-free tenancy agreement with the Vendor;***

***(3) the Vendor be granted salvage rights to the house and contents prior to demolition; and***

***(4) staff be authorized to take all the necessary steps to complete the above matters including authorizing the Manager, Real Estate Services to negotiate and execute all documentation, including all contracts and Land Title documents, to effect the transaction and tenancy agreement.***

**(10) Item Arising from the Closed Council Meeting of June 16, 2008 Relating to the City of Richmond/CUPE Joint Job Evaluation Program:**

***(1) That the City of Richmond Joint Job Evaluation Program be approved for implementation (as per the procedures, costs and timelines outlined in the report dated May 22, 2008 from the Director, Human Resources), provided that the membership of both CUPE 718 and CUPE 394 also ratify the Program;***

***(2) That staff be authorized to publicly release the decision to implement a new Joint Job Evaluation Program, along with key details, following ratification of the Program by all parties.***

***(3) That the program be financed according to the schedule contained within the Financial Impact segment of the report.***



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- (11) Item Arising from the Closed Council Meeting of July 28, 2008  
Relating to the **Richmond Oval Agreement:**

*That:*

*(1) operating and partnering agreement (the "Richmond Oval Agreement") be entered into with 0827805 B.C. Ltd., generally on the terms attached hereto as Schedule "A" and on terms acceptable to TAG; and*

*(2) the General Manager of Olympic Business & Major Projects or alternate General Manager be authorized to finalize and execute the Richmond Oval Agreement and any other documents or agreements necessary to give effect to the Richmond Oval Agreement.*

- (12) Item Arising from the Closed Council Meeting of July 28, 2008  
Relating to the New and Amended Versions of various **Corporate Human Resources Policies:**

*(1) That the following Council Policies be rescinded (Attachment 1):*

*(a) Policy 6701 – Conflict of Interest – Staff Involvement With Outside Groups (adopted May 1980);*

*(b) Policy 6704 – Consumption of Alcoholic Beverages and/or Non-Prescription Drugs – City Employees (adopted June 1981);*

*(c) Policy 6004 – Harassment-Free Workplace (adopted January 22, 1996); and*

*(d) Policy 6004, Administrative Procedure 6004.02 – Accommodation for Employees with Disabilities (approved September 25, 2001);*

*(2) That the following proposed Policies and Administrative Procedures be adopted:*

*(a) Respectful Workplace Policy and Administrative Procedures (Attachment 2);*



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- (b) Conflict of Interest Policy (Attachment 3);*

*(c) Accommodation of Employees with Disabilities Policy and Duty to Accommodate Administrative Procedures (Attachment 4);*

*(d) Alcohol and Substance Abuse Policy and Administrative Procedures (Attachment 5); and*

*(e) Antifraud Policy and Administrative Procedures (Attachment 6); and*

*(3) That these policies may be disclosed to the public after the civic unions are formally advised.*
- (13) Item Arising from the Closed Council Meeting of November 24, 2008 Relating to the Nominations and Appointments to Advisory Committees:**

*That:*

  - (1) the staff liaisons to the various advisory committees coordinate the appointment recommendations where applicants are applying to more than one advisory committee.*
  - (2) staff explore the current methodology for securing nominations to ensure a wide and inclusive process.*
- (14) Item Arising from the Special Closed Council Meeting of April 20, 2009 Relating to the Memorandum Of Understanding With BC Housing originally approved on March 9, 2009**

  - (1) That the City of Richmond is prepared to enter into a Memorandum of Understanding (MOU) with the Province (BC Housing) regarding the development of affordable housing;*
  - (2) That the City of Richmond is prepared to purchase a property with an existing suitable building for use as an emergency shelter for up to 10 homeless women and youth / children with the appropriate funding in place;*



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*(3) That the City of Richmond is prepared to work with BC Housing to issue a Request for Proposal for selection of the non-profit sponsor for the 5491 No. 2 Road site to be developed as a supportive housing project for women and children who are homeless or are at risk of homelessness; and*

*(4) That the City of Richmond is prepared to work with BC Housing on formulating a suitable development plan for the 8111 Granville Avenue / 8080 Anderson Road site for use as a supportive housing project.*

**BYLAWS FOR ADOPTION**

*In accordance with the Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an ownership interest in the property that is the subject of Business Regulation Bylaw No. 7538, and left the meeting (10:34 p.m.).*

R09/8-17

It was moved and seconded

*That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8474 be adopted.*

**CARRIED**

*Councillor Dang returned to the meeting at 10:35 p.m..*

R09/8-18

It was moved and seconded

*That the following bylaws be adopted:*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8217 (7080 & 7100 Bridge Street and 7111, 7131, & 7151 No. 4 Road, RZ 05-319627)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8426 (7620 Acheson Road, RZ 06-350380)*

**CARRIED**





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DEVELOPMENT PERMIT PANEL

- R09/8-19    26.    It was moved and seconded
- (1)    *That the minutes of the Development Permit Panel meeting held on Wednesday, April 15, 2009, and the Chair's report for the Development Permit Panel meetings held on Wednesday, April 15, 2009 and July 16, 2008, be received for information.*
  - (2)    *That the recommendations of the Panel to authorize the issuance of Development Permits for properties at: :*
    - (a)    *7620 Acheson Road (DP 08-442688); and*
    - (b)    *7080, 7100 Bridge Street and 7111, 7131, 7151 No. 4 Road (DP 07-394476),**be endorsed, and the Permits so issued.*

**CARRIED**

ADJOURNMENT

- R09/8-20    It was moved and seconded  
*That the meeting adjourn (10:36 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, April 27, 2009.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)



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