



## Regular Council Meeting

Tuesday, May 24, 2011

Time: 7:00 p.m.

Place: Council Chambers  
Richmond City Hall

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

Acting Corporate Officer – Gail Johnson

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

RES NO. ITEM

### MINUTES

- R11/10-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council Meeting held on Monday, May 9, 2011, and*
  - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, May 16, 2011,*
- each be adopted as circulated.*

**CARRIED**



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

**AGENDA ADDITIONS & DELETIONS**

It was noted that a new Motion would be considered for Agenda Item No. 8, *Revised OCP "Community Institutional" Assembly Use Policy*.

It was also noted that the agenda included a revised Bylaw 8671, in connection with Item No. 9, Application by GBL Architects Inc. for a Zoning Text Amendment to the "Congregate Housing (ZR6) - ANAF Legion (Steveston)" zone to include Retail, General as a Secondary Use at 11900 No. 1 Road.

R11/10-2

It was moved and seconded

*That the agenda for the May 24, 2011 Regular Council Meeting be adopted with the aforementioned changes.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

R11/10-3

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**



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

3.    Delegations from the floor on Agenda items.

Item No. 8 – Revised OCP “Community Institutional” Assembly Use Policy

Ian Robertson, Treasurer, Diocese of New Westminster, Anglican Church of Canada stated that assembly use land owners wish to be treated as any other land owner, subject to the same rules without additional restrictions as part of the rezoning process. He added that the tax exempt status granted to assembly use land owners was from the federal and provincial governments, and it was beyond the City’s jurisdiction to alter it. Mr. Robertson also stated that assembly use land owners did not need the City to act as a buffer between them and the developers. He expressed support for the proposed revised Motion on this matter.

Item No. 8 – Revised OCP “Community Institutional” Assembly Use Policy

Curtis Green, Richmond Gospel Society, 9160 Dixon Ave., stated that he supported every aspect of what Mr. Robertson had said, and reiterated that assembly use land owners want to be treated as other property owners. He also supported the proposed revised Motion.

Item No. 15 – No. 1 Road and Moncton Street – Proposed Intersection and Surrounding Pedestrian Crosswalk Improvements

Andy Hobbs, 12015 Imperial Drive, spoke in opposition to the proposed improvements, expressing his concerns that the Steveston Village atmosphere would be altered with a traffic light at No. 1 Road and Moncton, making the area less pedestrian, bike and family friendly. He remarked that the congestion at that intersection was infrequent, confined mostly to Fridays, Saturdays and Sunday, and did not warrant the expense of installing a traffic light. Mr. Hobbs also had concerns about overall public safety as traffic lights allowed traffic to flow through at higher speeds, and many drivers speed up at a yellow light rather than stopping. The area surrounding the intersection usually has a high volume of pedestrians and a traffic light would create the potential for a really serious accident or a fatality. He believed the existing 4 way stop signs ensure the traffic is slowed down.

- R11/10-4    4.    It was moved and seconded  
*That Committee rise and report (7:31 p.m.).*

**CARRIED**



Regular Council Meeting  
Tuesday, May 24, 2011

RES NO. ITEM

Due to the large audience present to hear the deliberations on Item No. 8, there was agreement to vary the agenda and consider the matter at this point in the meeting.

PLANNING COMMITTEE –  
Councillor Bill McNulty, Chair

8. **REVISED OCP “COMMUNITY INSTITUTIONAL” ASSEMBLY USE POLICY**

(File Ref. No.: 12-8060-20-8758) (REDMS No. 3213486, 3208831, 3208873, 3205779)

R11/10-5

It was moved and seconded

*Whereas applications to redesignate from “Community Institutional” to other OCP designations for the purpose of redevelopment will be entertained and brought forward via the Planning Committee for consideration, without the need to retain assembly uses. This represents a change in approach as historically redesignation of “Community Institutional” sites has been discouraged; and*

*Whereas staff will ensure that typical development elements (e.g. access, parking, layout, tree protection, etc.) are reviewed and evaluated; and*

*Whereas staff will negotiate typical development requirements (e.g. child care, public art, Affordable Housing Strategy requirements, servicing upgrades, etc.) but will not specifically require a “community benefit” provision; and*

*Whereas each application will be brought forward to Planning Committee for consideration on a case by case basis as quickly as possible;*

**THEREFORE** be it resolved, that when proposals to rezone Assembly zoned land or to change the OCP designation of such land come forward, Staff and Council will each review and address such applications on a case by case basis.

**CARRIED**

OPPOSED: Cllr. Steves (to the first “Whereas” clause)



**Regular Council Meeting  
Tuesday, May 24, 2011**

RES NO.    ITEM

**CONSENT AGENDA**

- R11/10-6    5.    It was moved and seconded  
*That Items 6 through 19 with the removal of Items No. 8, 13 and 15 be adopted by general consent.*

**CARRIED**

**6.    COMMITTEE MINUTES**

*That the minutes of:*

- (1)    the Community Safety Committee meeting held on Tuesday, May 10, 2011;*
- (2)    the Finance Committee meeting held on Monday, May 9, 2011;*
- (3)    the General Purposes Committee meeting held on Monday, May 16, 2011;*
- (4)    the Planning Committee meeting held on Tuesday, May 17, 2011;  
and*
- (5)    the Public Works & Transportation Committee meeting held on  
Wednesday, May 18, 2011;*

*be received for information.*

**ADOPTED ON CONSENT**

**7.    NON-FARM USE FILL APPLICATIONS BY 0826239 BC LTD. FOR PROPERTIES LOCATED AT 20100 WESTMINSTER HIGHWAY AND 6980 NO. 9 ROAD**

(File Ref. No.: 12-8080-12) (REDMS No. 3061912, 2302409, 3082017)

- (1)    That Council endorse the non-farm use applications submitted by 0826239 BC Ltd to fill the properties located at 20100 Westminster Highway and 6980 No 9 Road to an agricultural standard suitable for the purpose of wasabi farming; and*
- (2)    That the endorsed applications be forwarded to the Agricultural Land Commission (ALC) for consideration with the recommendation that the ALC incorporate as a condition of permit:*



**Regular Council Meeting  
Tuesday, May 24, 2011**

RES NO. ITEM

- (a) *The requirement for a performance bond, in a form and amount deemed acceptable to the ALC as a mitigation measure until the satisfactory completion of the proposed project and;*
- (b) *The requirement for quarterly inspections and monitoring by a professional agrologist as well as the submission of quarterly activity reports to the ALC with a copy to the City.*

**ADOPTED ON CONSENT**

**8. REVISED OCP "COMMUNITY INSTITUTIONAL" ASSEMBLY USE POLICY**

(File Ref. No.: 12-8060-20-8758) (REDMS No. 3213486, 3208831, 3208873, 3205779)

See page 4 for action taken on this matter.

**9. APPLICATION BY GBL ARCHITECTS INC. FOR A ZONING TEXT AMENDMENT TO THE "CONGREGATE HOUSING (ZR6) – ANAF LEGION (STEVESTON)" ZONE TO INCLUDE RETAIL, GENERAL AS A SECONDARY USE AT 11900 NO. 1 ROAD**

(File Ref. No.: 12-8060-20-8761, ZT 11-567151) (REDMS No. 3196935, 3198975v1, 3218426, 3198975v2)

*That Revised Bylaw No. 8761, for a Zoning Text Amendment, to include "Retail, General" as a Secondary Use in "Congregate Housing (ZR6) – ANAF Legion (Steveston)" be introduced and given first reading.*

**ADOPTED ON CONSENT**

**10. AM-PRI CONSTRUCTION LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9791 & 9811 FERNDALE ROAD AND 6071, 6091 & 6131 NO. 4 ROAD FROM "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM2)" IN ORDER TO DEVELOP A 24 UNIT TOWNHOUSE DEVELOPMENT**

(File Ref. No.: 12-8060-20-8763, RZ 10-554759) (REDMS No. 3202754, 3204301)

*That Bylaw No. 8763 for the rezoning of 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**ADOPTED ON CONSENT**



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

11.    **APPLICATION BY PAUL TANG AND TONY CHEN FOR REZONING AT 8691, 8711, 8731, 8751, 8771 AND 8791 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8739, RZ 10-545919) (REDMS No. 3174018, 3203063)

*That Bylaw No. 8739, for the rezoning of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

12.    **APPLICATION BY MAY MAY WO CHAN FOR A STRATA TITLE CONVERSION AT 7311/7331 LINDSAY ROAD**

(File Ref. No.: 08-4105-20, SC 10-557884) (REDMS No. 3202185, 1467889, 280115)

*(1) That the application for a Strata Title Conversion by May May Wo Chan for the property located at 7311/7331 Lindsay 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 2011;*
- (b) Registration of a flood indemnity covenant on Title; and*
- (c) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*

*(2) That the City, as the Approving Authority, delegate to the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

**ADOPTED ON CONSENT**

13.    **APPLICATION BY WESTERN ST. ALBANS VENTURE LTD. FOR REZONING AT 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSE (RTH4)**

(File Ref. No.: 12-8060-20-8759, RZ 10-519918) (REDMS No. 3185380, 3206211)

See page 10 for action taken on this matter.





**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO. ITEM

14. **TRAFFIC BYLAW AMENDMENT – AMENDMENTS TO SCHEDULE A OF BYLAW 5870 TO ADD WEIGHT LIMITS TO THE DELEGATED AUTHORITY OF THE GENERAL MANAGER, ENGINEERING & PUBLIC WORKS AND TO SCHEDULE C OF BYLAW 5870 TO AMEND THE SPEED LIMIT ON WESTMINSTER HIGHWAY BETWEEN NO. 6 ROAD AND NELSON ROAD FROM 60 KM/H TO 50 KM/H**

(File Ref. No.: 12-8060-20-8730, XR: 10-6450-15-01) (REDMS No. 3162511)

*That Traffic Bylaw No. 5870, Amendment Bylaw No. 8730, which:*

- (1) *establishes a 50 km/h speed limit on Westminster Highway between No. 6 Road and Nelson Road; and*
  - (2) *delegates the authority to order weight limits for vehicles operating on City roads to the General Manager, Engineering & Public Works,*
- be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**

15. **NO. 1 ROAD AND MONCTON STREET – PROPOSED INTERSECTION AND SURROUNDING PEDESTRIAN CROSSWALK IMPROVEMENTS**

(File Ref. No.: 10-6450-08-01) (REDMS No. 3209892)

See page 11 for action taken on this matter.

16. **WILLIAMS ROAD AREA LANE UPGRADES**

(File Ref. No.: 10-6340-01) (REDMS No. 3203999)

*That the Williams Road Area Lane Upgrade projects (Attachment 1) be funded through the Asphalt Capping Provision account and the 2011 Asphalt Capping Program and that these adjustments be included as amendments to the 2011 – 2015 Five Year Financial Plan.*

**ADOPTED ON CONSENT**

17. **REVISED WATER SHORTAGE RESPONSE PLAN (SPRINKLING RESTRICTIONS)**

(File Ref. No.: 10-6650-09-01, XR:12-8060-20-7784) (REDMS No. 3208786)

*That staff bring forward amendments to Water Use Restriction Bylaw No. 7784 in accordance with the “Revised Water Shortage Response Plan (Sprinkling Restrictions)” report from the Director, Engineering.*

**ADOPTED ON CONSENT**





**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

**18.    ECO CENTRE CONCEPT**

(File Ref. No.: 10-6370-04-01) (REDMS No. 3143090)

- (1)    *That the Eco Centre concept, as outlined in the staff report dated May 5, 2011, be reviewed and explored for consideration and further discussion;*
- (2)    *That staff report back on potential Eco Centre site alternatives, a conceptual layout and a draft business and operating model; and*
- (3)    *That staff liaise with Metro Vancouver to identify potential terms and conditions, as part of the draft business model, in relation to responsibility for funding and operating a Richmond-based Eco Centre.*

**ADOPTED ON CONSENT**

**19.    REPORT 2010: TOWARDS EXCELLENCE IN RECYCLING AND SOLID WASTE MANAGEMENT**

(File Ref. No.: 10-6370-01, XR: 10-6405-01) (REDMS No. 3199929)

*That the "Report 2010: Towards Excellence in Recycling and Solid Waste Management", be:*

- (1)    *endorsed and made available to the community through the City's website and other communications medium;*
- (2)    *used as the basis to prepare the Solid Waste Sustainability Strategic Program as a component of the City's Sustainability Framework; and*
- (3)    *forwarded to the Metro Vancouver Waste Management Committee for information.*

**ADOPTED ON CONSENT**



Regular Council Meeting  
Tuesday, May 24, 2011

RES NO. ITEM

\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

\*\*\*\*\*

PLANNING COMMITTEE  
Councillor Bill McNulty, Chair

In accordance with Section 100 of the *Community Charter*, Councillors Evelina Halsey-Brandt and Greg Halsey-Brandt declared themselves to be in a potential conflict of interest as they own property in the area and left the meeting (8:24 p.m.).

- 13. **APPLICATION BY WESTERN ST. ALBANS VENTURE LTD. FOR REZONING AT 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSE (RTH4)**  
(File Ref. No.: 12-8060-20-8759, RZ 10-519918) (REDMS No. 3185380, 3206211)

R11/10-7

It was moved and seconded  
*That Bylaw No. 8759, for the rezoning of 7500, 7520, 7540 and 7560 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH4)", be introduced and given first reading.*

**CARRIED**

*Councillors E. Halsey- Brandt and G. Halsey-Brandt re-entered the meeting (8:25 p.m.).*



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO. ITEM

**PUBLIC WORKS & TRANSPORTATION COMMITTEE**

Councillor Linda Barnes, Chair

**15. NO. 1 ROAD AND MONCTON STREET – PROPOSED INTERSECTION AND SURROUNDING PEDESTRIAN CROSSWALK IMPROVEMENTS**

(File Ref. No.: 10-6450-08-01) (REDMS No. 3209892)

R11/10-8

It was moved and seconded

**(1) That the proposed intersection and pedestrian crosswalk improvements at the following locations in the Steveston Village area, as described in the attached report dated April 21, 2011, be approved for implementation:**

**(a) No. 1 Road/Moncton Street - signalization with “pedestrian scramble” phase and raising of pavement with artistic design of crosswalk markings;**

**(b) Moncton Street/Hayashi Court, No. 1 Road/Chatham Street, Moncton Street/Easthope Avenue – raising of crosswalk pavement; and**

**(c) Chatham Street between 1<sup>st</sup> Avenue and 4<sup>th</sup> Avenue - introduction of temporary curb extensions for a test period of 12 months followed by permanent installation if supported by area stakeholders;**

**(2) That staff monitor the effectiveness of the above pilot “pedestrian scramble” feature at No. 1 Road/Moncton Street intersection and report back to Council after one year of implementation; and**

**(3) That a public information process for the above improvements be carried out during Summer 2011 prior to the start of construction and activation of the traffic signals at the No. 1 Road/ Moncton Street intersection.**

The question on Resolution No. R11/10-8 was not called as the following amendment was introduced.

R11/10-9

It was moved and seconded

**That the words “signalization with pedestrian scramble phase” be deleted from Part 1(a), and the words “and activation of the traffic signals” be deleted from Part 3 of Resolution No. R11/10-8.**



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

The question on Resolution No. R11/10-9 was called and it was **DEFEATED** with Mayor Brodie and Cllrs. Barnes, Dang, S. Halsey-Brandt, Johnston, McNulty, and Steves opposed.

The question on Resolution No. No. R11/10-8 was then called, and it was **CARRIED**.

**GENERAL PURPOSES COMMITTEE –**  
Mayor Malcolm D. Brodie, Chair

20. **ELECTION AND POLITICAL SIGNS BYLAW NO. 8713**  
(File Ref. No.: 12-8060-20-8717/8718/8713) (REDMS No. 3143091, 3145507, 3142710, 3143116, 3143117,)

R11/10-10

It was moved and seconded

- (1) *That the following bylaws, which aim to clarify and modernize the regulations pertaining to election and political signs (as outlined in Option 1 in the staff report dated April 21, 2011 from the Director, City Clerk's Office), each be introduced and given first, second and third readings:*
- (a) *Election and Political Signs Bylaw No. 8713;*
  - (b) *The Corporation of the Township of Richmond Sign Bylaw No. 5560, Amendment Bylaw No. 8717; and*
  - (c) *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8718; and*
- (2) *That upon adoption of Election and Political Signs Bylaw No. 8713, Council Policy No. 9304, "Signs – Political," adopted on October 12, 1993, is rescinded.*

**CARRIED**

OPPOSED: Cllrs. S. Halsey-Brandt



**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM

**ANNOUNCEMENT OF APPOINTMENT TO AN ADVISORY  
COMMITTEE**

• **Richmond Agricultural Advisory Committee**

**For a one and a half-year term to expire on December 31, 2012:**  
Stephen Easterbrook

**BYLAWS FOR ADOPTION**

R11/10-11

It was moved and seconded

*That the following bylaws be adopted:*

*Zoning & Development Bylaw No. 8500, Amendment Bylaw No. 8639  
(9751 No. 3 Road, RZ 10-525049)*

*Housing Agreement Bylaw No. 8687  
(9500 Odlin Road and 9399 Tomicki Avenue)*

**CARRIED**

**ADJOURNMENT**

R11/10-12

It was moved and seconded

*That the meeting adjourn (8:56 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  
Tuesday, May 24, 2011.

---

Mayor (Malcolm D. Brodie)

---

Acting Corporate Officer (Gail Johnson)



City of  
Richmond

Minutes

**Regular Council Meeting**  
**Tuesday, May 24, 2011**

RES NO.    ITEM