



Regular Council

Monday, May 28, 2018

Place: Council Chambers
Richmond City Hall

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

Acting Corporate Officer – Claudia Jesson

Absent: Councillor Linda McPhail

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

RES NO. ITEM

MINUTES

R18/10-1 1. It was moved and seconded

That:

***(1) the minutes of the Regular Council meeting held on May 14, 2018;
and***

***(2) the minutes of the Regular Council meeting for Public Hearings held
on May 22, 2018;***

be adopted as circulated.

CARRIED



**Regular Council
Monday, May 28, 2018**

AGENDA ADDITIONS & DELETIONS

The Acting Corporate Officer noted two additions for the agenda, and read out the recommendations forwarded from the Special General Purposes Committee May 28, 2018 (copy on file, City Clerk's Office).

R18/10-2

It was moved and seconded

That "Response to Referral – Agricultural Advisory Committee Comments on Additional Dwellings for Farm Workers and Proposed Agricultural Building and Greenhouse Regulations" be added to the Council Agenda as Item 16A; and

That "Update to Bylaw: Richmond Zoning Bylaw 8500, Amendment Bylaw 9865 (Secondary Suites in Duplexes)" be added to the Council Agenda as Item 16B.

CARRIED

PRESENTATION

Liesl Jauk, Manager, Arts Services, presented the 2017 Arts Update video and noted that the Arts Update 2017 was now available online. Ms. Jauk also advised that an online survey soliciting feedback for the Arts Strategy 2018 was open until Sunday, June 3, 2018 and encouraged residents to take the survey. She also noted that additional comments can be submitted by email at culture@richmond.ca.

COMMITTEE OF THE WHOLE

R18/10-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).

CARRIED



Regular Council
Monday, May 28, 2018

3. Delegations from the floor on Agenda items

Item No. 12 – ICBC-City Of Richmond Road Improvement Program – Proposed Projects For 2018

Kelly Greene, Richmond resident, expressed concern that the Richmond railway greenway was not on the list of proposed improvement projects in attachment 2 of the staff report and urged Council to include it. Ms. Greene further noted safety concerns with intersections along the path, especially with cyclists crossing. In response to questions from Council, Ms. Greene clarified that the specific intersections she referred to are Railway Avenue and Williams Road and Railway Avenue and Francis Road. She further noted that the intersection at Blundell Road has improved recently.

Item No. 16A – Response to Referral – Agricultural Advisory Committee Comments on Additional Dwellings for Farm Workers and Proposed Agricultural Building and Greenhouse Regulations

Doug Wright, 11540 No. 3 Road, offered comments regarding the need for farming operations to have numerous buildings, especially for storage use. He further expressed support for the Agricultural Advisory Committee's recommendation of up to 2000 m² allowance per building noting the need for larger buildings.

In response to questions from Council, Mr. Wright expressed concern regarding the application process for agricultural buildings noting the cost and possible time delay could impact his ability to build what is required. He further noted that there is usually a narrow opportunity in which to build in order to be finished prior to harvest time. In response to further queries, Mr. Wright commented that a larger building size should be allowable without the need to go through an application process.



**Regular Council
Monday, May 28, 2018**

Item No. 16A – Response to Referral – Agricultural Advisory Committee
Comments on Additional Dwellings for Farm Workers and Proposed
Agricultural Building and Greenhouse Regulations

Katherine McCreary, 7560 Glacier Crescent, spoke in support for Option 1, exempting Agricultural buildings with a lot coverage of less than 300 m², noting that it would impede the cultivation of cannabis in large greenhouses that require concrete slabs and that limiting buildings on farmland is essential to protect soil-based agriculture. She further noted that Option 1 does provide a process for an application if variances are required.

- R18/10-4 4. It was moved and seconded
 That Committee rise and report (7:19 p.m.).

CARRIED

CONSENT AGENDA

- R18/10-5 5. It was moved and seconded
 That Items No. 6 through No. 16 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on May 15, 2018;*
- (2) the General Purposes Committee meeting held on May 22, 2018;*
- (3) the Planning Committee meeting held on May 23, 2018;*
- (4) the Public Works and Transportation Committee meeting held on
 May 24, 2018;*

be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, May 28, 2018

7. APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE - TRUESTEA CAFE LTD DOING BUSINESS AS: THE TRUE'STEA RESTAURANT- 8400 ALEXANDRA RD UNIT 180

(File Ref. No. 12-8275-30-001) (REDMS No. 5818206)

- (1) That the application from Truestea Cafe Ltd., doing business as, The True'stea Restaurant, for a new Liquor Primary Liquor Licence to operate entertainment with full service Asian cuisine, at premises located at 8400 Alexandra Rd Unit 180, with liquor service, be supported for:*
 - (a) A new Liquor-Primary Liquor Licence with primary business focus of entertainment, specifically live music and games with total person capacity of 197 persons;*
 - (b) Family Food Service to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian, when food service is available for families; and*
 - (c) Liquor service hours for Monday to Sunday, from 12:00 p.m. to 2:00 a.m.;*
- (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 197 persons indoor 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) There is no history of non-compliance with this operation;*



Regular Council
Monday, May 28, 2018

- (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 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) That Council's comments on the general impact of the views of residents, businesses and property owners are as follows:*

 - (i) The community consultation process was completed as part of the application process; and*
 - (ii) The community consultation process resulted in no comments or views submitted from residents, businesses and property owners;*
- (f) That 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.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 28, 2018**

8. APPLICATION TO REQUEST A FOOD PRIMARY ENTERTAINMENT ENDORSEMENT FOR FOOD-PRIMARY LIQUOR LICENCE #139438 – RICHMOND COUNTRY CLUB – 9100 STEVESTON HIGHWAY

(File Ref. No. 12-8275-30-001) (REDMS No. 5814183)

- (1) That the application from Richmond Country Club, operating at 9100 Steveston Hwy, requesting a Food-Primary Entertainment Endorsement for Patron Participation to Food- Primary Liquor Licence # 139438, to enable patrons to dance at the establishment, be supported;*
- (2) That a letter be sent to Liquor Control and Licensing Branch advising that:*
 - (a) Council supports the amendment for a Patron Participation Entertainment Endorsement on Food-Primary Liquor Licence # 139438 as the endorsement will not have a significant impact on the community;*
 - (b) The hours of liquor sales will remain the same at:*
 - (i) 9:00 a.m. to 1:00 a.m., Monday to Saturday; and*
 - (ii) 9:00 a.m. to Midnight, Sunday;*
 - (c) The new seating capacity for the food primary portion of the licence will be increased to 694 persons indoors and 190 persons patio;*
- (3) That Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) The potential for additional noise and traffic in the area was considered;*
 - (b) The impact on the community was assessed through a community consultation process;*
 - (c) Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose; and*



**Regular Council
Monday, May 28, 2018**

- (d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the 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 subject property were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*
 - (ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how comments or concerns could be submitted;*
- (e) That Council's comments and recommendations respecting the view of the residents, businesses and property owners are as follows:*

 - (i) The community consultation process was completed as part of the application process; and*
 - (ii) The community consultation process resulted in no comments or views submitted from residents, businesses and property owners;*
- (f) That Council recommends the approval of the permanent change to add patron participation entertainment endorsement to the Food Primary Licence for the reasons that the addition of the endorsement proposed is acceptable to the majority of the residents, businesses and property owners in the area and the community.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 28, 2018**

9. VOTING DIVISIONS FOR THE 2018 GENERAL LOCAL AND SCHOOL ELECTION

(File Ref. No. 12-8125-80-05; 12-8060-20-009876) (REDMS No. 5814102 v. 3; 5818795; 5837730; 5838086)

That Civic Election Administration and Procedure Bylaw No. 7244, Amendment Bylaw No. 9876, which proposes adjustments to voting division boundaries and establishes 4 additional voting divisions for the 2018 General Local and School Election, be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

10. APPLICATION BY 1076694 B.C. LTD. FOR REZONING AT 10451, 10471 & 10491 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-009872) (REDMS No. 5775047; 5827637)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

ADOPTED ON CONSENT

11. APPLICATION BY BRIAN ROSS MOTORSPORTS CORP. (DBA ALFA MASERATI OF RICHMOND) FOR REZONING AT 5480 PARKWOOD WAY FROM "INDUSTRIAL BUSINESS PARK (IB1)" TO "VEHICLE SALES (CV)"

(File Ref. No. 12-8060-20-009874) (REDMS No. 5835840 v. 3; 5835379; 2221494)

(1) That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:

- (a) from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and**
- (b) from "Industrial" to "Commercial" in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;**



**Regular Council
Monday, May 28, 2018**

be introduced and given first reading;

- (2) *That Bylaw 9874, having been considered in conjunction with:
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

ADOPTED ON CONSENT

12. ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM – PROPOSED PROJECTS FOR 2018

(File Ref. No. 01-0150-20-ICBC1-01) (REDMS No. 5764530 v. 5)

- (1) *That the list of proposed road safety improvement projects, as described in Attachment 2 of the staff report titled "ICBC-City of Richmond Road Improvement Program – Proposed Projects for 2018," dated May 15, 2018 from the Director, Transportation be endorsed for submission to the ICBC 2018 Road Improvement Program for consideration of cost-share funding; and*
- (2) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to negotiate and execute the cost-share agreements, and that the 5-Year Financial Plan (2018-2022) be amended accordingly.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 28, 2018**

13. UNDERPINNING WORKS AND CONSTRUCTION FENCE ENCROACHMENT BYLAW NO. 9833

(File Ref. No. 12-8060-20-009833; 12-8060-20-009833; 12-8060-20-009868) (REDMS No. 5818564; 5756381; 5762730)

That Underpinning Works and Construction Fence Encroachment Bylaw No. 9833 and Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9868, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

14. 2017 CLIMATE ACTION REVENUE INCENTIVE PROGRAM AND CARBON NEUTRAL PROGRESS REPORT

(File Ref. No. 10-6125-07-03) (REDMS No. 5811042 v. 7; 5773600; 5806151)

That, in accordance with Provincial requirements, the Climate Action Revenue Incentive Program Report and Carbon Neutral Progress Report be posted on the City's website for public access.

ADOPTED ON CONSENT

15. 2017 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6175-03-03) (REDMS No. 5778511 v. 2)

That the staff report titled "2017 Annual Water Quality Report" dated April 23, 2018 from the Acting General Manager, Public Works, be endorsed and made available to the community through the City's website and through various communication tools including social media and as part of community outreach activities.

ADOPTED ON CONSENT

16. UBCM RESOLUTIONS - PROVINCIAL ACTION ON ZERO EMISSIONS VEHICLES AND LOW CARBON FUELS

(File Ref. No. 10-6125-07-02) (REDMS No. 5800684)

That the proposed UBCM resolutions titled "Zero Emissions Vehicle Mandate" and "Strengthen Low Carbon Fuel Requirement" be submitted to the Union of BC Municipalities, as attached to the staff report titled "UBCM Resolutions - Provincial Action on Zero Emissions Vehicles and Low Carbon Fuels" dated April 11, 2018, from the Senior Manager, Sustainability and District Energy.

ADOPTED ON CONSENT



**Regular Council
Monday, May 28, 2018**

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

NON-CONSENT AGENDA ITEMS

**16A. RESPONSE TO REFERRAL – AGRICULTURAL ADVISORY
COMMITTEE COMMENTS ON ADDITIONAL DWELLINGS FOR
FARM WORKERS AND PROPOSED AGRICULTURAL BUILDING
AND GREENHOUSE REGULATIONS**

(File Ref. No. 08-4430-03-10; 12-8060-20-009861) (REDMS No. 5854480; 5792017; 5854629)

Mayor Brodie gave a brief overview of the proposed options outlined in the staff memorandum and read through the recommendation forwarded from the Special General Purposes Committee.

R18/10-6

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9861, to regulate large agricultural buildings and greenhouses, be introduced and given first reading;*

(2) *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

Whereas Council has granted first reading to a bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses;

Therefore be it resolved that staff bring all building permit applications for agricultural buildings and greenhouses in the agriculture (AGI) zone, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses; and



**Regular Council
Monday, May 28, 2018**

- (3) *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the province impose a temporary moratorium on the use of lands in the Agricultural Land Reserve for cannabis production.*

The question on the motion was not called as discussion ensued regarding the application process, and in response to questions from Council, staff noted that applications for agricultural buildings in excess of the proposed limit could be expedited. Staff further clarified that if the proposed recommendations were approved by Council, the matter would be forwarded to the June 18, 2018 Public Hearing. Discussion further ensued regarding limiting the potential for cannabis growth on agricultural land and the future impact of limiting agricultural building size.

There was agreement among Council that the Parts of the motion be voted separately and the question on Part (1) was called and it was **CARRIED** with Cllr. Loo opposed.

The question on Part (2) of the motion was called and it was **CARRIED**.

The question on Part (3) of the motion was called and it was **CARRIED**.

Following the discussion, the following **referral motion** was introduced:

R18/10-7

It was moved and seconded

That staff review the development variance permit and rezoning procedures and fees, including timing, in regards to applications concerning agricultural buildings and greenhouses and report back.

CARRIED

- 16B. **UPDATE TO BYLAW: RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9865 (SECONDARY SUITES IN DUPLEXES)**
(File Ref. No. 08-4000-01; 12-8060-20-009865) (REDMS No. 5848173; 5848167)

Mayor Brodie read through the recommendations forwarded from the Special General Purposes Committee and noted the correction of the definition present in the proposed amendment to the bylaw.



**Regular Council
Monday, May 28, 2018**

R18/10-8

It was moved and seconded

- (1) *That the definition of "Housing, two-unit" be updated in accordance with the (revised) Bylaw 9865, as attached to the staff memorandum from the Director, Development dated May 25, 2018; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9865 be given second reading, as amended on this day.*

CARRIED

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that Agnes Lee has been appointed to the Child Care Development Advisory Committee for a two-year term to expire on December 31, 2019.

Mayor Brodie also announced that Heritage Office Furnishings has been awarded a standing contract for furniture solutions and management services for a three-year term, to be executed upon mutual consent of both parties.

BYLAWS FOR ADOPTION

R18/10-9

It was moved and seconded

That the following bylaws be adopted:

Traffic Bylaw No. 5870, Amendment Bylaw No. 9786;

Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9787;

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9827;

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9829;

Housing Agreement (8511 Capstan Way & 3360 No. 3 Road) Bylaw No. 9854; and

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9755.

CARRIED



**Regular Council
Monday, May 28, 2018**

DEVELOPMENT PERMIT PANEL

- R18/10-10 17. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on May 16, 2018, and the Chair's report for the Development Permit Panel meeting held on March 28, 2018, be received for information; and*
 - (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-791769) for the property at 9211, 9251, 9271, 9291 Odlin Road be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

- R18/10-11 It was moved and seconded
That the meeting adjourn (8:14 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, May 28, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)