



## Regular Council

**Tuesday, November 14, 2017**

Place: Council Chambers  
Richmond City Hall

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

Corporate Officer – David Weber

Absent: Councillor Alexa Loo

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

RES NO. ITEM

### MINUTES

- R17/19-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on October 23, 2017, be adopted as circulated;*
  - (2) *the minutes of the Regular Council meeting for Public Hearings held on October 16, 2017, be adopted as circulated; and*
  - (3) *the Metro Vancouver 'Board in Brief' dated October 27, 2017, be received for information.*



**Regular Council**  
**Tuesday, November 14, 2017**

The question on Resolution R17/19-1 was not called as discussion took place in regards to the updates in voting strength on the Metro Vancouver Board due to population changes following the 2016 Census. It was noted that Richmond did not receive an increase in voting strength as the recorded population is under the 200,000 required by Metro Vancouver but that staff have appealed this decision and are waiting to hear back.

Discussion further ensued with regards to the consultation on a residential wood smoke regulation and it was noted that the majority of homes in Richmond are wood-burning free.

The question on Resolution R17/19-1 was then called and it was **CARRIED**.

## AGENDA ADDITIONS & DELETIONS

The Corporate Officer noted that Item 13 on the agenda includes an additional staff recommendation following the Finance Committee meeting to include the utility bylaw amendments.

The Corporate Officer also stated that an item considered at Planning Committee on November 7, 2017, the six month review on amendment bylaws limiting residential development in the Agricultural (AG1) Zone, was referred back to staff, and as such, there are no recommendations on the Council agenda.

## PRESENTATION

Peter Russell, Senior Manager, Sustainability and District Energy, to present the Canadian Consulting Engineering Award of Excellence for the Alexandra District Energy Utility's Garden City District Energy System Mini-Plant. This is the 11<sup>th</sup> award to the City since 2012 for District Energy Programs.



**Regular Council**  
**Tuesday, November 14, 2017**

**COMMITTEE OF THE WHOLE**

- R17/19-2 2. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:06 p.m.).*

**CARRIED**

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

- R17/19-3 4. It was moved and seconded  
*That Committee rise and report (7:07 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R17/19-4 5. It was moved and seconded  
*That Items No. 6 through No. 15 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Parks, Recreation and Cultural Services Committee meeting held on October 24, 2017;*
  - (2) the General Purposes Committee meeting held on November 6, 2017;*
  - (3) the Finance Committee meeting held on November 6, 2017; and*
  - (4) the Planning Committee meeting held on November 7, 2017;*
- be received for information.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Tuesday, November 14, 2017**

**7. 2017 GARRY POINT PARK LEGACY PIER AND FLOATING DOCK**  
(File Ref. No. 06-2345-20-GARR2) (REDMS No. 5445584 v. 11)

*That Option 1: New 600 foot Breakwater Floating Dock as described in the staff report titled "2017 Garry Point Park Legacy Pier and Floating Dock," dated October 4, 2017, from the Interim Director, Parks and Recreation, be selected to provide staff direction regarding future advanced planning, detailed design and Capital submissions and that the installation of a 300-foot permanent float on the City-owned waterlot portion, a 300-foot temporary float on the provincial waterlot portion and a removable section in between the permanent and temporary floats be included within the Option 1 concept.*

**ADOPTED ON CONSENT**

**8. BRAZILIAN ELODEA MANAGEMENT: MARINER'S VILLAGE**  
**(11291 - 11491 7TH AVE)**  
(File Ref. No. 10-6160-07-01) (REDMS No. 5574535 v. 10)

*That a letter be sent to the BC Ministry of Forests, Lands and Natural Resource Operations, with copies to Richmond MLAs, to request their immediate involvement and the allocation of appropriate funding to manage Brazilian elodea infestations in Richmond.*

**ADOPTED ON CONSENT**

**9. ADVANCEMENT OF PARTIAL FUNDING FOR THE CANADA LINE**  
**CAPSTAN STATION**  
(File Ref. No. 10-6525-07-04-05) (REDMS No. 5547299 v. 12)

*(1) That up to \$3.5 million be approved for the advancement of funds to TransLink to initiate design work for the new Canada Line Capstan Station including \$1,097,817 for Preliminary Design with the balance to be for Detailed Design; and*

*(2) That The 5-Year Financial Plan (2018-2022) reflects this accordingly.*

**ADOPTED ON CONSENT**



**Regular Council  
Tuesday, November 14, 2017**

**10. 2018 COUNCIL AND COMMITTEE MEETING SCHEDULE**

(File Ref. No. 01-0105-01) (REDMS No. 5494360 v. 2)

*That the 2018 Council and Committee meeting schedule as shown in Attachment 2 to the staff report dated October 2, 2017, from the Director, City Clerk's Office, be approved with the following revisions included:*

- (1) That in order to accommodate the August meeting break and the December holiday season,
  - (a) the Regular Council meetings (open and closed) of August 13, August 27 and December 24, 2018 be cancelled;*
  - (b) the Public Hearing of August 20, 2018 be rescheduled to September 4, 2018 at 7:00 p.m. in the Council Chambers at Richmond City Hall;**
- (2) That in order to adjust the "fifth week" in January 2018,
  - (a) the Regular Council meetings (open and closed) of January 8 and January 22, 2018 be rescheduled to January 15 and January 29, 2018 respectively, with all January Committee meetings readjusted accordingly; and*
  - (b) the Public Hearing of January 15, 2018 be rescheduled to January 22, 2018 at 7:00 p.m. in the Council Chambers at Richmond City Hall.**

**ADOPTED ON CONSENT**

**11. FUNDING FOR RICHMOND HOSPITAL ACUTE CARE TOWER**

(File Ref. No. 01-0155-03-02) (REDMS No.)

*That a letter be sent to the Premier, the B.C. Minister of Health, and B.C. Minister of Finance, with copies to the Leader of the Opposition, Leader of the B.C. Green Party, Richmond MLAs, and the Richmond Hospital Foundation, stressing the urgency of a new acute care tower for the Richmond Hospital including the funding commitment in 2018.*

**ADOPTED ON CONSENT**



**Regular Council  
Tuesday, November 14, 2017**

**12. DEVELOPMENT COST CHARGES RESERVE FUND  
ESTABLISHMENT BYLAW NO. 9779**

(File Ref. No.: 12-8060-20-009779) (REDMS No. 5598385; 5596236 v. 2)

*That the Development Cost Charges Reserve Fund Establishment Bylaw No. 9779 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**13. 2018 UTILITY BUDGETS AND RATES**

(File Ref. No. 03-970-25-2018-01; 12-8060-20-009781/9785/9782/9791) (REDMS No. 5536775 v. 12; 5536775; 5602357; 5627092; 5617860; 5616998; 5648315)

*(1) That the 2018 Utility Budgets, as outlined under Option 1 for Water, Option 2 for Sewer, Option 2 for Drainage and Diking, and Option 1 for Solid Waste and Recycling, as contained in the staff report dated October 31, 2017 from the General Manager, Finance & Corporate Services and the Deputy CAO and General Manager, Engineering & Public Works, be approved as the basis for establishing the 2018 Utility Rates and preparing the 5 Year Financial Plan (2018-2021) Bylaw; and*

*(2) That each of the following bylaws be introduced and given first, second, and third readings:*

*(a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9781;*

*(b) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9785;*

*(c) Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9782; and*

*(d) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9791.*

**ADOPTED ON CONSENT**



Regular Council  
Tuesday, November 14, 2017

14. **2018 OPERATING AND CAPITAL BUDGETS FOR RICHMOND PUBLIC LIBRARY**

(File Ref. No. 03-0970-20-2018-01) (REDMS No. 5646446)

*That the 2018 Richmond Public Library Operating and Capital budgets as presented in the report dated October 27, 2017 from the Chief Librarian and Secretary to the Board be approved with a same level of service municipal contribution of \$9,143,000 representing a 1.66% increase.*

**ADOPTED ON CONSENT**

15. **PROPOSED DRAFT MARKET RENTAL HOUSING POLICY**

(File Ref. No. 08-4057-08) (REDMS No. 5322200 v. 15)

- (1) *That the staff report titled, "Proposed Draft Market Rental Housing Policy", dated November 2, 2017 be received for information; and*
- (2) *That staff be directed to seek comments and feedback from key stakeholders and the public regarding the proposed Draft Market Rental Housing Policy and report back to Planning Committee.*

**ADOPTED ON CONSENT**

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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE – LUCKY 9 BOWLING CENTRE LTD, DOING BUSINESS AS: MONKEY 9 BREW PUB, 180-14200 ENTERTAINMENT BLVD.**

(File Ref. No. 12-8275-30-063) (REDMS No. 5559386 v. 3)



**Regular Council**  
**Tuesday, November 14, 2017**

R17/19-5

It was moved and seconded

- (1) *That the application from Lucky 9 Bowling Centre Ltd., doing business as, Monkey 9 Brew Pub, for a new Liquor Primary Liquor Licence to operate a brew pub, at premises located at 180-14200 Entertainment Blvd. be supported for:*
  - (a) *a new Liquor Primary Liquor Licence with the primary business focus on food and liquor service with total person capacity of 200 persons (145 indoor and 55 patio);*
  - (b) *an outdoor bounded patio with capacity of 55 persons;*
  - (c) *liquor service hours from Monday to Sunday, from 10:00 AM to next day 2:00 AM.*
- (2) *That a letter be sent to Liquor Control and Licensing Branch advising that:*
  - (a) *Council supports the applicant's new Liquor Primary Liquor Licence and the hours of liquor service with the conditions as listed above;*
  - (b) *the total person capacity at 145 persons indoor and 55 persons for the outdoor patio is acknowledged;*
  - (c) *Council's comments on the prescribed criteria (section 71 of the Liquor Control and Licensing Regulations) are as follows:*
    - (i) *the impact of noise and traffic in the vicinity of the establishment was considered;*
    - (ii) *the general impact on the community was assessed through a community consultation process; and*
    - (iii) *given that this is a new business, there is no history of non-compliance with this operation;*
  - (d) *As the operation of a licenced establishment may effect nearby residents, businesses and property owners, the general impact assessment was conducted through the City's community consultation process as follows:*
    - (i) *residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with*





**Regular Council**  
**Tuesday, November 14, 2017**

- instructions on how to submit comments or concerns; and*
- (ii) signage was posted at the establishment and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments or concerns.*
  - (e) Council's comments on the general impact of the views of residents, businesses and property owners as follows:*
    - (i) the community consultation process was completed within 90 days of the application process;*
    - (ii) the comments and views of residents, businesses and property owners received through the community consultation process were assessed; and*
    - (iii) the concerns of residents, businesses and property owners received through the community consultation process could be mitigated by existing Bylaws;*
  - (f) Council recommends the approval of the licence for the reasons that this new application of the liquor primary license is acceptable to the majority of the residents, businesses and property owners in the area and the community.*

The question on Resolution R17/19-5 was not called as discussion took place on the proposed hours of liquor service and the following **amendment motion** to Part (1)(c) was introduced:

R17/19-6

It was moved and seconded

***That the liquor service hours be from Monday to Sunday, from 11:30 AM to 1:00 AM next day.***

**DEFEATED**

Opposed: Mayor Brodie

Cllrs. Dang

Johnston

McNulty

McPhail



**Regular Council**  
**Tuesday, November 14, 2017**

The question on Resolution R17/17-5 was then called and it was **CARRIED** with Cllrs. Au, Day, and Steves opposed.

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R17/17-7 17. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:13 p.m.).*

**CARRIED**

Kelly Greene and Jack Trovato read from their submission regarding limiting house sizes in the Agricultural Land Reserve (ALR) (attached to and forming part of these minutes as Schedule 1) and noted support for the decision of the Planning Committee to review limiting house size on agricultural land.

In response to a query from Council, Ms. Greene noted that they would continue to get feedback from residents in Richmond.

- R17/17-8 18. It was moved and seconded  
*That Committee rise and report (7:19 p.m.).*

**CARRIED**

**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie announced that Garripie has been selected for the new proposed road in the Hamilton Area, Section 36 Block 5 Range 4.

Mayor Brodie announced the following 2018 Advisory Committee appointments:

**Aquatic Services Board**

*Two Year Term to expire on December 31, 2019*

- Peggy Chan;
- Brigitte Fritz;



**Regular Council**  
**Tuesday, November 14, 2017**

- Xiang (Shirley) Liang; and
- Rosemary Nickerson.

**Minoru Centre for Active Living Program Committee**

*One Year Term to expire on December 31, 2018*

- Ilario Galano;
- Jim Lamond; and
- James Wan Min Kee (Wan).

*Two Year Term to expire on December 31, 2019*

- Melissa Ashman;
- Keith Lang;
- Rosemary Nickerson; and
- Shirley Parker.

**Richmond Seniors Advisory Committee**

*Two Year Term to expire on December 31, 2019*

- Yvonne Chan;
- Catherine Clark;
- Rachel King;
- Narcisa Llano;
- Peter Lik Man Chan; and
- Jacqueline Schell.

**Advisory Committee on the Environment**

*Two Year Term to expire on December 31, 2019*

- Ayesha Ali;
- Hon Sang Chan;
- Kathryn Runnalls;
- David Tomlinson;



**Regular Council**  
**Tuesday, November 14, 2017**

- Janet Tse;
- Tadd Berger;
- Teresa Murphy; and
- Rosa Salcido.

**Richmond Heritage Commission**

*Two Year Term to expire on December 31, 2019*

- Todd Follett;
- Victoria Grigorenko;
- Ron Hyde;
- Jesus Hipolito;
- Rocky (Shih) Lu; and
- Gent Ng.

**Agricultural Advisory Committee**

*Two Year Term to expire on December 31, 2019*

- Janet Langelaan;
- Joe Rodwell;
- Doug Wright; and
- Lynn Kemper.

**Richmond Public Library Board**

*Two Year Term to expire on December 31, 2019*

- Lei (Cathy) Liu;
- Chaslynn Gillanders;
- Robin Leung;
- Jordan Oye; and
- Arseniy Shchedrinskiy.



Regular Council  
Tuesday, November 14, 2017

BYLAWS FOR ADOPTION

R17/17-9

It was moved and seconded

*That the following bylaws be adopted:*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9729;*

*5 Year Consolidated Financial Plan (2017 – 2021) Bylaw 9663, Amendment Bylaw No. 9757;*

*Richmond Zoning Bylaw No. 5300, Amendment Bylaw No. 7840;*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8700;*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No.8748; and*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No.8750.*

The question Resolution R17/17-9 was not called as staff was directed to correct text in the Schedule – Playing Field User Fees to Bylaw 9729 to state that groups must have a minimum of 70% Richmond residents.

The question on the motion was then called and it was **CARRIED**.

R17/17-10

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9498 be adopted.*

**CARRIED**

Opposed: Cllr. Day

DEVELOPMENT PERMIT PANEL

R17/17-11 19.

It was moved and seconded

*(1) That the minutes of the Development Permit Panel meeting held on October 25, 2017 and the Chair’s report for the Development Permit Panel meetings held on February 27, 2013, December 10, 2014, August 24, 2016, and October 25, 2017, be received for information; and*



**Regular Council**  
**Tuesday, November 14, 2017**

- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 12-613923) for the property at 9251 and 9291 Alexandra Road;*
  - (b) *a Development Permit (DP 13-637372) for the property at 22560, 22600 and 22620 Gilley Road;*
  - (c) *a Development Permit (DP 10-521415) for the property at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road); and*
  - (d) *a Development Variance Permit (DV 17-771661) for the property at 8480 No. 5 Road;*
- be endorsed, and the Permits so issued; and*
- (3) *That the recommendation of the Panel to authorize the approval of changes to the design of the Development Permit (DP 15-700370) issued for the property at 9560 Alexandra Road be endorsed, and the changes so deemed to be in General Compliance with the Permit.*

The question on Resolution R17/17-11 was not called as, in response to questions from Council regarding Development Variance Permit 17-771661 for the property at 8480 No. 5 Road, Joe Erceg, General Manager, Planning and Development commented that the proposed increase in maximum height from 12m to 14.14m would not allow for a larger building and that the panel believes that the proposed 74 parking spaces for the site is adequate.

The question on the motion was then called and it was **CARRIED**.

**ADJOURNMENT**

R17/17-12

It was moved and seconded  
*That the meeting adjourn (7:31 p.m.).*

**CARRIED**



**Regular Council**  
**Tuesday, November 14, 2017**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Tuesday, November 14, 2017.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

**Wording of the petition:**

We, the undersigned, citizens of the City of Richmond, are concerned about the threat to our Agricultural Land Reserve (ALR).

The recent decision of Richmond City Council to allow mega-mansions to build up to 10,794 square feet (1,000 square metres) is double the provincial recommended maximum size, and nearly triple the maximum recommended size per City staff recommendations. Provincial guidelines specifically state that house sizes on ALR lots should be sized appropriately to divert development to city lots. As the current bylaws stand, large home development is diverted onto farmland.

We petition the City of Richmond to:

- Implement a moratorium on new applications to build on ALR lots until;
- A maximum house size of 5,382 square feet (500 square metres) is expediently adopted as bylaw.

**Support to date:**

We are collecting signatures both online and on paper and have reached nearly 4,000 signatures, most of which are of Richmond residents. Of nearly 1000 responses at the door, only three declined to sign for the reason that they do not sign anything at the door, but did indicate general support for protecting farmland. Of the remainder, everyone was eager for smaller house size on ALR, some people even grabbing the clipboard to sign as soon as they heard "reduced house sizes on farmland". Some responses were that the Ministry of Agriculture guidelines should be followed which stipulates a maximum house size no larger than the average of the adjacent urban neighbourhoods. The bottom line is that there is an incredible amount of support for 500m<sup>2</sup> as a maximum house size on ALR, with additional responses that even 500m<sup>2</sup> is too big.

**Comments:**

Agricultural land used for its intended purpose is an important aspect of our local economy.

It's no hardship to live in a 5400 square foot house.

Farm land is for farming, not mansions and/or un-regulated hotels

Does the next generation plan to give up eating? Why oh why are we still talking about this anyway?

This is another egregious assault by developers on land use. Our society, especially in BC is being hollowed out by the commodification of land and housing.

Enough is enough!!! I am fed up with this blatant misuse of agricultural land!



There is absolutely no valid reason for a 1000 m2 "farm house". It is a scam to build a personal mansion, a B & B, escape taxes, etc. Richmond council has no good reason not to follow the Provincial standards - i.e. 500 m2.

We need to protect our farmland for the future. BC needs to become self-sustaining with all of our food. Agricultural land should not be allowed to be used for wealthy estate-living.

This is some of the best agricultural land in the world and it is being threatened. Houses like this break up farm land and make farming less viable. Keep the ALR for farming and build on your monster houses where they should be...in residential zones.

This farmland is held for our children's future. Not to be turned into residential property.

**Closing:**

In closing, thank you for your time tonight. From our discussions with hundreds of Richmond residents over the last weeks, we heard a range of emotions regarding the erosion of farmland: anger, cynicism, disgust, resignation, fatigue, sadness. No one expressed hope that farmland would be preserved, while many were open about possibly leaving Richmond due to development excesses, such as megahouses on farmland.

With Council asking for additional review of the ALR house bylaw, we think now is the time to give our residents hope and demonstrate leadership that will resonate throughout the region. You are uniquely positioned to be a catalyst for change and to wisely steward the resources we will all need in the years to come. Thank you.