



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, April 28, 2008
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, April 14, 2008 (distributed previously);*

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(2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, April 21, 2008.*



AGENDA ADDITIONS & DELETIONS

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. 27.)

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.
- Responsible Beekeeping in Residential Areas Amendment to the Animal Control Regulation Bylaw No. 7932
- 39th Annual LIBOA-BC Conference – Oct. 7-10, 2008 Licence Inspectors & Bylaw Officers Association of B.C.
- Enhanced Smoke-Free Areas in Richmond
- Regulation of Conditions and Activities at Problem Properties in Transition Neighbourhoods
- Funding for Front Line Policing
- Climate Change Action Charter
- Amendment to Games Venue Agreement, Richmond Speed Skating Oval – Exhibit F
- Richmond Airport Noise Citizens Advisory Task Force – Proposed Terms of Reference
- Richmond Oval – Contingency Adjustments Within \$178M Project Budget
- Single-Family Home Builders – Affordable Housing Strategy
- Land use application for first reading (to be further considered at the Public Hearing on Tuesday, May 20, 2008):
 - 6340 Francis Road and 6351 Martyniuk Place – Rezone from R1/E to R1/C (Goertzen Contracting Ltd. – applicant).
 - Application by Matthew Cheng Architect Inc. – applicant, 8091 Gilbert Road and 6800 and 6760 Blundell Road
 - Strata Title Conversion (Mashukur Kamil, Sakhina Rhaman, Alejandro Custodio and Edna Custodio – applicants) 7391/7411 No. 2 Road
 - Building Height and Half-Storey Building Area
 - Proposed Walkway on Fourth Avenue in Steveston
 - No. 3 Road Restoration – Innovations Fund

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5. *Motion to adopt items 6 through 22 by general consent.*



Consent
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6. **COMMITTEE MINUTES**

That the minutes of:

- 8 (1) *the Community Safety Committee meeting held on Tuesday, April 15, 2008;*
- 14 (2) *the General Purposes Committee meeting held on Monday, April 21, 2008;*
- 22 (3) *the Planning Committee meeting held on Tuesday, April 22, 2008;*
- 52 (4) *the Public Works & Transportation Committee meeting held on Wednesday, April 23, 2008;*

be received for information.

Consent
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- 56 7. **RESPONSIBLE BEEKEEPING IN RESIDENTIAL AREAS
AMENDMENT TO THE ANIMAL CONTROL REGULATION
BYLAW NO 7932**

(Report: March 20, 2008, File No.: 12-8060-20-8357) (REDMS No. 2347463)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Animal Control Regulation Bylaw No. 7932, Amendment Bylaw No. 8357 be introduced and given first, second and third reading.

Consent
Agenda
Item

- 61 8. **39TH ANNUAL LIBOA-BC CONFERENCE - OCT 7-10,
2008 LICENCE INSPECTORS & BYLAW OFFICERS ASSOCIATION
OF B.C.**

(Report: March 17, 2008, File No.: 01-0125-01) (REDMS No. 2359854)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That the City of Richmond host the October 2008 LIBOA-BC Conference.

Consent
Agenda
Item

- 64 9. **ENHANCED SMOKE-FREE AREAS IN RICHMOND**
(Report: March 28, 2008, File No.: 12-8060-20-8360 / 12-8060-20-8361) (REDMS No. 2361518)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That:

- (1) *Council endorse the increased regulation of smoking in Richmond;*

- (2) *Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 8360 be introduced and given first, second and third reading;*
- (3) *Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 8361 be introduced and given first, second and third reading; and*
- (4) *the Public Health Protection Bylaw No. 6989, as amended, be deposited with the Minister of Health.*

Consent
Agenda
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10. **REGULATION OF CONDITIONS AND ACTIVITIES AT PROBLEM PROPERTIES IN TRANSITION NEIGHBOURHOODS**

(Report: March 26, 2007, File No.: 12-8060-01/2008-Vol 01) (REDMS No. 2354916)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Council endorse the City's comprehensive approach to programs and processes addressing conditions and activities at problem houses and properties in transition neighbourhoods.

Consent
Agenda
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11. **FUNDING FOR FRONT LINE POLICING**

(Report: March 31, 2008, File No.: 09-5350-01) (REDMS No. 2431961)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That the Solicitor General John Van Dongen be requested to direct the recently announced federal funding commitment to front line policing in municipalities.

Consent
Agenda
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12. **CLIMATE CHANGE ACTION CHARTER**

(Report: March 24, 2008, File No.: 01-0340-03-01) (REDMS No. 2353246)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *the City of Richmond sign the British Columbia Climate Action Charter (Attachment 1); and,*
- (2) *an addendum to the Charter be submitted stating the City's Climate Change Response Agenda and Action Initiatives (Attachment 2); and,*
- (3) *Council send a letter to UBCM requesting that the UBCM support the development of a local government climate neutral program which:*
 - (a) *maintains local government flexibility in developing corporate neutral plans and specifically with respect to determining where local offset investments are made;*

- (b) *is developed as part of comprehensive climate change action, inclusive of both corporate and community-wide initiatives in the areas of emission reduction and adaptation;*
- (c) *establishes ongoing funding mechanisms; and*
- (d) *ensures that a reasonable timeline for implementation is provided; and*
- (4) *Council send a letter to the Premier, with a copy to Richmond’s MLAs and to the Provincial Climate Change Secretariat, Minister of Community Services and Minister of Environment, advising that City of Richmond has signed the BC Climate Action Charter and conveying Richmond’s interests pertaining to local government flexibility, comprehensive climate change approaches, funding and timelines for implementation.*

Consent
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13. **AMENDMENT TO GAMES VENUE AGREEMENT, RICHMOND SPEED SKATING OVAL – EXHIBIT F**

(Report: March 7, 2008, File No.: 03-1000-18-015) (REDMS No. 1898733, 2344678)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Council authorize the Director of Major Projects to execute the proposed amendments to the Games Venue Agreement Exhibit F as outlined in the report (dated March 7, 2008 from the Director, Major Projects).

Consent
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14. **RICHMOND AIRPORT NOISE CITIZENS ADVISORY TASK FORCE – PROPOSED TERMS OF REFERENCE**

(Report: March 3, 2008, File No.: 01-0100-20-RANC1-01) (REDMS No. 2322884)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *the Richmond Airport Noise Citizens Advisory Task Force be established with a dialogue-based approach to provide a forum for open discussions and sharing of community concerns on airport-related noise pertaining to Richmond as outlined in the proposed Terms of Reference (Attachment 3 and Attachment 4 of the report dated April 18, 2008, from the Director, Transportation); and*
- (2) *staff report back on the recommended Richmond Airport Noise Citizens Advisory Task Force appointees for Council’s consideration and approval.*
- (3) *the City request the Vancouver Airport Authority (VAA) to take the lead in initiating an Air Traffic Strategy for the Region; and*
- (4) *a consultant be hired to assist the Task Force.*

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120 15. RICHMOND OVAL – CONTINGENCY ADJUSTMENTS WITHIN \$178M PROJECT BUDGET

(Report: April 9, 2008, File No.: 03-0975-03) (REDMS No. 2433566)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That, within the \$178M Richmond Oval Project Budget, \$1M from the Owner's Allowance be allocated to the Construction Contingency.

Consent
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123 16. SINGLE-FAMILY HOME BUILDERS – AFFORDABLE HOUSING STRATEGY

(Memorandum: April 18, 2008, File No.: 06-2270-20-01((REDMS No. 2439655)

PLANNING COMMITTEE RECOMMENDATION

(1) That the issues raised by the delegation in their presentation, along with the memorandum (dated April 18th, 2008 from the Director, Development Planning and the Affordable Housing Coordinator), be referred to a future Committee meeting to provide Committee members and staff with revisions to the Affordable Housing Policy with respect to single-family developments.

(2) That the following policies apply to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved:

(a) To help meet the City's Affordable Housing Targets, a density bonusing approach be taken for all single-family rezoning applications received after July 1, 2007, namely:

(i) In order to help meet the City's targets for affordable subsidized rental housing, a density bonusing approach involving the provision of a cash contribution be used. Where a cash contribution for affordable housing is received under this density bonusing approach, it be based on \$1 per square foot of building area for single-family developments;

(ii) In order to help meet the City's targets for rental housing, a density bonusing approach involving the provision of a secondary suite be used. Where the density bonusing approach is taken in exchange for a higher density, all lots that are being rezoned but not subdivided and at least 50% of any lots that are being rezoned and subdivided are to include a secondary suite.

Consent
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17. **APPLICATION BY GOERTZEN CONTRACTING LTD. FOR REZONING AT 6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 06-334710 - REPORT: APRIL 2, 2008, FILE NO.: 12-8060-20-8275/) (REDMS NO. 2334531, 1729489, 2014261, 2306920, 2237473, 2246755)

PLANNING COMMITTEE RECOMMENDATION

It was moved and seconded

- (1) *That the following recommendation be forwarded to Public Hearing:*

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

- (2) *That Bylaw No. 8275 for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area C (R1/C)” and “Single-Family Housing District, Subdivision Area B (R1/B)”, be referred to Public Hearing.*

Consent
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18. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8091 GILBERT RD AND 6800 & 6760 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)**

(RZ 07-361150 - REPORT: APRIL 7, 2008, FILE NO.:) (REDMS NO. 2358604, 1664954, 2433378)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That authorization be given for staff to examine the amendment of Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 & 20-4-6 (Attachment 1 to the report dated April 7th, 2008, from the Director of Development) to permit the rezoning of 6800 & 6760 Blundell Road and 8091 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD) for a 6-lot subdivision accessed by a lane not connected to Mirabel Court; and*
- (2) *That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.*

Consent
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19. **APPLICATION BY MASHUKUR KAMIL, SAKHINA RHAMAN, ALEJANDRO CUSTODIO AND EDNA CUSTODIO FOR A STRATA TITLE CONVERSION AT 7391/7411 NO. 2 ROAD**

(SC 07-363226 - REPORT: MARCH 25, 2008, FILE NO.: 08-4105-03-01) (REDMS NO. 2361874, 1467889, 280115)

PLANNING COMMITTEE RECOMMENDATION

(1) *That the application for a strata title conversion by Mashukur Kamil, Sakhina Rhaman, Alejandro Custodio and Edna Custodio for the property located at 7391/7411 No. 2 Road be approved on fulfilment of the following conditions:*

- (a) *Payment of all City utility charges and property taxes up to and including the year 2008;*
- (b) *Registration of a Restrictive Covenant on title that would require the existing two (2) driveways to be consolidated into a single 6 m wide and 6 m deep driveway to be located in the middle of the No. 2 Road frontage should the site be redeveloped with a new building. The driveway letdowns must be built as per City engineering specifications and the driveway design approved by the Transportation Department;*
- (c) *Registration of a flood indemnity covenant on title; and*
- (d) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.*

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20. **BUILDING HEIGHT AND HALF-STOREY BUILDING AREA**

(Report: April 8, 2008, File No.: 12-8060-20-8204, 12-8060-20-5300) (REDMS No. 2308151, 2435660, 2435750, 2435962)

PLANNING COMMITTEE RECOMMENDATION

That:

- (1) *the Staff Report dated April 8, 2008, from the Director of Development regarding Building Height and Half-Storey Building Area, be referred to the Greater Vancouver Home Builders Association (GVHBA) and the Urban Development Institute (UDI) for comment and discussion; and*
- (2) *staff bring forth final recommendations on amendments to the Zoning Bylaw related to Building Height and Half-Storey Building Area, based on input from the GVHBA and UDI.*

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227 21. PROPOSED WALKWAY ON FOURTH AVENUE IN STEVESTON

(Report: March 3, 2008, File No.: 10-6360-12-01) (REDMS No. 2298701)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the concept of the proposed pedestrian walkway to be constructed on the west side of Fourth Avenue between Steveston Highway and Chatham Street, as described in the attached report, be forwarded to the area residents for comments and indication of support by means of a mail-out questionnaire survey.

Consent
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234 22. NO. 3 ROAD RESTORATION – INNOVATIONS FUND

(Report: April 4, 2008, File No.: 10-6525-01) (REDMS No. 2359081)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the General Manager of Olympic Business and Major Projects or his delegate be authorized to execute any agreement necessary to accept \$2,037,400 “Innovations Fund” funding under the agreement on transfer of federal gas tax revenues as administrated by the Union of British Columbia Municipalities.

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

COMMUNITY SAFETY COMMITTEE –
Evelina Halsey-Brandt, Chair

237 23. PAY PARKING AND DISABLED PARKING REVIEW

(Report: March 28, 2008, File No.: 12-8060-20-8341/8342) (REDMS No. 2347485)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

(Cllr. Rob Howard Opposed to Part (1))

That:

(1) That Council increase the City’s pay parking meter rates by 50% per hour, for two years;

- (2) *That Council increase the City’s parking permit rates as outlined in the report dated March 28, 2008 from the Manager, Community Bylaws;*
- (3) *That Council prohibit stopping in parking spaces designated for use by persons with disabilities;*
- (4) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 8341 be introduced and given first, second and third reading; and*
- (5) *That Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 8342 be introduced and given first, second and third reading.*

249 Note: Revised financial impact information is provided in a memo from the Manager of Community Bylaws.



GENERAL PURPOSES COMMITTEE –
Councillor Bill McNulty, Acting Chair

251 24. **TAX DISTRIBUTION BETWEEN ASSESSMENT CLASSES**
(Report: March 6, 2008, File No.: 03-1240-01) (REDMS No. 2352676)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

None.

Note: General Purposes Committee defeated the following staff recommendation on a tied vote (Cllrs. Steves, McNulty, Dang Opposed).

STAFF RECOMMENDATION

That the 2008 tax distribution between classes as presented in the staff report (dated March 6, 2008 from the Director, Finance) be approved.

254 25. **2008 ANNUAL PROPERTY TAX RATES BYLAW 8356**
(Report: April 9, 2008, File No.: 12-8060-20-8356) (REDMS No. 2436073, 2359075)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(Cllrs. Bill McNulty and Evelina Halsey-Brandt – Opposed)

That the 2008 Annual Property Tax Rates Bylaw 8356 be introduced and given first, second, and third readings.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

262 Official Community Plan Bylaw No. 7100, Amendment **Bylaw No. 8088**
(6600 Granville Avenue and 6671 Livingstone Place, RZ 05-315799)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

264 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8022**
(6600 Granville Avenue and 6671 Livingstone Place, RZ 05-315799)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

266 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8193**
(9280 General Currie Road, RZ 06-352460)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

268 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8325**
(11260 Williams Road, RZ 07-375545)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

270 Latecomer Payment Rate Amendment **Bylaw No. 8362**
Opposed at 1st/2nd/3rd Readings – None.

- 271 West Cambie Sanitary and Storm Sewer Works Reserve Funds Transfer
Bylaw No. 8363
Opposed at 1st/2nd/3rd Readings – None.



BUSINESS AND FINANCIAL SERVICES DEPARTMENT

- 273 26. **WEST CAMBIE SANITARY AND STORM SEWER WORKS RESERVE FUNDS TRANSFER**
(Report: February 25, 2008, File No.: 12-8060-20-8363) (REDMS No. 2347920)

Note: As anticipated in the original staff report to Council, the following recommendation is to be considered by Council immediately following the adoption of the West Cambie Sanitary and Storm Sewer Works Reserve Funds Transfer Bylaw No. 8363.

STAFF RECOMMENDATION

- (1) *The City will use the sum of \$4,785,345 from the Industrial Use Reserve Fund for the purposes of the Drainage Utility Reserve Fund, and in particular to pay the City's portion of the capital cost of the Alexandra Neighbourhood Area Off-Site Sanitary and Storm Sewer Utility Works further to the Excess and Extended Services Resolution passed by Council on June 25th, 2007 and the Excess and Extended Services Agreement entered into between the City and Polygon Hennessy Green Development Ltd. and Polygon Meridian Gate Homes Ltd. on June 25th, 2007, subject to the requirement that the City must repay to the Industrial Use Reserve Fund, no later than the time when the money is needed for the purposes of that Reserve Fund,*
- (a) *the amount used, and*
 - (b) *an amount equivalent to the interest that would have been earned on the amount used had it remained in the Industrial Use Reserve Fund, and the City will repay the Industrial Use Reserve Fund from:*
 - (c) *excess or extended services charges imposed and collected by Council Resolution dated June 25th, 2007;*

- (d) *Development Cost Charge Reserve Funds used to pay the capital cost of providing and construction sewage and drainage facilities that relate directly or indirectly to the development in respect of which the charge was collected and to pay interest incurred as a result of paying the capital costs of the sewage and drainage facilities; or a combination of the amounts referred to in paragraphs (c) and (d).*



DEVELOPMENT PERMIT PANEL

27. RECOMMENDATION

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- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, April 16, 2008, and the Chair's report for the Development Permit Panel meetings held on Wednesday, April 16, 2008 and Wednesday, February 13, 2008, be received for information.*
- (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit for the property at:*
 - (a) *9280 General Currie Road; and*
 - (b) *a Development Variance Permit at 2600 No. 7 Road**be endorsed, and the Permits so issued.*



ADJOURNMENT

