



Regular Council

Monday, June 26, 2017

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 Linda McPhail
Councillor Harold Steves (entered at 7:03 p.m.)

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

- R17/12-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on June 12, 2017, be adopted as circulated;*
 - (2) *the minutes of the Special Council meeting held on June 19, 2017, be adopted as circulated; and*
 - (3) *the minutes of the Regular Council meeting for Public Hearings held on June 19, 2017, be adopted as circulated.*

CARRIED



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PRESENTATIONS

(1) Winners of the Cool It! Challenge

Brendan McEwen, Sustainability Manager, spoke of the Cool It! Challenge, previously known as the Climate Change Showdown, noting that it is a friendly competition for elementary school students and their families to reduce Greenhouse Gas emissions. The 4-week Challenge is delivered in partnership by the City of Richmond, the BC Sustainable Energy Association and the Richmond School District. He highlighted that more than 8,000 Richmond students have participated in the Challenge over the years and together, these students have reduced greenhouse gas emissions by over 5,000 tonnes – the equivalent of taking more than a thousand passenger vehicles off the road.

Mr. McEwen introduced the winners of the Cool It! Challenge – Mr. McCuaigs' Grade 6/7 Class from James Whiteside Elementary.

Shiraz Memon, student in Mr. McCuaigs' Grade 6/7 class, stated that the Cool It! Challenge was awesome and it inspired his classmates to take care of the environment. He commented on pollution and global warming, noting that these environmental concerns can be addressed if everyone does their part.

Councillor Steves entered the meeting (7:03 p.m.).

(2) Canadian Award for Financial Reporting and the Award for Outstanding Achievement in Popular Annual Financial Reporting

Ted Townsend, Director, Corporate Communications and Marketing, accompanied by Jerry Chong, Director, Finance, presented the Canadian Award for Financial Reporting and the Award for Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association of the United States and Canada for the City's 2015 Annual Reports.



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(3) Council Term Goals Achievement Highlights for 2016

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Lani Schultz, Corporate Programs Consultant, accompanied by Claire Adamson, Program Manager I, highlighted 2016 Council Term Goals achievements:

- a comprehensive police services review was completed to ensure the most appropriate policing model was in place for Richmond;
- a wide array of award winning parks, cultural, and recreation programs and special events were delivered;
- development permits totalling over \$715 million in construction value were processed;
- implementation of the City's robust sustainability framework was continued;
- over \$18 million of funding was secured for infrastructure related to community safety, sustainability and community services from the Federal and Provincial governments;
- large infrastructure projects such as the Minoru Centre for Active Living continue to progress;
- financial stewardship remained favourable;
- platforms to foster simpler ways for businesses to conduct business were improved; and
- a significant number of community consultations, information sessions and open houses were held regarding upcoming plans and projects.

COMMITTEE OF THE WHOLE

- R17/12-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:19 p.m.).

CARRIED

3.



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In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a conflict of interest with respect to Item No. 22 as he has a business that deals with single-family dwelling construction and left the meeting at 7:20 p.m.

3. Delegations from the floor on Agenda items.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Brad Dore, 9051 Blundell Road, distributed renderings of single-family homes (copy on file, City Clerk's Office), and compared the potential effects between the proposed staff recommendations as presented in Bylaw 9524 and the Planning Committee recommendations as presented in Bylaw 9737. He was of the opinion that a minimum setback of 7.5 meters for 40% of the ground floor lends itself better to create usable private space in the rear yard.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Raman Kooner, 3399 Moresby Drive, was of the opinion that the proposed minimum rear yard setback of 6.0 meters (20 feet) for the 60% of the rear wall, and 7.5 meters (25 feet) for the remaining 40% of the rear wall at the ground floor, achieves better inward articulation, thereby reducing the appearance of massing. Also, he remarked that the proposed 9.8 meters maximum forward projection for an attached garage is needed in order to make the garage useable.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

██████████, Westwind resident, remarked that over the course of the past two years she has participated in every opportunity for feedback regarding mega homes and expressed her concern with regard to what is proposed in Bylaw 9737. She queried the integrity of the public consultation process, noting that the feedback provided through surveys and open houses appear to have been dismissed in favour of the wants of builders.



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Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Anne Piche, 11800 6th Avenue, suggested that the Steveston area be exempt from the proposed bylaw given that it generally has smaller lots and lanes in the area provide space between the lots. She commented on challenges of building on smaller lots in Steveston, and suggested that ‘cookie cutter’ houses not be permitted within one to two houses of each other.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Gursher Randhawa, 6300 Woodwards Road, remarked that as a builder, the proposed regulations would further limit his ability to build a unique home and suggested that the proposed regulations be reconsidered as they create inefficient layouts.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Jas Sandhu, 8091 Williams Road, expressed concern with regard to the online survey as it relates to the number of surveys submitted, geographical data of the submissions, and queried whether there were any provisions to prohibit multiple submissions from one person. Also, Mr. Sandhu noted that he submitted materials to staff regarding the proposed single-family building massing regulations and queried why it was not included as part of the materials presented before Council.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Cindy Lee, 7720 Malahat Avenue, commented on the effects of massing in her neighbourhood and throughout the city, noting that the tree canopy is disappearing and shadowing from large homes reduces neighbouring homes’ sunlight. Also, she was of the opinion that the comments from builders appear to have a higher standing than that of residents.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Kerry Starchuk, 7611 Lancing Place, expressed concern regarding the size of homes being built in Richmond and queried the rationale for such homes as she believed many homes are vacant.



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Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Lyn ter Borg, Sandpiper Court, expressed concern with regard to regulations related to side yard setbacks and garage projections. She distributed photographs demonstrating narrow side yards and read from her submission (attached to and forming part of these minutes as Schedule 1).

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Randy Randhawa, Richmond realtor, builder, and resident, commented on needs and wants, noting that there are two sides to a coin and those that wish to have large homes should be able to have them. Mr. Randhawa then spoke in favour of the proposed Planning Committee recommendation as presented in Bylaw 9737.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Holly Whitehead, 3800 Bayview Street, expressed concern with regard to the proposed staff recommendations as presented in Bylaw 9524, noting that house design options are currently limited and the proposed bylaw would further exasperate a challenging situation. Ms. Whitehead then spoke in favour of the Planning Committee recommendations as presented in Bylaw 9737 as favouring more creative design options for homes.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Rob Williamson, 8166 Mirabel Court, expressed concern regarding the public consultation process as it relates to changes recommended by the Planning Committee contrary to staff's initial recommendations, which were based on feedback from the public consultation process. Also, Mr. Williamson queried regulations for decks as they relate to the proposed single-family building massing regulations.



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Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Samuel Yao, 8420 Pigott Road, was of the opinion that single-family building massing regulations should be unique to each area. Also, Mr. Yao remarked that the proposed regulations are difficult to understand, particularly for those with English as a second language.

Item No. 22 – Single Family Dwelling Building Massing Regulation – Second Phase

Yvonne Bell, 10431 Mortfield Road, stated that she would like the matter to be referred back to staff as she believed that there is a need for additional green space and the retention of mature trees. She expressed concern regarding large new homes in the Broadmoor area and other areas, noting that the privacy of residents in existing homes are negatively affected as a result of this type of development. Ms. Bell then expressed concerns that the bylaw under consideration does not reflect the results of the public consultation process.

- R17/12-3 4. It was moved and seconded
That Committee rise and report (8:36 p.m.).

CARRIED

Councillor Dang returned to the meeting (8:37 p.m.).

CONSENT AGENDA

- R17/12-4 5. It was moved and seconded
That Items No. 6 through No. 21 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the Community Safety Committee meeting held on June 13, 2017;*
- (2) the General Purposes Committee meeting held on June 19, 2017;*

7.



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- (3) *the Planning Committee meeting held on June 20, 2017; and*
(4) *the Public Works and Transportation Committee meeting held on June 21, 2017;*
be received for information.

ADOPTED ON CONSENT

7. 2016 ANNUAL REPORT AND 2016 ANNUAL REPORT – HIGHLIGHTS

(File Ref. No. 01-0375-01) (REDMS No. 5387148)

That the reports titled, “City of Richmond 2016 Annual Report” and the “2016 Annual Report – Highlights” be approved.

ADOPTED ON CONSENT

8. 2017 CHILD CARE CAPITAL GRANTS - SECOND INTAKE

(File Ref. No. 07-3070-01, 03-1085-01) (REDMS No. 5394468 v. 5, 3955623, 4731429)

That the report titled “2017 Child Care Capital Grants – Second Intake”, dated May 17, 2017 from the General Manager, Community Services, be awarded for the recommended amounts and cheques be disbursed for a total of \$64,594.00.

ADOPTED ON CONSENT

9. COUNCIL TERM GOALS ACHIEVEMENT HIGHLIGHTS FOR 2016

(File Ref. No.: 01-0105-07-01) (REDMS No. 5355606 v. 3)

- (1) *That the report titled “Council Term Goals Achievement Highlights for 2016” dated June 1, 2017 from the Corporate Programs Consultant be received for information;*
(2) *That staff be directed to continue using Council’s 2014-2018 Term Goals as established in May 2015 to guide work programs for this term of office.*

ADOPTED ON CONSENT



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**10. RICHMOND AGRICULTURAL VIABILITY STRATEGY (RAVS)
UPDATE REFERRAL**

(File Ref. No. 01-0100-30-AADV1-01, 08-4050-10) (REDMS No. 5441796)

That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the existing Agricultural Viability Strategy and Profile, for Council's approval by December 2017, which is to include:

- (1) Terms of Reference, to complete the Strategy and Profile;*
- (2) the 2016 Census statistics and related information;*
- (3) policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage);*
- (4) any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill);*
- (5) a stakeholder and public consultation process; and*
- (6) a budget which may include consultants.*

ADOPTED ON CONSENT

**11. MODIFICATIONS TO THE CHILD CARE AGREEMENT WITH
POLYGON KINGSLEY ESTATES LTD. – 10380 NO. 2 ROAD -
REGISTERED UNDER NUMBERS CA4468793-CA4468794 AS
MODIFIED BY CA5496252-CA5496253**

(File Ref. No. 07-3070-01) (REDMS No. 5397328 v. 7)

That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.

ADOPTED ON CONSENT



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**12. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8091
CAPSTAN WAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO
RESIDENTIAL/LIMITED COMMERCIAL (RCL5)**

(File Ref. No. 12-8060-20-009676/9677; RZ 15-699647) (REDMS No. 5280912 v. 2, 5391660, 5391663)

(1) *That Official Community Plan Amendment Bylaw 9676, to amend the definition of "Village Centre Bonus", Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading;*

(2) *That Bylaw 9676, 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 9676, 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 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.*

ADOPTED ON CONSENT



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13. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT49) – MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5378058, 5271445, 5302497)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from “Single Detached (RS1/F)” to “Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)”, be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

ADOPTED ON CONSENT

14. **APPLICATION BY ERIC LAW ARCHITECT INC. FOR REZONING AT 9620, 9640, 9660 AND 9680 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009731; RZ 15-715406) (REDMS No. 5415556, 5412665)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the “Medium Density Town Housing (ZT82) – Williams Road” zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road”, be introduced and given first reading.

ADOPTED ON CONSENT

15. **RIVER ROAD – PROPOSED ROAD SAFETY ENHANCEMENT MEASURES**

(File Ref. No. 10-6450-09-01) (REDMS No. 5224217 v. 7)

- (1) *That the proposed traffic enhancement measures on River Road between No. 6 Road and Westminster Highway, except for the installation of speed humps, as described in the staff report titled “River Road – Proposed Road Safety Enhancement Measures” dated June 6, 2017 from the Director, Transportation, be endorsed for implementation as part of the on-going city-wide effort to improve safety for road users;*



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- (2) *That staff be directed to consult with the area residents and businesses on River Road between No. 6 Road and Westminster Highway on the proposed installation of speed humps and report back with the outcome; and*
- (3) *That staff review the feasibility of widening River Road between No. 6 Road and Westminster Highway with a view to further enhancing road safety as part of the long-term concept for the phased Dike Master Plan process.*

ADOPTED ON CONSENT

**16. OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134,
AMENDMENT BYLAW NO. 9725**

(File Ref. No. 12-8060-20-009725) (REDMS No. 5360360 v. 4B, 5398883)

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

17. CORPORATE CAR SHARING PILOT PROGRAM RESULTS

(File Ref. No. 10-6375-01, 03-1000-20-5385EOI) (REDMS No. 5384627 v. 3)

- (1) *That the agreement with Modo Co-operative for Car Sharing Services under Contract 5385 EOI, for the term August 1, 2016 through July 31, 2019, with the ability to extend on a year to year basis up to five years, be approved and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*
- (2) *That the approach outlined under Option 1 in the staff report dated June 2, 2017 from the Director, Public Works Operations titled "Corporate Car Sharing Pilot Program Results", be approved.*

ADOPTED ON CONSENT

18. NO. 2 ROAD SOUTH DRAINAGE PUMP STATION

(File Ref. No. 10-6340-20-P.15305) (REDMS No. 5341702 v. 6)

That the design concept for the No. 2 Road South Drainage Pump Station Upgrade as detailed in Attachment 1 of the staff report titled, "No. 2 Road South Drainage Pump Station," be endorsed.

ADOPTED ON CONSENT



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19. STATUTORY RIGHT-OF-WAY ACQUISITION AND SERVICING AGREEMENT FOR DEVELOPMENT AT 13201 RIVER ROAD

(File Ref. No. 10-6060-01, 03-1000-03-110) (REDMS No. 5210114 v. 3)

- (1) *That a utilities statutory right-of-way (SRW) be acquired from Sun Life Assurance Company of Canada over a portion of 13331 Vulcan Way, at no cost to the City; and*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Spire Construction Inc., the tenant of 13201 River Road, to install water and drainage works within City dedicated land and the proposed SRW area, based on the material terms and conditions set out in the staff report titled, "Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road," dated May 1, 2017 from the Director, Engineering.*

ADOPTED ON CONSENT

20. AGEING FACILITY INFRASTRUCTURE – UPDATE

(File Ref. No. 06-2050-01, Xr: 10-6060-01) (REDMS No. 5395882 v. 3)

That staff utilize the attached "Ageing Facility Infrastructure – Update" report dated May 24, 2017 from the Director, Engineering, as input in the annual capital and operating budget preparation process.

ADOPTED ON CONSENT

21. AWARD OF CONTRACT 5856Q – SUPPLY AND DELIVERY OF BULK ROAD SALT 2016/2017

(File Ref. No. 10-6360-13, 03-1000-20-5856Q) (REDMS No. 5401803 v. 7)

- (1) *That Contract 5856Q Supply and Delivery of Bulk Road Salt 2016/2017 be awarded to Mainroad Maintenance Products LP at the unit rates quoted up to a total estimated contract value of \$650,000 for the term December 8, 2016 through December 7, 2017, with the ability to extend for an additional two one-year periods to a maximum of three years, and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*



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(2) *That the 5 Year (2017-2021) Financial Plan be amended accordingly.*

ADOPTED ON CONSENT

NEW PRIORITY FOR COUNCIL TERM GOALS

(File Ref. No. 01-0105-07-01)

R17/12-5

It was moved and seconded

That staff draft a new priority under Goal # 8 – Supportive Economic Development Environment that supports the City’s agricultural sector to ensure it remains viable and part of the City’s economic development vision.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a conflict of interest with respect to Item No. 22 as he has a business that deals with single-family dwelling construction and left the meeting at 9:09 p.m.

NON-CONSENT AGENDA ITEM

**PLANNING COMMITTEE –
Councillor Linda McPhail, Chair**

22. SINGLE FAMILY DWELLING BUILDING MASSING REGULATION – SECOND PHASE

(File Ref. No. 08-4430-01, 12-8060-20-009524/009737) (REDMS No. 5343082 v. 12, 5340896, 4895099 v. 8, 5434288, 5434161)

With the aid of renderings (copy on file, City Clerk’s Office), James Cooper, Manager, Plan Review, reviewed the proposed Single Family Dwelling Building Massing Regulation as amended by Planning Committee and spoke on the minimum rear yard setback and the depth of house / maximum wall length.

In response to queries from Council, Wayne Craig, Director, Development, and Barry Konkin, Program Coordinator, Development, provided the following information:

- staff do not see any reason to exempt the Steveston area from the proposed building massing regulations;



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- an extensive, far-reaching public consultation took place and included information meetings, open houses, online comment forms, publications in local newspapers and the use of social media;
- users of LetsTalkRichmond must create a unique identity prior to submitting a comment;
- as the proposed single-family dwelling building massing regulation is city-wide, staff did not gather geographical information from the submissions; and
- the Council-endorsed public consultation process included meetings with stakeholders.

R17/12-6

It was moved and seconded

- (1) *That Zoning Bylaw 8500, Amendment Bylaw 9737, to amend building massing regulations for single family dwellings be introduced and given first reading; and*
- (2) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.*

The question on the motion was not called as discussion ensued and the following **amendments** were introduced:

R17/12-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9737 be amended to reflect the original wording relating to the 25% rear yard setback as recommended by staff in Bylaw 9524.

CARRIED

Opposed: Cllrs. McNulty
McPhail

R17/12-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9737 be amended to reflect the original wording relating to the 55% continuous wall as recommended by staff in Bylaw 9524.



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

R17/12-9

It was moved and seconded

That the issue of the continuous wall be referred to staff to examine the appropriate lot depth percentage for a wall facing an interior side yard.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Day
Johnston
Loo
Steves

The question Resolution R17/12-8 was then called and it was **CARRIED** with Cllr. Loo opposed.

R17/12-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9737 be amended to reflect the original figure of 9.1 m relating to the maximum forward projection for an attached garage to a single family dwelling.

CARRIED

R17/12-11

It was moved and seconded

That the main motion be amended to add a further referral as follows:

“That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.”

CARRIED

The question on the **main** motion, as amended to read as follows:

- (1) *That Zoning Bylaw 8500, Amendment Bylaw 9737, to amend building massing regulations for single family dwellings, as amended, be introduced and given first reading;*
- (2) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations; and*



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- (3) *That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.*

was then called and it was **CARRIED**.

Councillor Dang returned to the meeting (10:16 p.m.)

FINANCE AND CORPORATE SERVICES DIVISION

23. **COUNCIL REMUNERATION AND EXPENSES FOR 2016**
(File Ref. No. 01-0105-08-01) (REDMS No. 5408262)

R17/12-12

It was moved and seconded

That the Council Remuneration and Expenses report for the year ended December 31, 2016 be received for information.

CARRIED

24. **2016 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-03) (REDMS No. 5412216)

R17/12-13

It was moved and seconded

That the 2016 Statement of Financial Information as per the staff report dated June 16, 2017 from the Manager, Business Advisory Services, be approved.

CARRIED

BYLAWS FOR ADOPTION

R17/12-14

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (Polygon Trafalgar Square Development Ltd.) Bylaw No. 9728

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9537
(8480 No. 5 Road, RZ 14-674068)*



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*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9638
(9491, 9511, 9531, 9551, 9591 Alexandra Road, RZ 16-734204)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9668
(7140/7160 Marrington Road, RZ 16-741244)*

CARRIED

R17/12-15

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9578
(2280 McLennan Avenue, RZ 15-706060) be adopted.*

CARRIED

Opposed: Cllr. Day

DEVELOPMENT PERMIT PANEL

R17/12-16 25.

It was moved and seconded

- (1) That the minutes of the Development Permit Panel meeting held on May 24, 2017, and the Chair's report for the Development Permit Panel meeting held on March 29, 2017 be received for information; and*
- (2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-740665) for the property at 9491, 9511, 9531, 9551 and 9591 Alexandra Road be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

R17/12-17

It was moved and seconded

That the meeting adjourn (10:23 p.m.).

CARRIED



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Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, June 26, 2017.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

June 26/17

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, June 26, 2017.

Building Massing Phase Two... side yards and backyards

We have gone thru an exhaustive process with multiple community meetings and hundreds of responses. The Builders Group even had a private meeting with City staff BEFORE City staff put together their recommendations to the Planning Committee last week.

The Builders presented a number of proposed changes for their own advantage at the Planning meeting and Bill McNulty made a motion to wholesale accept the Builder's recommendations against the balanced recommendations of the staff.

Someone who heard about how these bylaws we are looking at tonight were changed said... and I quote:

"I assume that if the staff recommendations are disregarded that the staff will be fired. After all, wouldn't that be in essence a vote of non-confidence in their work?"

But they can't really leave... they need their jobs and so will just have to put their tail between their legs and stand here today recommending these altered bylaws.

For ^{every} inch and concession you give to the builders you are taking away the privacy and enjoyment of the neighbouring homeowners. When you give on the garage depth you take away the neighbour's privacy because in this instance an extra .8 meters for a garage ACCESS DOOR is pushing the start of the house 2.3 feet further back on the lot. My garage door access is from my side yard.

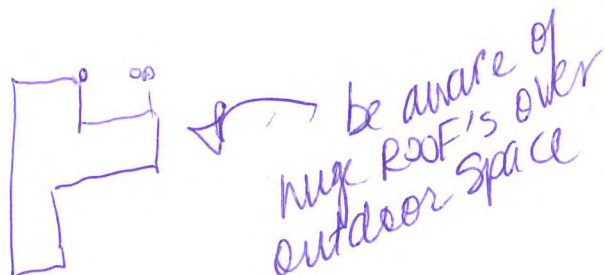
A 20 foot front yard set back plus a 30 foot triple garage and now an extra bonus 2.3 feet is excessive for a 66 by 120 foot and shorter lot. The triple garages were meant for the lots 130 ft and deeper and the push to put them on lots shorter than 120 ft is what is causing a lot of the crowding problems.

I presented the example of a corner house with a garage LESS than 21" from the side fence. It seems in Richmond if a loop hole is found it is taken. A garage is a projection and not a part of the PRINCIPAL BUILDING... in this case rather than stick to the concession made to deemed the side yard a back yard and reduce the required space from 6.5 feet to 4 ft.... the garage further encroached to less than 2 feet away from the side fence. No room for a walk way to a side door and no room for a meter reader so why not just have it posted on a pole in front of the garage. Only in Richmond do we see such ridiculous building examples. Mr. Erceg says it was okay yesterday and I don't see anything here that says it is not okay tomorrow.

* No wood burning f/p should be built and gas f/p don't need projections

Reject these bylaw changes and support the original staff recommendation to the Planning Committee. They weren't that generous to anyone but at least they were professionally vetted by engineers and architects.

Submitted by
Lyn for Borg



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Foglar
"backyard"
encroachment



