



**Regular Council**

**Monday, December 10, 2018**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves  
Councillor Michael Wolfe

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

**MINUTES**

- R18/21-1 1. It was moved and seconded  
*That the minutes of the Regular Council meeting held on November 26, 2018, be adopted as circulated.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R18/21-2 2. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:00 p.m.).*

**CARRIED**



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

- R18/21-3 4. It was moved and seconded  
*That Committee rise and report (7:01 p.m.).*

**CARRIED**

**CONSENT AGENDA**

Mayor Brodie noted that Item No. 7 - 2019 Farm Fest at Garden City Lands, Item No. 10 - Application by Maryem Ahbib for Rezoning at 11111 and 11113 Seafield Crescent from Two-Unit Dwellings (RD1) to Single Detached (RS2/B), and Item No. 11 - Application by 1137183 BC Ltd. for Rezoning at 22551 Westminster Highway from “Single Detached (RS1/F)” Zone to “Town Housing (ZT11) – Hamilton” Zone, have been removed from the Consent Agenda.

*Councillor Steves left the meeting (7:02 p.m.).*

- R18/21-4 5. It was moved and seconded  
*That Items No. 6, 8, & 9, with the removal of Items No. 7, 10, & 11, be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Parks, Recreation and Cultural Services Committee meeting held on November 27, 2018;*
  - (2) the General Purposes Committee meeting held on December 3, 2018; and*
  - (3) the Planning Committee meeting held on December 4, 2018;*
- be received for information.*

**ADOPTED ON CONSENT**



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7. **2019 FARM FEST AT GARDEN CITY LANDS**  
(File Ref. No. 11-7200-01; 11-7400-20-FFES1) (REDMS No. 5983182 v. 13; 5992415)

Please see Page 5 for action on this matter.

8. **HOUSEKEEPING AMENDMENTS FOR TRAFFIC BYLAW NO. 5870;  
PARKING (OFF-STREET) REGULATION BYLAW NO. 7403**  
(File Ref. No. 12-8060-20-009957/009958) (REDMS No. 6012365; 6033588; 6033578)

*That the following bylaws, introducing pay parking to manage parking demand in the Bridgeport area, be introduced and given first, second and third readings:*

- (1) *Traffic Bylaw No. 5870, Amendment Bylaw No. 9957; and*  
(2) *Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958.*

**ADOPTED ON CONSENT**

9. **HOUSING AGREEMENT BYLAW NO. 9916 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD (PARC THOMPSON PROJECT INC. (INC. NO. BC1058824))**

(File Ref. No. 08-4057-05; 12-8060-20-009916) (REDMS No. 5934156 v. 3; 5934675)

*That Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-713048.*

**ADOPTED ON CONSENT**

10. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11111 AND 11113 SEAFIELD CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009954; RZ 18-829101) (REDMS No. 5971198 v. 4; 6005550; 2243859)

Please see Page 4 for action on this matter.



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- 11. **APPLICATION BY 1137183 BC LTD. FOR REZONING AT 22551 WESTMINSTER HIGHWAY FROM “SINGLE DETACHED (RS1/F)” ZONE TO “TOWN HOUSING (ZT11) – HAMILTON” ZONE**  
(File Ref. No. 12-8060-20-009970; RZ 18-800159) (REDMS No. 6010265; 6030673)

Please see Page 6 for action on this matter.

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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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PLANNING COMMITTEE

Councillor Linda McPhail, Chair

- 10. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11111 AND 11113 SEAFIELD CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009954; RZ 18-829101) (REDMS No. 5971198 v. 4; 6005550; 2243859)

*Councillor Steves returned to the meeting (7:03 p.m.).*

R18/21-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” to facilitate the creation of two new single family lots, be introduced and given first reading.*

The question on the motion was not called as, in response to questions from Council, Wayne Craig, Director, Development advised that (i) if the application were granted first reading, more definitive information regarding potential secondary suite size and vehicle access can be provided to Council prior to Public Hearing, (ii) the applicant has engaged with a home designer to develop house plans for the two lots in order to make an assessment on possible secondary suite size and orientation, and (iii) should the application proceed favourably at Public Hearing, a subdivision approval, a statutory approval related to lot sizes not secondary suites, would then take place.





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The question on the motion was then called and it was **CARRIED** with Cllr. Greene opposed.

In response to a query, staff confirmed that they are working on reporting back to a general referral regarding the size of secondary suites.

**PARKS, RECREATION AND CULTURAL SERVICES  
COMMITTEE**

Councillor Harold Steves, Chair

7. **2019 FARM FEST AT GARDEN CITY LANDS**

(File Ref. No. 11-7200-01; 11-7400-20-FFES1) (REDMS No. 5983182 v. 13; 5992415)

R18/21-6

It was moved and seconded

*That Option 2 (Additional Farming Activations) be endorsed for the 2019 Farm Fest at Garden City Lands, as outlined in the staff report titled "2019 Farm Fest at Garden City Lands," dated October 2, 2018, from the Director, Parks Services, subject to more detailed program information with funding to be determined as a result.*

The question on the motion was not called as the following **referral motion** was introduced:

R18/21-7

It was moved and seconded

*That the 2019 Farm Fest at Garden City Lands be referred back to staff to provide more detailed program and funding information.*

The question on the referral motion was not called as discussion took place on deferring approval for the event until after consideration of the budget and the receipt of further program information.

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



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PLANNING COMMITTEE

Councillor Linda McPhail, Chair

11. APPLICATION BY 1137183 BC LTD. FOR REZONING AT 22551 WESTMINSTER HIGHWAY FROM “SINGLE DETACHED (RS1/F)” ZONE TO “TOWN HOUSING (ZT11) – HAMILTON” ZONE

(File Ref. No. 12-8060-20-009970; RZ 18-800159) (REDMS No. 6010265; 6030673)

R18/21-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, for the rezoning of 22551 Westminster Highway from “Single Detached (RS1/F)” to “Town Housing (ZT11) - Hamilton” to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway, be introduced and given first reading.*

The question on the motion was not called as discussion took place on utilizing the site for non-residential use and the potential impact of the development to the neighbouring properties.

In response to queries from Council, Mr. Craig noted that (i) the tandem parking on the ground floor is to allow for a flood construction level, as per the Hamilton Area Plan, while still employing the space, (ii) this property is not identified for park purposes in the Hamilton Area Plan, which was reviewed in 2017 and included a review of park requirements in the area, and (iii) the small green space to the south of the property is part of the Westminster Highway road alignment and trees could be placed there for noise buffering through discussions with the Parks and Engineering Departments, as part of the development permit, should the application proceed.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.



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NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES  
COMMITTEE

Councillor Harold Steves, Chair

12. **HOLLYBRIDGE WAY PUBLIC ART LANDMARK CONCEPT**

(File Ref. No. 11-7000-09-20-244) (REDMS No. 6008389 v. 3; 5903368; 6020773)

R18/21-9

It was moved and seconded

- (1) *That the concept proposal and installation for the Hollybridge Way Landmark public artwork “Typhas” by artists Charlotte Wall and Puya Khalili, as presented in the report titled “Hollybridge Way Public Art Landmark Concept,” dated November 1, 2018, from the Director, Arts, Culture and Heritage Services, be endorsed; and*
- (2) *That the proposed location for the “Typhas” public artwork installation be referred back to staff for alternative siting on the Hollybridge Way Public Art Landmark.*

In response to queries from Council, Biliana Velkova, Public Art Planner, clarified that the Hollybridge Way public art landmark concept is part of the Richmond Olympic Oval Precinct Public Art Plan, which approved a number of high profile locations around the Oval for public art. Ms. Velkova further noted that the proposed Flower Tree piece originally proposed for this location was part of the public art contribution from a development in the area as the developer requested the piece be put on City land. She also advised that in lieu of the Flower Tree artwork, the developer has plans for a colourful fountain art piece by artist Douglas Coupland to be constructed on Lot 9, 6111 Pearson Way, through the private development public art program.

In response to queries from Council, Liesl Jauk, Manager, Arts Services, advised the proposed site was identified in the City Centre Public Art Plan as a place for a significant piece of public art. In response to additional questions from Council, Ms. Velkova remarked that if approved, the art concept would be reviewed by a flight path specialist and various City departments for a safety assessment.



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Discussion ensued in regards to alternative placement of the artwork concept on the site and in further response to questions from Council, Ms. Jauk noted that placement along the dyke of the art piece was considered but not ideal due to the impediment to cyclists and pedestrians and emergency vehicle access.

As a result of the discussion, the following **referral motion** was introduced:

R18/21-10

It was moved and seconded

*That the concept proposal and installation for the Hollybridge Way Landmark public artwork be referred back to staff to provide further information regarding the public art installation on Lot 9, 6111 Pearson Way, alternative sites for the Hollybridge Way Public Art Landmark Concept, and the outstanding referral regarding developer contributions for public art.*

**DEFEATED**

Opposed: Mayor Brodie

Cllrs. Au

Loo

McNulty

McPhail

There was agreement that Parts (1) and (2) of the motion be voted separately. The question on Part (1) of the motion was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves, and Wolfe opposed.

The question on Part (2) of the motion was then called and it was **CARRIED** with Cllrs. Au, Day, Loo, and McPhail opposed.

Discussion further took place on directing staff to pursue public art that portrays the history of Richmond and it was noted that the topic be brought forward to the Parks, Recreation, and Cultural Services Committee for further discussion.





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**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R18/21-11 13. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:45 p.m.).*

**CARRIED**

- (1) De Whalen, 13611 Blundell Road, introduced Teresa Head, 6200 Blundell Road, and asked that Council approve a resolution in support of the BC Poverty Coalition's ABC Plan and advocate to the provincial government to develop and implement such a plan.

Ms. Head spoke on the ABC Poverty Reduction Plan and offered comments regarding the financial impact of dental services and eyewear for low income individuals.

In response to questions from Council, Ms. Whalen commented that the Richmond Poverty Response Committee has worked with the BC Poverty Reduction Coalition on the development of the ABC plan. She further remarked that a resolution was passed by the City of New Westminster and City of Vancouver, and they hope as many city councils as possible will endorse the plan prior to finalization of the provincial budget.

As a result of the delegations' comments, the following **referral motion** was introduced:

- R18/21-12 It was moved and seconded  
*That staff provide analysis on BC Poverty Reduction Coalition's ABC Plan regarding poverty reduction in BC and report back to a future General Purposes Committee meeting.*

**CARRIED**

- (2) Douglas Symons, Richmond resident, presented a copy of his metered utility bill and expressed concern regarding how the City calculates sewer charges.



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In response to questions from Council regarding the delegation's comments, Jerry Chong, Director, Finance and John Irving, Director, Engineering advised that:

- the majority of single family homes in Richmond are now universally metered, and sewer charges are based on approximately 90% of the water charge in terms of volumetric usage;
- there are flat rate charges for water and sewer, however they are generally more costly as metered utilities typically result in a savings of approximately \$150-200 per year;
- there is a strong correlation between water usage and sewer usage and is the best proxy for determining an equitable sewage rate;
- Mr. Symons has saved an estimated 30% on his sewer bill since switching from a flat rate last year, which is a savings of approximately \$400 this year;
- inclining box structures are utilized in some communities, however staff understand it to be ineffective in encouraging water conservation and reducing usage and therefore staff believe the current metered system provides the most simplicity and equality overall;
- there are fixed costs to maintain the water and sewer systems and metered rates are used on an equity basis to fairly distribute maintenance costs for such utilities;
- monthly billing for equalized payments is possible however, residents are currently billed on a quarterly basis; and
- sewer charges are only incurred if there is a sewage connection to the property.

- R18/21-13 14. It was moved and seconded  
*That Committee rise and report (8:20 p.m.).*

**CARRIED**

*Councillor Au left the meeting (8:20 p.m.) and returned (8:22 p.m.).*



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**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie announced the following 2019 Advisory Committee appointments:

**Richmond Gateway Theatre Society Board**

*Two-year term to expire on December 31, 2020:*

- Wayne Gibson
- Clayton Rubinstein

**Aquatic Services Board**

*One-year term to expire on December 31, 2019:*

- Terry Tinkley

*Two-year term to expire on December 31, 2020:*

- Sonja Dong;
- Rosemary Nygard;
- Bruce Raber
- Duncan Smith.

**Minoru Centre for Active Living Program Committee**

*Two-year term to expire on December 31, 2020:*

- Henry Beh
- Ilario Galano
- James (Jim) Lamond
- Christina Sequeira

**Richmond Public Art Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Vicki Lingle
- Minghui Yu



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**Richmond Museum Society Board**

*One-year term to expire on December 31, 2019:*

- Diane Jubinville
- Jasmine Lai
- Mark Mazzone

*Two-year term to expire on December 31, 2020:*

- Flavia Kajoba
- Denise Dale
- Gail Sumanik

**Sister City Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Seemah Aaron
- Fan Chun
- Glenn Kishi
- Lisa MacNeil
- Bernard Loh
- Kim Ng
- Polly Tang

**Richmond Economic Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Diana Dickey
- Nigel Evans
- Howard Jampolsky
- Paul Schaap
- Paul Tilbury

Parm Sandhu has been appointed Chair for the Richmond Economic Advisory Committee for the year 2019.

**Board of Variance**

*Three-year term to expire on December 31, 2021:*

- Kailin Che
- Diana Dickey





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- Sheng Zhong

**Richmond Family and Youth Court Committee**

*One-year term to expire on December 31, 2019:*

- Kenny Chiu
- Stephanie Cox
- Hunida Gaweri
- Sarah Gustin
- Heng Yu (Helen) Huang
- Ronald Matthews
- Heather McDonald
- Judith Nixon
- Timothy Osiowy
- Meagan Wells
- Cynthia Zhou

**Richmond Seniors Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Paul Cassidy
- Diane Cousar
- Sandra Gebhardt
- Hans Havas
- Joan Haws
- Mumtaz Nathu
- Yasmin Rahman
- Kelly Sidhu
- Jacqueline Turner
- Becky Wong

**Richmond Intercultural Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Rebeca Avendano
- Phyllis Chan
- Carole Gillam
- Alan Hill
- James Hsieh



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- Michael Ma
- Jenna Park
- Yasmin Rahman
- Kanwarjit Sandhu
- Linda Sum

**Richmond Community Services Advisory Committee**

*Two-year term to expire on December 31, 2020:*

- Rachel Ling
- Deepti Sharma

**Advisory Committee on the Environment**

*Two-year term to expire on December 31, 2020:*

- Winson Cheng
- Sharon Dodd
- Carolyn Prentice
- Karen Tso

**Richmond Heritage Commission**

*Two-year term to expire on December 31, 2020:*

- Taylor Biggar
- Kam Fai Ng
- Larry Traverence

**BYLAW FOR 3<sup>RD</sup> READING**

R18/21-14

It was moved and seconded

- (1) *That third reading of Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be rescinded;*
- (2) *That Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be amended as follows:*  
*That the definition for “Dissolved Oxygen” under “MINIMUM DISCHARGE CRITERIA” be revised as follows:*



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MINIMUM DISCHARGE CRITERIA	<hr/> Dissolved Oxygen	<hr/> > or = to 5.0 mg/L
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- (3) *That Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be given third reading, as amended.*

**CARRIED**

BYLAWS FOR ADOPTION

R18/21-15

It was moved and seconded

*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9951 be adopted.*

**CARRIED**

R18/21-16

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9675 (12320 Trites Road, RZ 16-723761) be adopted.*

The question on the motion was not called as discussion took place on the displacement of commercially zoned land and impact to residents in the area.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves, and Wolfe opposed.

DEVELOPMENT PERMIT PANEL

R18/21-17 15. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on November 28, 2018, and the Chair's report for the Development Permit Panel meeting held on November 14, 2018, be received for information; and*

(2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-820582) for the property at 1000 Ferguson Road be endorsed, and the Permit so issued.*

**CARRIED**

15.



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**ADJOURNMENT**

R18/21-18

It was moved and seconded  
*That the meeting adjourn (8:29 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, December 10, 2018.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer (Claudia Jesson)