



Regular Council Meeting

Monday, February 25, 2013

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

- R13/4-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council Meeting held on Tuesday, February 12, 2013, and*
 - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, February 18, 2013,*
- each be adopted as circulated.*

CARRIED



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PRESENTATION

Serena Lusk, Manager, Parks Programs, noted that the City of Richmond's Street Banner Program is an initiative of Partners For Beautification, a community engagement program that encourages Richmond residents to become actively involved in the beautification of their city. She advised that the submissions were all original images reflecting one or more of the following themes: active living, arts, culture and heritage, the city centre, parks and nature and transportation.

Prior to announcing the winning banners, Ms. Lusk recognized the panel of volunteers (Sandra Cohen, Su Jin, Eve Edmonds, Neil McEachern, and Justine Dimou) for contributing their time and expertise in judging this year's Street Banner Contest.

The winning artists and the titles of their banner art were then announced as follows: Harris Hui- "Dragon", Andrew Campbell - "Steveston Boats", Max Lindenthaler - "Kayaks", Cliff Houff - "Pumpkins", Clare Scott - "Great Blue Heron", Clayton Perry - "Riverside Plaza", Chi Cheung Leung - "Aberdeen", Cindy Wang - "Balancing Silhouette", Ed Chan - "Bicycles".

Winning artists were presented with an honorarium as well as a banner showing their design in a recycled banner bag.

COMMITTEE OF THE WHOLE

- R13/4-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:11 p.m.).

CARRIED



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3. Delegations from the floor on Agenda items:

Item No. 6 – Committee Minutes, Item No. 14 – City Centre Study to Explore the Implications of Increasing Building Heights, Item No. 16 – Deltaport Expansion – Potential Traffic Impacts to Richmond, Item No. 18 – Proposed Amendments to the Light Industrial (IL) Zoning District and Application by Berane Construction Ltd. for Rezoning at 16360 River Road from Golf Course (GC) to Light Industrial (IL)

Michael Wolfe, 9731 Odlin Road, made reference to a motion that had been carried by the Public Works and Transportation Committee at its meeting held on Wednesday, February 20, 2013. The motion was related to adding concrete fill to Lot H. Mr. Wolfe expressed his opposition and concerns related to approval of such a motion. In response to Mr. Wolfe's concern, the Chair advised Mr. Wolfe that City Council was not approving the motion at this evening's meeting; rather the motion requires staff to report back on the matter.

In speaking to Item No. 14, Mr. Wolfe spoke in opposition to additional development of buildings under the flight path, as well as increasing density.

With regard to Item No. 16, Mr. Wolfe suggested that City staff liaise with Vancouver Coastal Health staff to conduct a study of health effects to those who may be directly impacted by increased traffic.

In reference to Item No. 18, Mr. Wolfe expressed his opposition to the proposed amendments that would permit rezoning of 16360 River Road to light industrial, and stated that he felt the zoning should remain as golf course, or the land should be used for agricultural purposes.

R13/4-3

4. It was moved and seconded
That Committee rise and report (7:20 p.m.).

CARRIED



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CONSENT AGENDA

- R13/4-4 5. It was moved and seconded
That Items 5 through 17 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on Wednesday, February 13, 2013;*
- (2) *the Special General Purposes Committee meeting held on Monday, February 12, 2013 and the General Purposes Committee meeting held on Monday, February 18, 2013;*
- (3) *the Planning Committee meeting held on Tuesday, February 19, 2013;*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, February 20, 2013;*

be received for information.

ADOPTED ON CONSENT

7. **PROPOSED MEDICAL MARIHUANA ACCESS REGULATIONS**

(File Ref. No. 03-1240-02-01, XR: 10-6600-10-01) (REDMS No. 3768844)

- (1) *That the Minister of Health be advised, by way of comments through the Health Canada website, that the proposed Medical Marihuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license; and*
- (2) *That a letter be sent to the Federal and Provincial Ministers of Health, Richmond MPs, and Richmond MLAs requesting that the proposed Medical Marihuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license.*

ADOPTED ON CONSENT



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**8. PROVINCIAL SALES TAX LEGISLATION IMPACTS TO
ALEXANDRA DISTRICT ENERGY UTILITY COMPETITIVENESS**
(File Ref. No. 10-6600-10-01/2012) (REDMS No. 3792821 v5, 3806027)

- (1) *That a letter be sent to the Premier of the province of British Columbia; the leader of the Official Opposition; the Minister of Finance; with copies to the Minister of Environment, three Richmond MLA's, Expert Panel on BC's Business Tax Competitiveness, UBCM and municipalities operating district energy systems, conveying that:*
- (a) *the City of Richmond requests that the Provincial Sales Tax (PST) be implemented in a way that will ensure that all energy providers are treated equitably so that they may compete on the basis of their respective system efficiencies, technical merit and carbon emissions;*
 - (b) *this goal be achieved by including provisions in the future PST that will:*
 - (i) *provide for the exemption or the reimbursement of PST charges on energy (gas, electricity) purchased for the purpose of generating energy for resale;*
 - (ii) *make available the former exemption on Production Machinery and Equipment to equipment purchased by district energy systems;*
 - (iii) *maintain, as per the former PST regulation, the PST exemption on the sale of heat to residential district energy customers; and*
- (2) *That staff continue to work with other district energy providers and provincial government officials on measures that will mitigate negative PST impacts to the competitiveness of district energy systems.*

ADOPTED ON CONSENT



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**PROVINCIAL SALES TAX LEGISLATION IMPACTS TO
ALEXANDRA DISTRICT ENERGY UTILITY COMPETITIVENESS –
UBCM RESOLUTION**

That the following resolution be submitted to UBCM:

WHEREAS district energy utilities provide sustainable energy sources for British Columbians;

WHEREAS the reimplementing of the Provincial Sales Tax (PST) as proposed creates inequities for district energy utility providers that will impact their ability to compete on the basis of their respective system efficiencies, technical merit, and carbon emissions:

THEREFORE BE IT RESOLVED that the Ministry of Finance reinstate the PST in an equitable manner that will (i) provide exemption or reimbursement of PST charges on energy purchased for the purpose of generating energy for resale, (ii) introduce former exemptions on Production Machinery and Equipment for equipment purchased by district energy systems, and (iii) maintain, as per the former PST regulations, the PST exemption on the sale of heat to residential district energy consumers.

ADOPTED ON CONSENT

9. **HOUSING AGREEMENT BYLAW NO. 8995 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 5440 HOLLYBRIDGE WAY – (HOLLYBRIDGE PROJECT (NOMINEE) LTD.- INC. NO. BC 0947509)**

(File Ref. No. 12-8060-20-8995, RZ 09-506904) (REDMS No. 3795171, 3795300)

That Bylaw No. 8995 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8995 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 09-506904.

ADOPTED ON CONSENT



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10. **HOUSING AGREEMENT BYLAW NO. 8996 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING RENTAL UNITS AT KIWANIS TOWERS - 6251 MINORU BOULEVARD (AFFORDABLE HOUSING SPECIAL DEVELOPMENT CIRCUMSTANCE) - RICHMOND KIWANIS SENIOR CITIZENS HOUSING SOCIETY**

(File Ref. No. 12-8060-20-8996; RZ 11-591685) (REDMS No. 37937063795434)

That Bylaw No. 8996 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8996 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 11-591685.

ADOPTED ON CONSENT

11. **APPLICATION BY COTTER ARCHITECTS INC. FOR REZONING AT 3551 BAYVIEW STREET**

(File Ref. No. 12-8060-20-9001, RZ 12-615239) (REDMS No. 3709037, 3797615)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9001 to:

- (1) amend the regulations specific for Affordable Housing Contributions related to the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone; and*
- (2) create "Commercial Mixed Use (ZMU22) – Steveston Commercial" and for the rezoning of 3531 Bayview Street from "Light Industrial (IL)" to "Commercial Mixed Use (ZMU22) – Steveston Commercial"*

be introduced and given first reading.

ADOPTED ON CONSENT

12. **TANDEM PARKING REQUIREMENTS IN TOWNHOUSE DEVELOPMENTS – REPORT BACK ON REFERRAL**

(File Ref. No. 12-8060-20-8993/8994) (REDMS No. 3466416 v12, 3788532, 3793744)

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 8993 (Townhouse Tandem Parking):*

- (a) to permit a maximum of 50% tandem parking spaces in all*



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standard and site specific townhouse zones (except those that already permit 100% tandem parking);

- (b) to require one tandem parking space to have a wider space if a townhouse is wider than 4.57 m (15 ft);*
- (c) to require visitor parking for residential uses be identified by signage; and*

be introduced and given first reading;

- (2) That Official Community Plan Bylaw 9000, Amendment Bylaw 8994 (Residential Visitor Parking Signage), to insert a new Development Permit Guideline regarding way finding signage to visitor parking spaces for multi-family residential uses, be introduced and given first reading;*

- (3) That Official Community Plan Bylaw 9000, Amendment Bylaw 8994 (Residential Visitor Parking Signage), 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; and*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act; and

- (4) That Official Community Plan Bylaw 9000, Amendment Bylaw 8994 (Residential Visitor Parking Signage), having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 is hereby deemed not to require further consultation.*

ADOPTED ON CONSENT



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**13. PROPOSED CHANGES TO THE STEVESTON VILLAGE
CONSERVATION STRATEGY**

(File Ref. No. 08-4200-08) (REDMS No. 3752676 v.2)

- (1) *That the proposed Review Concept to amend the Steveston Village Conservation Strategy as outlined in the staff report dated January 22, 2013 from the General Manager, Planning and Development be endorsed in principle for the purpose of carrying out public consultation; and*
- (2) *That staff report back on the outcome of the above public consultation regarding the proposed Review Concept.*

ADOPTED ON CONSENT

**14. CITY CENTRE STUDY TO EXPLORE THE IMPLICATIONS OF
INCREASING BUILDING HEIGHT**

(File Ref. No. 08-4040-09) (REDMS No. 3799879, 3797647)

- (1) *That Council authorize staff, as a one-time exception, to receive a rezoning application, at 6560-6700 No. 3 Road, from Townline Homes and, as part of the review, analyze the potential implications and benefits of possibly increasing the maximum City Centre building height and density, as outlined in the report, dated February 13, 2013, by the General Manager, Planning and Development;*
- (2) *That, to avoid property owner, developer and public speculation regarding any actual increase in City Centre building height and density, staff not receive any other similar zoning or Development Permit applications beyond that identified in Recommendation 1 above, until the Federal government and Council authorize any increase in City building height and density;*
- (3) *That to ensure co-ordination with the Vancouver International Airport Authority (YVR), City staff notify YVR and invite comments;*
- (4) *That City staff post a notice on the City's Web site and notify the Urban Development Institute (UDI) to advise that property owners, developers and the general public, that they are:*



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- (a) *to recognize that the above proposed approach is a one-time exception;*
- (b) *not to assume that there will be an increase in City Centre building height and density as, it is the Federal government who authorizes any increase in the height allowed by Vancouver Airport International Zoning Regulations and Council has not decided whether or not to amend the City Centre Area Plan (CCAP) to increase building height and density (beyond that currently identified in the CCAP) and*
- (c) *to assume that the full lift in land value associated with any future increase in building height or density (beyond that currently identified in the CCAP) will be directed to provide additional community benefits beyond those currently identified in the CCAP.*

ADOPTED ON CONSENT

15. RICHMOND COMMUNITY CYCLING COMMITTEE – PROPOSED 2013 INITIATIVES

(File Ref. No. 01-0100-20-RCYC1/2012) (REDMS No. 3642537 v7)

- (1) *That the proposed 2013 initiatives of the renamed Richmond Active Transportation Committee, as described in the staff report dated January 18, 2013 from the Director, Transportation, be endorsed; and*
- (2) *That a copy of the above report be forwarded to the Richmond Council-School Board Liaison Committee for information.*

ADOPTED ON CONSENT

16. DELTAPORT EXPANSION – POTENTIAL TRAFFIC IMPACTS TO RICHMOND

(File Ref. No. 01-0140-20-PMVA1) (REDMS No. 3690210 v6)

- (1) *That Port Metro Vancouver be advised of the City's concerns regarding the forecast magnitude of port-related truck traffic growth in Richmond and the need to plan for the timely implementation of any future road improvements needed to accommodate the traffic growth, including municipal roads in the Fraser Port area;*



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- (2) *That Port Metro Vancouver be strongly encouraged to implement in a timely manner its proposed measures to reduce container truck traffic through the George Massey Tunnel, including working with Tsawwassen First Nations regarding its plans for the development of port-related uses on its land adjacent to Deltaport Way as described in the attached report;*
- (3) *That staff liaise with the Ministry of Transportation and Infrastructure regarding its plans to accommodate the area traffic impacts generated by the Deltaport expansion and other potential significant developments in Delta, such as Southlands and the Tsawwassen First Nation lands; and*
- (4) *That a letter be sent to TransLink advising of the City's opposition to the consideration of a new Fraser River crossing in the vicinity of Tree Island as part of any option to replace or upgrade the Pattullo Bridge; and*
- (5) *That the "Proposed Truck Congestion Reduction Measures", presented in part 2.5 of the staff report, be forwarded to the appropriate Metro Vancouver Committees and affected municipalities.*

ADOPTED ON CONSENT

**17. EXCESS AND EXTENDED SERVICES AND LATECOMER
CHARGES ADMINISTRATIVE PROCEDURE**

(File Ref. No. 12-8060-20-8982/8983) (REDMS No. 3698579 v2, 3723022, 3717460)

- (1) *That Development Application Fees Bylaw No. 8951, Amendment Bylaw 8982 be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw 8983 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

18. **PROPOSED AMENDMENTS TO THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AND APPLICATION BY BERANE CONSTRUCTION LTD. FOR REZONING AT 16360 RIVER ROAD FROM GOLF COURSE (GC) TO LIGHT INDUSTRIAL (IL)**
(File Ref. No. 12-8060-20-8998, RZ 10-523713) (REDMS No. 3791379, 2303774, 3795489)

R13/4-5

It was moved and seconded

That Bylaw 8998, to amend the “Light Industrial (IL)” zoning district and to rezone 16360 River Road from “Golf Course (GC)” zoning district to the amended “Light Industrial (IL)” zoning district, be introduced and given first reading.

CARRIED

OPPOSED: Cllr. Steves

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie made the following announcements related to appointments to Advisory Committees:

Richmond Athletic Commission

Rick Henderson, Harry Oppal, Gord Racette, and John Singh have been appointed to the Richmond Athletic Commission for a term to expire on December 31, 2014.

Child Care Development Advisory Committee

Kenny Chiu has been appointed to the Child Care Development Advisory Committee as the Board of Education Liaison, with Grace Tsang as the alternate for a term to expire on December 31, 2013.



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BYLAWS FOR ADOPTION

R13/4-6

It was moved and seconded

That the following bylaws be adopted:

5 Year Financial Plan (2013–2017) Bylaw No. 8990

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8879
(5440 Hollybridge Way, RZ 09-506904)*

CARRIED

DEVELOPMENT PERMIT PANEL

R13/4-7

19. It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, February 13, 2013 and the Chair's report for the Development Permit Panel meetings held on January 30, 2013 and February 13, 2013, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 12-604012) for the property at 3391 and 3411 Sexsmith Road and a portion of unopened City lane; and*
 - (b) *a Development Permit (DP 12-611486) for the property at 8800, 8820, 8840, 8880, 8900, 8920, 8940 & 8960 Patterson Road and 3240, 3260, 3280, 3320 & 3340 Sexsmith Road,*
be endorsed, and the Permits so issued.

CARRIED



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ADJOURNMENT

R13/4-8

It was moved and seconded
That the meeting adjourn (8:12 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, February 25, 2013.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)