



Regular Council

Monday, July 22, 2024

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Absent: Councillor Laura Gillanders

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

RES NO. ITEM

MINUTES

R24/14-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on July 8, 2024, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on July 15, 2024, be adopted as circulated.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R24/14-2

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10406 be deleted from the Bylaws for Adoption;

That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10407 be deleted from the Bylaws for Adoption; and

That Item No. 24– “That the recommendations of the Panel to authorize the issuance of Development Permit (DP 23-023854) for the property at 6071 Azure Road, be endorsed and the Permit so issued” be deleted from the Council Agenda.

CARRIED

COMMITTEE OF THE WHOLE

R24/14-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 9 – Works Yard Replacement Project - Key Design Parameters and Guiding Principles

Jerome Dickey, 9280 Glen Allen Drive, Richmond, spoke to the Works Yard replacement project and Flood Protection Management Strategy expressing concerns on (i) why flood construction levels was not required for other recently constructed City buildings, (ii) the increase in developments with underground parking, (iii) three metre raised foundations be a construction requirement for all future developments, (iv) should areas in Richmond be designated as no build zones, and (v) should areas in Richmond have mandatory raised foundations due to the risk of flooding.

Discussion ensued with respect to flood construction levels and Guiding Principles.



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Item No. 20 – Heritage Alteration Permit Application (HA 24-012449) by The City Of Richmond - 5180 Westwater Drive (Britannia Shipyard and Seine Net Loft Buildings)

Harold Steves and Loren Slye, Britannia Shipyard National Historic Site Society (BSNHSS), expressed qualified support for the changes of the building as long as a joint oversight committee is established to ensure that the changes are warranted as some of the proposed repairs and alterations outlined in the report are not necessary.

In reply to queries from Council, the delegation noted (i) two to three Council members would be appropriate to appoint to the joint oversight committee and until the committee is formed, the delegation would like the project to be put on hold, (ii) concerns with how the construction will be carried out and what type of materials will be acquired to keep the authenticity of the building, and (iii) the Luxton research report would be beneficial to the restoration of the Britannia Shipyard and Seine Net Loft buildings.

Discussion ensued regarding proposed repairs and reusing and recycling materials where possible.

- R24/14-4 4. It was moved and seconded
That Committee rise and report (7:25 p.m.).

CARRIED

CONSENT AGENDA

- R24/14-5 5. It was moved and seconded
That Items No. 6 through No. 10 and No. 15 through No. 19 be adopted by general consent.

CARRIED



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6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Council/School Board Liaison Committee meeting held on April 3, 2024;*
- (2) *the Community Safety Committee meeting held on July 9, 2024;*
- (3) *the General Purposes Committee meeting held on July 15, 2024;*
- (4) *the Planning Committee meeting held on July 16, 2024;*
- (5) *the Public Works and Transportation Committee meeting held on July 17, 2024; and*
- (6) *the Parks, Recreation and Cultural Services Committee meeting held on July 17, 2024;*

be received for information.

CARRIED

7. **2024 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**

(File Ref. No. 01-0083-20-011) (REDMS No. 7654635)

That the City of Richmond's submissions to the Union of BC Municipalities (UBCM) Community Excellence Awards program be endorsed, including:

- (1) *Excellence in Governance: Steveston Island Dike Preliminary Design;*
- (2) *Excellence in Service Delivery: Community Services Pop-Ups;*
- (3) *Excellence in Asset Management: Ageing Infrastructure Analysis; and*
- (4) *Excellence in Sustainability: Water Conservation Program.*

ADOPTED ON CONSENT



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**8. CITY RESPONSE TO DRAFT RECOMMENDATIONS FOR THE
FIRST ACCESSIBLE BRITISH COLUMBIA ACT STANDARDS**

(File Ref. No. 08-4055-05) (REDMS No. 7735770)

- (1) *That staff be authorized to submit written feedback to the Province of British Columbia in response to the draft recommendations for the First Accessible British Columbia Act Standards, as described in the report titled “City Response to Draft Recommendations for the First Accessible British Columbia Act Standards”, dated June 27, 2024, from the Director, Community Social Development; and*
- (2) *That the City send a letter to the Province requesting additional and ongoing consultation with municipalities in advance of standards being finalized for introduction into the Legislative Assembly.*

ADOPTED ON CONSENT

**9. WORKS YARD REPLACEMENT PROJECT - KEY DESIGN
PARAMETERS AND GUIDING PRINCIPLES**

(File Ref. No. 06-2052-25-WYAR1) (REDMS No. 7720561)

- (1) *That the Key Design Parameters as described on page 5 of the staff report titled “Works Yard Replacement Project - Key Design Parameters and Guiding Principles” dated June 14, 2024, from the Director, Facilities and Project Development and the Manager, Works Yard Planning, be approved;*
- (2) *That the Guiding Principles, with the addition of “cost effectively” under Innovative, as described in Attachment 1 of the staff report titled “Works Yard Replacement Project - Key Design Parameters and Guiding Principles” dated June 14, 2024, from the Director, Facilities and Project Development and the Manager, Works Yard Planning, be approved and utilized to guide the development of the Works Yard Replacement Project; and*
- (3) *That staff be directed to provide a monthly progress report outlining the status of the Works Yard Replacement Project, including financial updates.*

ADOPTED ON CONSENT



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**10. HUGH BOYD COMMUNITY FACILITY AND FIELDHOUSE –
REFERRAL RESPONSE**

(File Ref. No. 06-2050-20-HBSC) (REDMS No. 7746572)

That Option 2C - Limited Service Kitchen, with Premium Movable Wall, is the preferred option from Table 3 in the staff report titled, “Hugh Boyd Community Facility and Fieldhouse – Referral Response,” dated July 9, 2024, from the Director, Facilities and Project Development and the Director, Recreation and Sport Services and, that the capital budget and Consolidated 5 year Financial Plan (2024-2028) be amended by \$850,000.

ADOPTED ON CONSENT

**11. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR
REZONING AT 8440/8460 NO. 3 ROAD FROM THE “TWO-UNIT
DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT
HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010564, RZ 22-027214) (REDMS No. 7159499, 1094871, 7685926)

Please see Page 9 for action on this matter.

**12. APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING
AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS
(RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING
(RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010565, RZ 23-023857) (REDMS No. 7635643, 1094871, 7687694)

Please see Page 9 for action on this matter.

**13. APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING
AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY
TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-010578, RZ 21-934592) (REDMS No. 7709089, 7719275)

Please see Page 10 for action on this matter.

**14. APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING
AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)”
ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE**

(File Ref. No. 12-8060-20-010580, RZ 22-005648) (REDMS No. 7605318, 7725562)

Please see Page 10 for action on this matter.



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15. APPLICATION BY LARCO INVESTMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL (IL)” ZONE AT 3240 NO. 4 ROAD

(File Ref. No. 12-8060-20-010582, RZ 22-013378) (REDMS No. 7718655, 7726282)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m², be introduced and given first reading.

ADOPTED ON CONSENT

16. RESCINDING OF THIRD READING OF RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464 ASSOCIATED WITH THE REZONING AT 8911, 8931, 8951, 8991 PATTERSON ROAD

(File Ref. No. 12-8060-20-010464, RZ 20-919113) (REDMS No. 7712116)

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

ADOPTED ON CONSENT

17. SPRINGFIELD DRIVE – TRAFFIC CALMING

(File Ref. No. 10-6450-09-01) (REDMS No. 7709842, 5375308)

That the implementation of two speed cushions on Springfield Drive, as described in the staff report titled “Springfield Drive - Traffic Calming”, dated June 17, 2024, from the Director, Transportation, be endorsed.

ADOPTED ON CONSENT

18. STEVESTON VILLAGE LANE PARKING

(File Ref. No. 12-8060-20-010585) (REDMS No. 7720646, 7720645)

(1) That parking be established in lanes within Steveston Village as outlined in the report titled “Steveston Village Lane Parking”, dated June 26, 2024 from the Director, Transportation;



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- (2) *That a permit parking pilot program be implemented as outlined in Option 3 in the report titled “Steveston Village Lane Parking”, dated June 26, 2024, from the Director, Transportation;*
- (3) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 10585, be given first, second and third readings; and*
- (4) *That lanes between Chatham Street and Bayview Street be established as a permit zone in accordance with Traffic Bylaw No. 5870.*

ADOPTED ON CONSENT

19. CANADA LINE STATION ART PLINTH PUBLIC ART PROJECT CONCEPT

(File Ref. No. 11-7000-09-20-109) (REDMS No. 7624977, 7532895, 7689615, 7754728)

That the concept for the Art Plinth public artwork Tales in Current by artist Linfeng Zhou, as presented in the report titled “Canada Line Station Art Plinth Public Art Project Concept”, dated June 17, 2024, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

20. HERITAGE ALTERATION PERMIT APPLICATION (HA 24-012449) BY THE CITY OF RICHMOND - 5180 WESTWATER DRIVE (BRITANNIA SHIPYARD AND SEINE NET LOFT BUILDINGS)

(File Ref. No. 08-4105-20-2024012449) (REDMS No. 7705732, 7718782, 7722593, 7754566)

Please see Page 11 for action on this matter.

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



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- 11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8440/8460 NO. 3 ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010564, RZ 22-027214) (REDMS No. 7159499, 1094871, 7685926)

R24/14-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as a brief discussion ensued with respect to tree removal and retention.

CARRIED

Opposed: Cllr. Wolfe

- 12. **APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010565, RZ 23-023857) (REDMS No. 7635643, 1094871, 7687694)

R24/14-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi- Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

CARRIED

Opposed: Cllr. Wolfe



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- 13. **APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**
(File Ref. No. 12-8060-20-010578, RZ 21-934592) (REDMS No. 7709089, 7719275)

R24/14-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as a brief discussion ensued with respect to (i) tree retention, (ii) building height, (iii) communication with the residents, and (iv) the drive aisle accommodating future vehicle access from the adjacent property.

CARRIED
Opposed: Cllr. Wolfe

- 14. **APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)” ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE**
(File Ref. No. 12-8060-20-010580, RZ 22-005648) (REDMS No. 7605318, 7725562)

R24/14-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, be introduced and given first reading.

The question on the motion was not called as a brief discussion ensued with respect to tree removal and retention due to the back lane requirement.

CARRIED
Opposed: Cllr. Wolfe

Councillor Wolfe left the meeting (8:06 p.m.) and returned (8:07 p.m.).



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20. **HERITAGE ALTERATION PERMIT APPLICATION (HA 24-012449)
BY THE CITY OF RICHMOND - 5180 WESTWATER DRIVE
(BRITANNIA SHIPYARD AND SEINE NET LOFT BUILDINGS)**
(File Ref. No. 08-4105-20-2024012449) (REDMS No. 7705732, 7718782, 7722593, 7754566)

R24/14-10

It was moved and seconded

- (1) *That a Heritage Alteration Permit be issued to authorize alterations to the Britannia Shipyard and Seine Net Loft buildings at Britannia Shipyards, as outlined in the staff report titled, "Heritage Alteration Permit Application (HA 24-012449) by the City of Richmond - 5180 Westwater Drive (Britannia Shipyard and Seine Net Loft buildings)," dated June 13, 2024, from the Director, Arts, Culture and Heritage Services and the Director, Facilities and Project Development; and*
- (2) *That Council appoint Councillor Alexa Loo and Councillor Bill McNulty to the joint committee with members of the Britannia Shipyard National Historic Site Society to oversee the restoration of the Britannia Shipyard and Seine Net Loft buildings.*

The question on the motion was not called as a brief discussion ensued with respect to (i) the appointment process, (ii) the joint committee's roles and responsibilities, (iii) repairing and replacing materials, (iv) delaying the project until the joint committee has met, and (v) the Luxton report be circulated to Council for review.

Staff were directed to provide a memorandum with respect to the Luxton report.

CARRIED

Opposed: Cllrs. Day

Heed

Wolfe

Mayor Brodie announced that Councillor Chak Au, Councillor Carol Day, and Councillor Andy Hobbs have been appointed to the joint Britannia Shipyards First Nations Long House Restoration Committee.



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NON-CONSENT AGENDA ITEMS

PUBLIC WORKS AND TRANSPORTATION COMMITTEE –
Councillor Carol Day, Chair

21. AWARD OF CONTRACT 8321NOITC – MATTRESS AND UPHOLSTERED FURNITURE RECYCLING SERVICES

(File Ref. No. 03-1000-20-8321) (REDMS No. 7678576)

R24/14-11

It was moved and seconded

- (1) *That Contract 8321NOITC – Mattress and Upholstered Furniture Recycling Services, be awarded to Pacific Mattress Recycling Inc. at an estimated total contract value of \$1,961,629.39 over a maximum five-year term;*
- (2) *That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute a service contract with Pacific Mattress Recycling Inc. incorporating the key terms outlined in the staff report dated June 12, 2024;*
- (3) *That a Change Order for contract 6205P – Residential Solid Waste Collection and Recycling Services with Sierra Waste Services Ltd. be issued to include cross-docking and transportation fees for mattresses and upholstered furniture at the unit prices quoted at an additional annual estimated cost of \$203,938.85; and*
- (4) *That, in alignment with the Richmond Circular City Strategy, a letter be written to the Minister of Environment and Climate Change Strategy, to request the establishment of an extended producer responsibility program for upholstered furniture and acceleration of the planned extended producer responsibility program for mattresses and mattress foundations in British Columbia.*

The question on the motion was not called as a brief discussion ensued with respect to (i) the City's Large Item Pick-Up program which is funded through the garbage and utility fees, and (ii) some recycling facilities have a fee associated with mattress recycling.



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There was agreement to deal with Parts (1) through (3), and Part (4) separately.

The question on Parts (1) through (3) was then called and it was **CARRIED**.

The question on Part (4) was then called and it was **CARRIED** with Cllrs. Au and Loo opposed.

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

Council has adopted the recommendation that all future, newly constructed City-owned buildings, excluding heritage buildings and amenity contributions, be assessed through the Rick Hansen Foundation Accessibility Certification program, target the Rick Hansen Foundation Accessibility Certified rating and, where possible, endeavour to achieve Rick Hansen Foundation Accessibility Certified Gold.

Mayor Brodie welcomed Roeland Zwaag, the new General Manager Engineering and Public works to the City of Richmond.

Mayor Brodie congratulated and thanked Cecilia Achiam, General Manager, Community Safety, for her 21 years of service, highlighting her many contributions to the City of Richmond.

BYLAWS FOR ADOPTION

R24/14-12

It was moved and seconded

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10336 be adopted.

CARRIED
Opposed: Cllrs. Day
Wolfe



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DEVELOPMENT PERMIT PANEL

- R24/14-13 22. It was moved and seconded
*That the Chair's report for the Development Permit Panel meeting held on
June 12, 2024, be received for information.*

CARRIED

ADJOURNMENT

- R24/14-14 It was moved and seconded
That the meeting adjourn (8:33 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 22, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)