



## Regular Council

Monday, July 13, 2015

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

Acting Corporate Officer – Michelle Jansson

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

RES NO. ITEM

### MINUTES

R15/13-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on June 22, 2015, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on June 22, 2015, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated June 12, 2015, be received for information.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R15/13-2

It was moved and seconded

*That Parts (5) and (6) of Item No. 17 – “Applications by Oris Development (Hamilton) Corp. for Rezoning at Parts of 23241 and 23281 Gilley Road, and 23060, 23066, 23080 and part of 23100 Westminster Highway” be revised to read as follows:*

- “(5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, as revised in response to the Planning Committee referral and attached to the Memorandum to Mayor and Councillors dated July 10, 2015, to create the “Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)” zone, and to rezone parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton),” be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262, as revised in response to the Planning Committee referral and attached to the Memorandum to Mayor and Councillors dated July 10, 2015, to create the “Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)” zone, and to rezone 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from “Single Detached (RS1/F)” to “Residential /Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton),” be introduced and given first reading; and.”*

**CARRIED**

**COMMITTEE OF THE WHOLE**

R15/13-3 2.

It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:09 p.m.).*

**CARRIED**



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3. Delegations from the floor on Agenda items – None.

- R15/13-4 4. It was moved and seconded  
*That Committee rise and report (7:10 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R15/13-5 5. It was moved and seconded  
*That Items No. 6 through No. 18 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on June 23, 2015;*
  - (2) *the General Purposes Committee meeting held on July 6, 2015;*
  - (3) *the Finance Committee meeting held on July 6, 2015;*
  - (4) *the Planning Committee meeting held on July 7, 2015;*
- be received for information.*

**ADOPTED ON CONSENT**

7. **ORIS DEVELOPMENT THE PIER AT LONDON LANDING -  
DONATION OF PUBLIC ARTWORK**

(File Ref. No. 11-7000-09-20-116) (REDMS No. 4592981 v. 3)

- (1) *That the artwork donation by Oris Development to the City of Richmond, as presented in the staff report titled "Oris Development The Pier at London Landing - Donation of Public Artwork", dated June 12, 2015, from the Director, Arts, Culture and Heritage Services, be approved; and*



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- (2) *That an amendment to the City's Five Year Financial Plan (2015-2019) to include \$59,897 for the cost of the artwork with funding coming from the Oris Development's contribution as part of the rezoning application to the Public Art Reserve Fund be brought forward for Council's consideration.*

**ADOPTED ON CONSENT**

**8. STEVESTON TOWN SQUARE PARK CONCEPT PLAN**

(File Ref. No. 06-2345-20-STEV3) (REDMS No. 4586522 v. 10)

- (1) *That the Steveston Town Square Park Concept Plan as described in the staff report titled "Steveston Town Square Park Concept Plan," dated June 3, 2015, from the Senior Manager, Parks, be approved; and*
- (2) *That \$250,000 from the following completed projects, McLennan South (\$23,000), McLennan North (\$119,000), and Woodward's School (\$55,000), and Parks General Development (\$53,000) be transferred to fund the Steveston Town Square Park Concept Plan project and that this project be included in the 5 Year Financial Plan (2015-2019) amendment.*

**ADOPTED ON CONSENT**

**9. 1016879 B.C. LTD., DOING BUSINESS AS TASTY KITCHEN UNIT  
1226 – 8338 CAPSTAN WAY**

(File Ref. No. 12-8275-30-057) (REDMS No. 4596740)

*That the application from 1016879 B.C. Ltd., doing business as Tasty Kitchen, for an amendment to increase their hours of liquor service under Food Primary Liquor Licence No. 303675 from 9:00 a.m. to midnight Monday to Sunday to 9:00 a.m. to 2:00 a.m. Monday to Sunday, 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 hours 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:*



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- (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 extended hours of liquor service under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;*
- (3) as the operation of a licenced establishment may affect nearby residents the City gathered the view 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, providing 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 view 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**



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**10. MINORU COMPLEX AQUATIC CENTRE PUBLIC ART CONCEPT PROPOSAL**

(File Ref. No. 11-7000-09-20-201) (REDMS No. 4578746 v. 2)

*That the concept proposal and installation for the Minoru Complex Aquatic Centre public artwork by artists Germaine Koh and Gordon Hicks, as presented in the staff report titled "Minoru Complex Aquatic Centre Public Art Concept Proposal," dated June 10, 2015, from the Director, Arts, Culture and Heritage Services, be endorsed.*

**ADOPTED ON CONSENT**

**11. RICHMOND PUBLIC LIBRARY STRATEGIES TO REDUCE EXPENSES AND INCREASE REVENUE**

(File Ref. No. 03-0970-01, Xr: 01-0155-04-01) (REDMS No. 4616881)

*(1) That the staff report titled "Richmond Public Library Strategies to Reduce Expenses and Increase Revenue," dated June 18, 2015, from the Director, Finance, be received for information and considered as part of the 2016 budget process; and*

*(2) That staff be directed to update the report within 12 months.*

**ADOPTED ON CONSENT**

**12. REFERRAL COUNCIL COMMUNITY INITIATIVES ACCOUNT**

(File Ref. No. 03-1075-20) (REDMS No. 4599132)

*That the Terms of Reference for the Council Community Initiatives Account as presented in the staff report titled "Referral Council Community Initiatives Account," dated June 9, 2015, from the Director, Finance, be approved with the additional provision that expenditures from this account are not intended to supplement other civic grants.*

**ADOPTED ON CONSENT**

**13. 2016-2020 BUDGET PROCESS**

(File Ref. No. 03-0970-01) (REDMS No. 4571733 v. 5)

*(1) That the staff report titled "2016-2020 Budget Process," dated June 15, 2015, from the Director, Finance, be received for information;*



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- (2) *That the service levels as presented in Attachment 2 of the staff report titled "2016-2020 Budget Process," dated June 15, 2015, from the Director, Finance, be approved as the base for the 2016 budget; and*
- (3) *That the capital ranking form as presented in Attachment 3 of the staff report titled "2016-2020 Budget Process," dated June 15, 2015, from the Director, Finance, be approved for the 2016 budget.*

**ADOPTED ON CONSENT**

**14. AFFORDABLE HOUSING RESOURCE GUIDE**  
(File Ref. No. 08-4057-05) (REDMS No. 4579454 v. 7)

- (1) *That the Affordable Housing Resource Guide dated July 2015 be endorsed; and*
- (2) *That the staff report titled Affordable Housing Resource Guide, dated June 29, 2015 from the General Manager, Community Services, along with the revised Affordable Housing Resource Guide (July 2015) be sent to local Members of Parliament (MPs), Members of the Legislative Assembly (MLAs), BC Housing, Metro Vancouver, the Richmond Community Services Advisory Committee, the Richmond Seniors Advisory Committee and the Urban Development Institute for their implementation support.*

**ADOPTED ON CONSENT**

**15. BOARD OF VARIANCE BYLAW NO. 9259 AND CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9267**  
(File Ref. No. 12-8060-20-009259/9267) (REDMS No. 4578065, 4583811, 4593638)

- (1) *That Board of Variance Bylaw No. 9259 be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



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**16. PROPOSED ZONING TEXT AMENDMENT – NOTIFICATION SIGNS FOR CITY-INITIATED REZONING OR TEXT AMENDMENTS**

(File Ref. No. 12-8060-20-009264; Xr: 08-4430-03-11) (REDMS No. 4596479 v. 3, 4579972)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264, that clarifies that notification signs for City-initiated rezoning or text amendments are not required, be introduced and given first reading.*

**ADOPTED ON CONSENT**

**17. APPLICATIONS BY ORIS DEVELOPMENT (HAMILTON) CORP. FOR REZONING AT PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060, 23066, 23080 AND PART OF 23100 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" TO "LOW RISE APARTMENT (ZLR27) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON);" AND 23241, 23281 AND PART OF 23301 GILLEY ROAD, AND PART OF 23060 AND 23000 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" TO "RESIDENTIAL/LIMITED COMMERCIAL (ZMU29) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)"**

(File Ref. No. 12-8060-20-009260/9261/9262/9273/9276; RZ 14-660662; RZ 14-660663) (REDMS No. 4594676 v. 10, 4604533, 4589661, 4589654, 4591703, 4623973, 462646, 4642790, 4642163, 4642171, 4642045)

**(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9260 to amend Schedule 2.14 – Hamilton Area Plan to:***

**(a) *amend the text within Section 3.2, Objective 2, Policy a) respecting the “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation; and***

**(b) *re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR);”***

***be introduced and given first reading;***

**(2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 to delete the existing Schedule 2.14 – Hamilton Area Plan in its entirety, be introduced and given first reading;***





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- (3) *That Bylaws 9260 and 9273, 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;*
- are hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 9260 and 9273, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, as revised in response to the Planning Committee referral and attached to the Memorandum to Mayor and Councillors dated July 10, 2015, to create the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)," be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262, as revised in response to the Planning Committee referral and attached to the Memorandum to Mayor and Councillors dated July 10, 2015, to create the "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to "Residential /Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)," be introduced and given first reading; and*



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- (7) *That Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276, pursuant to Section 188(1) of the Community Charter, to establish a capital reserve fund for community amenity contributions that are received for the planned community amenities as specified under Schedule 2.14 - Hamilton Area Plan, Bylaw 9000, be introduced and given first, second and third readings; and*
- (8) *That prior to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, Parcel 3 be transferred to New Coast Lifestyles (NCL) Management Ltd.*

ADOPTED ON CONSENT

- 18. **APPLICATION BY JASDEEP MANN AND HARPREET MANN FOR REZONING AT 10291 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009243; RZ 15-694974) (REDMS No. 4563706, 4563691, 2243859)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, for the rezoning of 10291 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.*

ADOPTED ON CONSENT

**GENERAL PURPOSES COMMITTEE –**

**Mayor Malcolm D. Brodie, Chair**

- 19. **MINORU COMPLEX PUBLIC ART, ENTRIES AND ARRIVALS CONCEPT PROPOSAL**

(File Ref. No. 11-7000-09-20-202) (REDMS No. 4578013 v. 4)

R15/13-6

It was moved and seconded

*That the concept proposal and installation for the Minoru Complex Entries and Arrivals public artwork by artist Sheila Klein, as presented in the staff report titled "Minoru Complex Public Art, Entries and Arrivals Concept Proposal," dated June 10, 2015, from the Director, Arts, Culture and Heritage Services, be endorsed.*

**CARRIED**

Opposed: Cllrs. Au  
Day



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**BYLAWS FOR ADOPTION**

R15/13-7

It was moved and seconded

*That the following bylaws be adopted:*

*Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9184  
(3920 Lockhart Road, RZ 14-667490)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9245  
(5600 Parkwood Crescent, ZT 15-694669)*

**CARRIED**

R15/13-8

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9187 (9751  
Steveston Highway and 10831 Southridge Road, RZ 14-669571) be adopted.*

**CARRIED**

Opposed: Cllr. Day

**DEVELOPMENT PERMIT PANEL**

R15/13-9

20. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on  
June 24, 2015, and the Chair's report for the Development Permit  
Panel meetings held on July 16, 2014, March 25, 2015, April 5, 2015  
and June 24, 2015, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of:*

(a) *a Development Variance Permit (DV 14-658670) for the  
property at 8180 Ash Street; and*

(b) *a Development Permit (DP 14-657502) for the property at 11380  
Steveston Highway;*

*be endorsed, and the Permits so issued.*

**CARRIED**



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**ADJOURNMENT**

R15/13-10

It was moved and seconded  
*That the meeting adjourn (8:15 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, July 13, 2015.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Michelle Jansson)