



## Regular Council Meeting

Monday, April 22, 2013

Time: 7:00 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Ken Johnston  
Councillor Linda McPhail  
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Bill McNulty

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

RES NO. ITEM

### MINUTES

- R13/8-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council Meeting held on Monday, April 8, 2013,*
  - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, April 15, 2013,*



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*each be adopted as circulated, and  
the Metro Vancouver 'Board in Brief' dated April 12, 2013 be received for  
information .*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R13/8-2     2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on  
agenda items (7:03 p.m.).*

**CARRIED**

3.    Delegations from the floor on Agenda items:

Item No. 9 – 2013 Annual Property Tax Rates Bylaw No. 9007 & Item No. 18  
– Water Meter Program Update

Roland Hoegler, 6560 No. 4 Road, requested information on the calculation related to the 2013 property tax rates, noting that his 2012 property tax rates were higher than the average rate as a result of a higher property assessment.

Ivy Wong, Manager, Revenue noted that base property tax rates are either reduced or increased depending on the assessment value for the property for the year, and residential market values have decreased by 2.62% for 2013. Ms. Wong further noted that a significant portion of the property tax bill is allocated to services provided by other institutions such as TransLink, and the Richmond Board of Education.

In speaking to Item No. 18, Mr. Hoegler expressed concerns related to the cost effectiveness associated with the implementation of a mandatory water meter program to all Richmond residences. Mr. Hoegler asked how the City and it's residents can be certain that they are receiving the volume of water being charged for as per Metro Vancouver's water rates, as there have been concerns related to water loss as a result of leaks within the infrastructure. He also expressed concerns related to the possibility of plugged pipes as a result of low flush toilets.



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In response to Mr. Hoegler's concerns, Lloyd Bie, Manager, Engineering Planning, advised that: (i) the initial costs associated with the installation of a water meter are not billed to the individual home owner, as they are spread out to allow the program to absorb the costs; (ii) the installation of a water meter will likely result in a sharing of cost savings from Metro Vancouver, as the rates would usually be less than the flat rate currently paid by those residents who are not yet a part of the Water Meter Program; (iii) the City has measures in place to meter the water it has received, including monitoring the volumes of water received in other Metro Vancouver municipalities; and (iv) there is no indication of low flush toilets being detrimental to the infrastructure.

R13/8-3

4. It was moved and seconded  
*That Committee rise and report (7:14 p.m.).*

**CARRIED**

**CONSENT AGENDA**

R13/8-4

5. It was moved and seconded  
*That Items 6 through 21 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Tuesday, April 9, 2013;*
- (2) *the General Purposes Committee meeting held on Monday, April 15, 2013;*
- (3) *the Planning Committee meeting held on Tuesday, April 16, 2013;*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, April 17, 2013;*



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- (5) *the Council/School Board Liaison Committee meeting held on Wednesday, April 10, 2013;*

*be received for information.*

**ADOPTED ON CONSENT**

7. **BUSINESS REGULATION BYLAW 7538 AMENDMENT BYLAW 9013**  
(File Ref. No. 12-8060-20-9013) (REDMS No. 3819436, 3819765 )

*That Bylaw 9013 which amends Schedule A of Business Regulation Bylaw 7538 to include 8511 Alexandra Road – Unit 100 among the sites which permits an amusement centre to operate, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

8. **0791964 BC LTD., DOING BUSINESS AS BROWNS SOCIAL HOUSE  
UNIT 1020 –11660 STEVESTON HIGHWAY**  
(File Ref. No. 12-8275-30-053) (REDMS No. 3821915)

*That the application from 0791964 BC Ltd., doing business as Browns Social House, for an amendment to increase their hours of liquor service under Food Primary Liquor Licence No. 303140 from Monday to Sunday 9:00 a.m. to 12:00 a.m. to Monday to Sunday 9:00 a.m. to 2:00 a.m., be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:*

- (1) *Council supports the amendment for an increase in liquor service, as the increase will not have a significant impact on the community;*
- (2) *Council's comments on the prescribed criteria (set out in section 53 of the Liquor Control and Licensing Regulations) are as follows:*
  - (a) *The potential for additional noise and traffic in the area if the application is approved was considered;*
  - (b) *The impact on the community if the application is approved was assessed through a community consultation process and considered;*



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- (c) Given there has been no history of non-compliance with the operation, the amendment to permit extended hours of liquor service under the Food Primary Liquor License should not change the establishment so that is operated contrary to its primary purpose;*
- (3) As the operation of a licensed establishment may affect nearby residents the City gathered the views of the residents as follows:*
  - (a) Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community comments or concerns could be submitted;*
  - (b) 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 instructions on how community comments or concerns could be submitted; and*
- (4) Council's comments and recommendations respecting the views of the residents are as follows:*
  - (a) That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*

**ADOPTED ON CONSENT**

9. **2013 ANNUAL PROPERTY TAX RATES BYLAW NO. 9007**  
(File Ref. No. 12-8060-20-9007) (REDMS No. 3813690 v.2, 3813690v.2)

*That the 2013 Annual Property Tax Rates Bylaw No. 9007 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



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**10. APPOINTMENT OF LOCAL GAS SAFETY MANAGERS AND GAS SAFETY OFFICERS**

(File Ref. No. 01-0172-06) (REDMS No. 3793122)

- (1) *That pursuant to Section 12 of the Safety Standards Act, the following appointment be made:*
- (a) *Phil Wynne – Local Gas Safety Manager;*
- (2) *That pursuant to Section 11 of the Safety Standards Act, the following appointments be made:*
- (a) *Paul Saggars – Gas Safety Officer;*
  - (b) *Tony Burns – Gas Safety Officer;*
  - (c) *John Melnychuk – Gas Safety Officer;*
  - (d) *Jacek Redlinski – Gas Safety Officer;*
  - (e) *Peter Phi – Gas Safety Officer;*
  - (f) *Brendan Ryle – Gas Safety Officer;*
  - (g) *Paul Friess – Gas Safety Officer;*
  - (h) *Bengt Andersson – Gas Safety Officer;*
  - (i) *Craig James – Gas Safety Officer; and*
  - (j) *Rob Gillon – Gas Safety Officer.*

**ADOPTED ON CONSENT**

**11. APPLICATION BY MAN-CHUI LEUNG AND NORA LEUNG FOR REZONING AT 7460 ASH STREET FROM “SINGLE DETACHED (RS1/F)” TO “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)”**

(File Ref. No. 12-8060-20-8907, RZ 11-586861) (REDMS No. 3487888, 3218459, 3822652)

*That Bylaw 8907, for the rezoning of 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.*

**ADOPTED ON CONSENT**



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12. **APPLICATION BY BALANDRA DEVELOPMENT INC. FOR REZONING AT 5131 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**  
(File Ref. No. 12-8060-20-9008, RZ 13-627573) (REDMS No. 3813882, 3813885)

*That Bylaw 9008, for the rezoning of 5131 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

13. **APPLICATION BY GURMEJ BAINS FOR REZONING AT 3311 GARDEN CITY ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-9009, RZ 13-628402) (REDMS No. 3814446, 280596, 113734, 3814475)

*That Bylaw 9009, for the rezoning of 3311 Garden City Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

14. **APPLICATION FOR REZONING AT 9720, 9740 AND 9760 ALBERTA ROAD FROM "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM3)"**  
(File Ref. No. 12-8060-20-9014, RZ 12-615601) (REDMS No. 3813333 v.2, 2942426, 3821734)

*That Bylaw 9014 for the rezoning of 9720, 9740 and 9760 Alberta Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.*

**ADOPTED ON CONSENT**



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15. **APPLICATION BY 664525 B.C. LTD. FOR REZONING AT 7400, 7420 AND 7440 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-9015, RZ 12-619835) (REDMS No. 3822135, 280115, 3823708)

*That Bylaw 9015, for the rezoning of 7400, 7420 and 7440 Railway Avenue from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

16. **APPLICATION BY POLYGON DEVELOPMENT 269 LTD FOR REZONING AT 9311, 9331, 9431, 9451 AND 9471 ALEXANDRA ROAD FROM "SINGLE DETACHED (RS1/F)" AND 9393 ALEXANDRA ROAD FROM "RESIDENTIAL/LIMITED COMMERCIAL (ZMU16) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)" TO "LOW RISE APARTMENT (ZLR25) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)"**

(File Ref. No. 12-8060-20-9016/9021/9017/9022/8539, RZ 12-598503) (REDMS No. 3824008 v.5, 3186793, 3833945, 3825138, 3830210, 3824888, 3831608)

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9016, to amend the City of Richmond 2041 Land Use Map (Schedule 1) to redesignate 9311, 9331 and the western half of 9393 Alexandra Road from "Mixed Use" to "Apartment Residential" be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9021, to repeal the existing Alexandra Neighbourhood Land Use Map of Schedule 2.11A (West Cambie Area Plan) with "Schedule A attached to and forming part of Bylaw 9021" and amending certain maps and text within the Area Plan, be introduced and given first reading;*
- (3) *That Bylaws 9016 and 9021, having been considered in conjunction with:*
  - (a) *the City's Financial and Capital Program;*





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- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- are hereby deemed to be consistent with said program and plans in accordance with Section 882 (3) of the Local Government Act;*
- (4) That Bylaws 9016 and 9021 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation;*
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9017, to create “Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”, and the rezoning of 9311, 9331, 9431, 9451 and 9471 Alexandra Road from “Single Detached, (RS1/F)” and 9393 Alexandra Road from “Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)” to “Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading;*
- (6) That the affordable housing contribution for the rezoning of 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road (RZ 12-598503) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812; and*
- (7) That Termination of Housing Agreement at 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) Bylaw 9022, to permit the City to terminate a Housing Agreement entered into pursuant to Bylaw 8539, be introduced and given first reading.*

**ADOPTED ON CONSENT**

**17. RCSAC REPORT - “A GAP ANALYSIS ON MENTAL HEALTH AND ADDICTIONS SUPPORT SERVICES IN RICHMOND, BRITISH COLUMBIA”**

(File Ref. No.: 07-3000-01) (REDMS No.)

- (1) That the RCSAC report, “A Gap Analysis on Mental Health and Addictions Support Services in Richmond, British Columbia”, be received for information;*



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- (2) *That the RCSAC distribute the report to provincial and federal governments, Richmond MLAs, MPs and other stakeholders for their information, and;*
- (3) *That the implementation plan be forwarded to staff upon completion by the RCSAC.*

**ADOPTED ON CONSENT**

**18. WATER METER PROGRAM UPDATE**  
(File Ref. No. 10-6650-02/2013-Vol 01) (REDMS No. 3822769)

*That a universal water metering program, as outlined in Option 3 in the staff report titled Water Meter Program Update from the Director, Engineering, dated April 5, 2013, be implemented for single-family dwellings, starting in 2014, with a five-year completion target.*

**ADOPTED ON CONSENT**

**19. DIKE MASTER PLAN – PHASE 1 REPORT**  
(File Ref. No. 10-6045-09-01) (REDMS No. 3741121)

- (1) *That the Steveston Island dike alignment, identified as Primary Dike Alignment 2 in the Phase 1 Dike Master Plan Report provided as Attachment 1 to the staff report titled Dike Master Plan – Phase 1 Report from the Director of Engineering, dated April 9, 2013, be endorsed as the preferred long term diking solution in Steveston;*
- (2) *That the existing Southern West Dike continue to be the primary flood protection dike alignment in the Southern West Dike area;*
- (3) *That staff coordinate with Port Metro Vancouver and the Department of Fisheries and Oceans to identify potential areas for constructed offshore barrier islands that would create habitat and provide wave dissipation for the Southern West Dike; and*
- (4) *That the work plan identified in the staff report titled Dike Master Plan – Phase 1 Report from the Director of Engineering, dated April 9, 2013, be endorsed.*

**ADOPTED ON CONSENT**



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**20. REGULATION OF NEWSPAPER DISTRIBUTION AGENTS AND ZONES**

(File Ref. No. 12-8060-20-8933, 9027, 9018) (REDMS No. 3589585)

*That:*

- (1) Newspaper Distribution Regulation Bylaw No. 7954, Amendment Bylaw No. 8933 (Attachment 1), be introduced and given first, second and third readings;*
- (2) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9027 (Attachment 2) be introduced and given first, second and third readings; and*
- (3) Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9018 (Attachment 3), be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**21. 2013 FLOOD PROTECTION GRANT PROGRAM**

(File Ref. No.: 03-1087-01) (REDMS No.3836971)

- (1) That the following projects be endorsed as candidates for submission to the 2013 Provincial Flood Protection Grant Program:*
  - (a) Bath Slough Drainage Pump Station Upgrade;*
  - (b) Dike Upgrade, McCallan Road to No. 2 Road;*
  - (b) South Dike Upgrade, No. 4 Road to Shell Right of Way; and*
- (2) That should any of the above projects be successful, the Chief Administrative Officer and General Manager Engineering and Public Works be authorized to negotiate and execute the funding agreements with the Province.*

**ADOPTED ON CONSENT**



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**PUBLIC ANNOUNCEMENTS**

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

**Richmond Heritage Commission**

Zizroop Bath and Britney Quail for a term to expire on December 31, 2014.

**Child Care Development Advisory Committee**

Melanie Hugh for a term to expire on December 31, 2014.

**BYLAWS FOR ADOPTION**

R13/8-5

It was moved and seconded

*That the following bylaws be adopted:*

*Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8800*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8917  
(8751 Cook Road, RZ 04-265950)*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R13/8-6

22. It was moved and seconded

(1) *That the minutes and the Chair's report from the Development Permit Panel meeting held on Wednesday, April 10, 2013, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 12-616142) for the property at 8751 Cook Road be endorsed, and the Permit so issued.*

**CARRIED**



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**ADJOURNMENT**

R13/8-7

It was moved and seconded  
*That the meeting adjourn (7:39 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 22, 2013.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)