



Regular Council

Monday, July 24, 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

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R17/14-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on July 10, 2017, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on July 17, 2017, be adopted as circulated.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

- R17/14-2 It was moved and seconded
That “George Massey Tunnel Replacement – Alternative Crossing Improvement Options” be added to the Agenda as Item No. 25A.
- CARRIED**

PRESENTATION

Jane Fernyhough, Director, Arts, Culture and Heritage Services presented the 2017 Canada Day 150 Celebration video.

COMMITTEE OF THE WHOLE

- R17/14-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:04 p.m.).
- CARRIED**

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

- R17/14-4 4. It was moved and seconded
That Committee rise and report (7:05 p.m.).
- CARRIED**

CONSENT AGENDA

- R17/14-5 5. It was moved and seconded
That Items No. 6 through No. 22 be adopted by general consent.
- CARRIED**



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on July 11, 2017;*
- (2) *the General Purposes Committee meeting held on July 17, 2017;*
- (3) *the Planning Committee meeting held on July 18, 2017;*
- (4) *the Public Works and Transportation Committee meeting held on July 19, 2017; and*
- (5) *the Parks, Recreation and Cultural Services Committee meeting held on July 20, 2017;*

be received for information.

ADOPTED ON CONSENT

7. **AWARD OF CONTRACTS THROUGH RFP TO RADICAL I/O TECHNOLOGY INC.**

(File Ref. No. 03-1000-20-5951P) (REDMS No. 5432917 v.4, 4731547)

- (1) *That the contract for Digital Strategy Integration Services RFP 5951P be awarded to Radical I/O Technology Inc. in the amount of \$670,000 based on the public Request for Proposal (RFP) process;*
- (2) *That the contract for Customer Web Portal Implementation RFP 5952P be awarded to Radical I/O Technology Inc. in the amount of \$495,000 based on the public Request for Proposal (RFP) process;*
- (3) *That an amount of \$100,000 be approved as contingency funding as part of the approved capital funding; and*
- (4) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute the consulting services contract with Radical I/O Technology Inc.*

ADOPTED ON CONSENT



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8. **HOUSING AGREEMENT BYLAW NO. 9227, AMENDMENT BYLAW NO. 9732 TO PERMIT THE CITY OF RICHMOND TO AMEND THE EXISTING HOUSING AGREEMENT SECURING AFFORDABLE HOUSING UNITS LOCATED AT 8111 GRANVILLE AVENUE / 8080 ANDERSON ROAD (STOREYS DEVELOPMENT)**

(File Ref. No. 08-4057-20-017, 12-8060-20-009732) (REDMS No. 5425344 v. 10, 5453416, 5457298)

That Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 be introduced and given first, second, and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.

ADOPTED ON CONSENT

9. **2017-2022 RICHMOND CHILD CARE NEEDS ASSESSMENT AND STRATEGY**

(File Ref. No. 07-3070-01) (REDMS No. 5440334 v. 10)

- (1) *That the recommended actions and implementation plan outlined in the staff report titled, "2017-2022 Richmond Child Care Needs Assessment and Strategy", dated June 28, 2017, from the General Manager of Community Services, be adopted; and*
- (2) *That staff report back after one year of the "2017-2022 Richmond Child Care Needs Assessment and Strategy" being adopted to provide an update on the implementation plan.*

ADOPTED ON CONSENT

10. **APPLICATION BY GRAFTON ENTERPRISES LTD. FOR A STRATA TITLE CONVERSION AT 12331/12351 BRIDGEPORT ROAD**

(File Ref. No. SC 17-771962, 08-4105-20-2017771962) (REDMS No. 5408903)

- (1) *That the application for a Strata Title Conversion by Grafton Enterprises Ltd. for the property located at 12331/12351 Bridgeport Road be approved on fulfilment of the following conditions:*
 - (a) *payment of all City utility charges and property taxes up to and including the current year;*



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- (b) *registration of an aircraft noise sensitive use covenant (Area 1A) on Title;*
 - (c) *registration of a flood indemnity covenant on Title identifying a minimum habitable elevation of 2.9 m GSC;*
 - (d) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of a Council resolution; and*
 - (e) *submission of a Landscape Security, based on a cost estimate provided by a Registered Landscape Architect for the installation of the proposed landscaping, plus a 10% contingency; 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

11. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592)

(File Ref. No. TU 17-764698) (REDMS No. 5462025, 4663687)

- (1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on September 5, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*



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- (a) *“That a Temporary Commercial Use Permit be issued effective on November 1, 2017 to Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting a night market event between May 11, 2018 to October 28, 2018 (inclusive), May 10, 2019 to October 27, 2019 (inclusive) and May 8, 2020 to October 31, 2020 (inclusive) and a winter festival event between December 1, 2017 to January 7, 2018 (inclusive), November 23, 2018 to January 6, 2019 (inclusive) and November 29, 2019 to January 5, 2020 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and*
- (2) *That the Public Hearing notification area to be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated July 5, 2017 from the Director of Development.*

ADOPTED ON CONSENT

12. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9511 AND 9531 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)

(File Ref. No. 12-8060-20-009740; RZ 15-703334) (REDMS No. 5442364, 5444002)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, to rezone 9511 and 9531 Williams Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



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13. APPLICATION BY BEEDIE (GRAYBAR RD) RICHMOND PROPERTY LTD. TO ESTABLISH "LIGHT INDUSTRIAL (IL)" ZONING AND DISCHARGE "LAND USE CONTRACT 127" ON A PORTION OF 6311 GRAYBAR ROAD

(File Ref. No. 12-8060-20-009741; RZ 17-772644) (REDMS No. 5447842 v. 2, 5447167)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, to rezone a 0.71 ha. portion of 6311 Graybar from "Land Use Contract 127" to the "Light Industrial (IL)" zone, be introduced and given first reading; and*
- (2) *That "Land Use Contract 127" entered into pursuant to "Farrell Estates Ltd. Land Use Contract Bylaw No. 3613", be discharged from 6311 Graybar Road.*

ADOPTED ON CONSENT

14. INCLUDING EXISTING COMMUNITY AMENITY CONTRIBUTION RATES IN COUNCIL POLICIES WITHIN THE OFFICIAL COMMUNITY PLAN AND AREA PLANS

(File Ref. No. 12-8060-20-009625/9626, 01-0095-20-5043/5041/5044, Xr: 08-4000-01) (REDMS No. 5235703 v. 11, 1029952, 2002280, 2726662, 5239169, 5239023)

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9625, which amends Official Community Plan Bylaw 9000 by amending Section 14.4.5D of the Development Permit Guidelines to include the cash-in-lieu of indoor amenity contribution rates now within Council Policy 5041 (Cash In Lieu of Indoor Amenity Space), be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9626, which amends Official Community Plan Bylaw 7100, by:*
 - (a) *amending Section 4.0 of Schedule 2.4 - Steveston Area Plan to include the heritage contribution rates now within the Steveston Village Conservation Strategy and Implementation Program; and*



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(b) amending Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to include the affordable housing, childcare, city beautification and community planning contribution rates now within Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines);

be introduced and given first reading;

(3) That Bylaw 9625 and Bylaw 9626, 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 477(3)(a) of the Local Government Act;

(4) That Bylaw 9625 and Bylaw 9626, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and

(5) That Council Policy 5041 (Cash in Lieu of Indoor Amenity Space) and Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines), be repealed upon adoption of Bylaw 9625 and Bylaw 9626.

ADOPTED ON CONSENT

15. AGEING UTILITY AND ROAD INFRASTRUCTURE PLANNING – 2017 UPDATE

(File Ref. No. 10-6060-03-01, 10-6060-05-01) (REDMS No. 5333959 v.10)

That staff utilize the report "Ageing Utility and Road Infrastructure Planning – 2017 Update" report dated June 23, 2017 from the Director, Engineering as input in the annual utility rate review, capital program process and operating budget process.

ADOPTED ON CONSENT



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16. MULTI-FAMILY WATER METER PROGRAM

(File Ref. No. 10-6650-02) (REDMS No. 5376613 v.10)

That the Advanced Volunteer Multi-Family Water Meter Program, as outlined in Option 2 in the staff report titled "Multi-Family Water Meter Program" from the Director of Engineering, dated June 26, 2017, be included in the 2018 to 2022 Capital Program for Council's Consideration.

ADOPTED ON CONSENT

17. AMENDMENT TO BOULEVARD AND ROADWAY PROTECTION AND REGULATION BYLAW NO. 6366

(File Ref. No. 12-8060-20-009736) (REDMS No. 5433691, 5434259)

That Boulevard and Roadway Protection and Regulation Bylaw No. 6366, Amendment Bylaw No. 9736 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

18. NIKKEI MEMORIAL PUBLIC ART PROJECT TERMS OF REFERENCE

(File Ref. No. 11-7000-09-20-238) (REDMS No. 5428546 v. 3)

- (1) That the staff report titled, "Nikkei Memorial Public Art Project Terms of Reference," dated July 7, 2017, from the Director, Arts, Culture and Heritage Services, to implement the Nikkei Memorial Public Art Project, be endorsed;*
- (2) That \$300,000 be allocated to commission a Nikkei Memorial public artwork from the Council Provision; and*
- (3) That the City's Five-Year Financial Plan (2017-2021) be amended to include the \$320,000 additional expenditure funded by the Council Provision for \$300,000 and contributions from the Nikkei Memorial Committee for \$20,000.*

ADOPTED ON CONSENT



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19. RICHMOND ART GALLERY COLLECTIONS POLICY

(File Ref. No. 11-7000-09-01, Xr: 11-7142-00) (REDMS No. 5387871 v. 2, 5448579, 5435925, 5387644)

That the report titled "Richmond Art Gallery Collections Policy," dated June 1, 2017 from the Director, Arts, Culture & Heritage Services be adopted.

ADOPTED ON CONSENT

20. MUSEUM ARTEFACT VISIBLE STORAGE

(File Ref. No. 08-4200-01, 117141-01) (REDMS No. 5403143 v. 2)

(1) That the report titled 'Museum Artefact Visible Storage' dated June 27, 2017 from the Director, Arts, Culture and Heritage Services, be received for information; and

(2) That the concept of artefact visible storage be considered in the Artefact Storage Warehouse project and the Museum Models Evaluation Study.

ADOPTED ON CONSENT

21. SPECIAL EVENT PERMITS PILOT PROJECT

(File Ref. No. 11-7400-01) (REDMS No. 5439235 v. 8)

(1) That a one-year pilot project to obtain special event permits from the British Columbia Liquor Control and Licensing Branch for select City events, as detailed in the staff report titled, "Special Event Permits Pilot Project", dated June 28, 2017 from the Director, Arts, Culture and Heritage Services and the Senior Manager, Parks, be endorsed; and

(2) That a report be brought back to Council with the results of the pilot project.

ADOPTED ON CONSENT



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22. **PARKS AGEING INFRASTRUCTURE PLAN – 2017 UPDATE**
(File Ref. No. 06-2345-01) (REDMS No. 5426577 v. 10, 5452652)

That the priorities identified in the staff report titled "Parks Ageing Infrastructure Plan – 2017 Update" dated July 4, 2017, from the Senior Manager, Parks, be used as the basis for a submission to the annual 2018 Capital Program process.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

23. **APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME MIXED USE (ZMU12)" ZONE AND THE "STEVESTON MARITIME (ZC21)" ZONE**

(File Ref. No. RZ 13-633927, 12-8060-20-009062/009063) (REDMS No. 5421598 v. 3, 5408979, 5421548, 5421589, 5454588, 5466109)

Wayne Craig, Director, Development, presented the application by Onni Development (Imperial Landing) and the following information was noted:

- this application was last presented to Planning Committee in May 2014; at that time, the applicant was seeking a rezoning to permit a wide-range of commercial, retail and service uses in the ground floor of all the buildings and second floor of Building 2;
- in 2014, the total area proposed to be rezoned to accommodate the new uses was approximately 59,500 square feet;
- the revised current proposal provides (i) a 32-room hotel complete with cooking facilities, (ii) a paired down list of potential commercial uses on the site that would allow Office, Restaurant and General retail in Buildings 1 to 4, Health services in Buildings 1, 2, and 4, Indoor recreation in Buildings 2 and 4, and Grocery store in Building 2;



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- the revised proposal also only deals with the ground floors of the six buildings and as a result, it only deals with approximately 30,600 square feet of space on the subject sites;
- the City and the applicant each engaged with independent economic consultants; however, the consultants could not reach an agreement with regard to the valuation of the proposed rezoning;
- the applicant is proposing a cash amenity contribution of \$2.375 million, which represents 50% of the mid-point between the two consultants' valuations (\$4.1 million – \$5.5 million); and
- in addition to the cash amenity contribution, the applicant will provide off-site transportation improvements, a comprehensive plan to manage commercial parking and loading activities, and payment of the applicable DCCs for the change in land use.

R17/14-6

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 9062, 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 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:*
 - (a) *amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and*



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(b) amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;

be introduced and given first reading;

- (5) That the Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone be considered at the October 16, 2017 Public Hearing;*
- (6) That staff be directed to consult with affected stakeholders, including the Steveston 20/20 group, the Steveston Merchants Association, and the Steveston Community Association;*
- (7) That staff be directed to provide previous materials regarding the potential for a City marina at Imperial Landing;*
- (8) That the amenity contribution for the Application by Onni Development (Imperial Landing) Corp. be dedicated to the eventual improvement of the Steveston Community Centre; and*
- (9) That staff continue to discuss the amount of the community amenity contribution with the applicant.*

CARRIED

Opposed: Cllrs. Day
Steves

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. 24 as he has a business that deals with new home construction and left the meeting at 7:39 p.m.



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PLANNING COMMITTEE

Councillor Linda McPhail, Chair

24. **AFFORDABLE HOUSING STRATEGY UPDATE – FINAL POLICY RECOMMENDATIONS**

(File Ref. No. 08-4057-05) (REDMS No. 5443935 v. 35, 5422086, 5462691, 5395266, 5395510, 5461784, 5461727)

R17/14-7

It was moved and seconded

- (1) *That the recommended policy actions, as outlined in the staff report titled, "Affordable Housing Strategy Update – Final Policy Recommendations," dated June 26, 2017 from the General Manager, Community Services, be adopted for incorporation into the updated Affordable Housing Strategy;*
- (2) *That the following changes to the Low-End Market Rental Policy be adopted:*
 - (a) *an increase in the built unit contribution for apartments from 5% to 10%; and*
 - (b) *a decrease in the built unit threshold for apartments from 80 units to 60 units;*
- (3) *That the following changes to the cash-in-lieu contribution rates be adopted:*
 - (a) *\$4 per square foot for single family rezonings;*
 - (b) *\$8.50 per square foot for townhouse developments;*
 - (c) *\$10 per square foot for wood-frame apartment and mixed use developments involving 60 units or less;*
 - (d) *\$14 per square foot for concrete apartment and mixed use developments involving 60 units or less; and*
 - (e) *the above rates be examined and adjusted on a bi-annual basis; and*



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- (4) *That the in-stream development applications received prior to Council's adoption of the proposed recommendations 2 and 3 be processed under the existing Affordable Housing Strategy policies, provided that the application is presented to Council for consideration within one (1) year of the effective date of the revised Low-End Market Rental policy and cash-in-lieu contribution rates.*

CARRIED

Councillor Dang returned to the meeting (7:58 p.m.).

25. **APPLICATION BY SANSTOR FARMS LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SAND STORAGE) AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186, 08-4105-04-04) (REDMS No. 5333733 v. 8, 5079429)

R17/14-8

It was moved and seconded

That authorization for Sanstor Farms Ltd. to apply to the Agricultural Land Commission for a non-farm use to allow the storage of sand at 14671 Williams Road be approved.

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Day
Steves

- 25A. **GEORGE MASSEY TUNNEL REPLACEMENT – ALTERNATIVE CROSSING IMPROVEMENT OPTIONS**

(File Ref. No. 10-6350-05-08) (REDMS No. 5461758 v. 14, 5031187)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Victor Wei, Director, Transportation, provided background information and presented Alternative Crossing Improvement Options for the George Massey Tunnel Replacement project:

- the proposed alternative crossing improvement options revolve around the following criteria: (i) it should have little or no net adverse impacts on the environment, (ii) the scale of the infrastructure should be minimized, (iii) it should be compatible with the Metro Vancouver *Regional Growth Strategy*, and (iv) it should address congestion at both ends of the Tunnel;



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- the proposed two options developed have the following common features: (i) a seismic upgrade of the current Tunnel to 1 in 475 year rating from the current 1 in 275 year rating, which is the same rating as other “life line” crossings such as the Lions Gate Bridge and the Ironworkers Memorial Bridge to name a few, (ii) the BC Hydro transmission lines will remain in the Tunnel, (iii) there will be provisions for cyclists and pedestrians, (iv) there will be limited capacity for single occupancy vehicles and improvements for sustainable travel modes, (v) costs will be no more than \$3.5 billion, and (vi) transportation demand management measures will be utilized;
- Option 1 – retrofit the existing Tunnel and add a new 4-lane tunnel; under this option, the new tunnel would provide two general purpose lanes and two transit / high occupancy vehicle lanes (with the potential to accommodate light rail transit in the future); costs are estimated to be \$3.5 billion (based on very limited information); the proposed two general purpose lanes would connect with adjacent interchanges only – the Steveston Highway and Highway 17A interchanges;
- Option 2 – retrofit the existing Tunnel and add a new 2-lane tunnel; under this option, the new tunnel would be dedicated to transit / high occupancy vehicle lanes (with the potential to accommodate light rail transit in the future); costs are estimated to be \$3.1 billion (based on very limited information) and additional funds would be invested in transit / light rail transit connections to the new crossing; and
- the proposed two options have the following complementary measures: (i) mobility pricing, (ii) restrictions or bans on trucks during rush hours, (iii) reduction of the widening of Highway 99, (iv) reduction of the Steveston Highway interchange, and (v) traffic integration improvements at Steveston Highway and No. 5 Road.

Mr. Wei then commented on concerns raised by the Corporation of Delta with regard alternative crossing options, noting that the two options would upgrade the existing Tunnel to 1 in 475 year seismic rating, which is the same rating as other major crossings in the Lower Mainland. He commented on costs and the potential location of the proposed new tunnel. Also, Mr. Wei addressed concerns regarding annual collisions, highlighting that, based on ICBC records, there are approximately three times more collisions at various major bridges in the Lower Mainland than the Tunnel.



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Mr. Wei spoke to the proposed communications strategy, noting that a dedicated webpage has been created, a media release was issued, and arrangements are underway to schedule a meeting with the new provincial government.

R17/14-9

It was moved and seconded

- (1) *That a letter and copy of the staff report titled "George Massey Tunnel Replacement – Preliminary Assessment of Alternative Crossing Options" dated July 21, 2017, from the Director, Transportation be sent to the Premier of British Columbia requesting:*
 - (a) *suspension of all current work associated with the George Massey Tunnel Replacement Project, including the relocation of the BC Hydro transmission lines, pending a comprehensive review and analysis of alternative crossing improvement options;*
 - (b) *consideration in a timely manner of the suggested alternative improvement crossing options for the George Massey Tunnel including estimated costs and complementary measures to improve regional transportation as described in the report; and*
 - (c) *collaboration with stakeholders, including Metro Vancouver, the Mayors' Council, TransLink and the Greater Vancouver Gateway Council, to develop a preferred mutually acceptable alternative tunnel crossing concept(s) that would be presented for public consultation;*
- (2) *That copies of the letter referenced in Recommendation 1 and this staff report be provided to:*
 - (a) *the Leaders of the BC Green Party and the BC Liberal Party,*
 - (b) *the Honourable Claire Trevena, MLA – North Island, Minister of Transportation and Infrastructure;*
 - (c) *the Honourable Selina Robinson, MLA – Coquitlam-Maillardville, Minister of Municipal Affairs and Housing;*
 - (d) *Bowinn Ma, MLA – North Vancouver-Lonsdale, Parliamentary Secretary for TransLink;*
 - (e) *the Metro Vancouver Board of Directors;*



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- (f) the TransLink Board of Directors;*
 - (g) the Mayors' Council on Regional Transportation;*
 - (h) all Richmond and Delta MPs;*
 - (i) all Richmond and Delta MLAs;*
 - (j) the Corporation of Delta's Mayor and Councillors;*
 - (k) the Chair of BC Hydro Board of Directors;*
 - (l) the Mobility Pricing Independent Commission;*
 - (m) the Greater Vancouver Gateway Council;*
 - (n) the George Massey Tunnel Replacement Project Team; and*
 - (o) the City of Vancouver's Mayor and Councillors; and*
- (3) That a communications strategy be undertaken to convey the urgent need to suspend all current work associated with the George Massey Tunnel Replacement Project, including the relocation of the BC Hydro transmission lines, and undertake a timely comprehensive review and analysis of alternative crossing improvement options.*

CARRIED

Opposed: Cllr. Loo

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that the name Zylmans and Pierson have been selected for two proposed new roads in the Fraser Lands, Section 22 Block 4 Range 5.

Also, Mayor Brodie announced that the future park located at 7080, 7280, 7360, 7400 and 7500 River Road has been named "Lulu Island Park" and the future park located at 3311 Carscallen Road has been named "Capstan Neighbourhood Park."



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BYLAWS FOR ADOPTION

R17/14-10

It was moved and seconded

That the following bylaws be adopted:

Road Closure and Removal of Road Dedication Bylaw 8239

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9542
(8480/8500 No. 3 Road, RZ 15-697843)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9565
(3611/3631 Lockhart Road, RZ 16-723604)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9596
(11600 Williams Road, RZ 16-734087)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9609
(7340/7360 Langton Road, RZ 16-734207)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9623
(8140 Heather Street, RZ 16-737446)*

CARRIED

R17/14-11

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9636
(11740 Williams Road, RZ 16-740422) be adopted.*

CARRIED

Opposed: Cllr. Day

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. 24 as he has a business that deals with single-family construction and left the meeting at 9:33 p.m.

R17/14-12

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9737
Single Family Building Massing Regulations be adopted.*

CARRIED

Opposed: Cllr. Day



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Monday, July 24, 2017**

Discussion took place on the definition of a continuous wall and the following **referral motion** was introduced:

R17/14-13

It was moved and seconded

That staff examine the definition of "Continuous wall" on a second storey of a single-family dwelling and report back.

CARRIED

Opposed: Mayor Brodie
Cllr. Steves

Councillor Dang returned to the meeting (9:38 p.m.).

DEVELOPMENT PERMIT PANEL

R17/14-14 26. It was moved and seconded

(1) That the minutes of the Development Permit Panel meetings held on June 14, 2017 and June 28, 2017, and July 12, 2017, and the Chair's report for the Development Permit Panel meetings held on June 28, 2017 and July 12, 2017, be received for information; and

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

(a) a Development Permit (DP 17-766428) for the property at 8480 River Road; and

(b) a Development Permit (DP 17-775005) for the property at 10780 Cambie Road;

be endorsed, and the Permits so issued.

CARRIED

ADJOURNMENT

R17/14-15

It was moved and seconded

That the meeting adjourn (9:39 p.m.).

CARRIED



**Regular Council
Monday, July 24, 2017**

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 24, 2017.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

TO: Mayor and Councillors

FROM: Councillor Harold Steves

RE: Non-farm use application, 14671 Williams Road

Date: July 24, 2017

Attached is a map of the area showing the proposed Williams Road sand dump site with a large arrow and a nearby site at 14291 Triangle Road with a smaller arrow.

1) The Triangle road site was for a church and farm site for the Sant Narinkari Mission Canada. It has been rejected for a non-farm use twice, first in 2005 and again in 2009. The Mission site was rejected for the same reasons staff are recommending against the sand dump. It does not comply with the OCP. Financial limitations and not being able to afford to purchase properly designated or zoned property is not grounds to support such an application. Diminished soil quality is not sufficient justification. Land deemed to be not suitably suited for soil based agriculture does not preclude other agricultural activities (i.e. Greenhouses) The proposed uses are considered urban uses. The congregation undertaking farming is commendable but no net benefit to agriculture has been demonstrated. Although it is a non-farm use application it still represents the loss of land to non-agricultural uses.

“Triangle Road currently serves as a clearly defined edge and buffer to ALR areas situated north of the road. The non-farm use proposal in the ALR would break the continuity of the existing buffer along Triangle road by introducing an intensive urban development in an active agricultural area.”

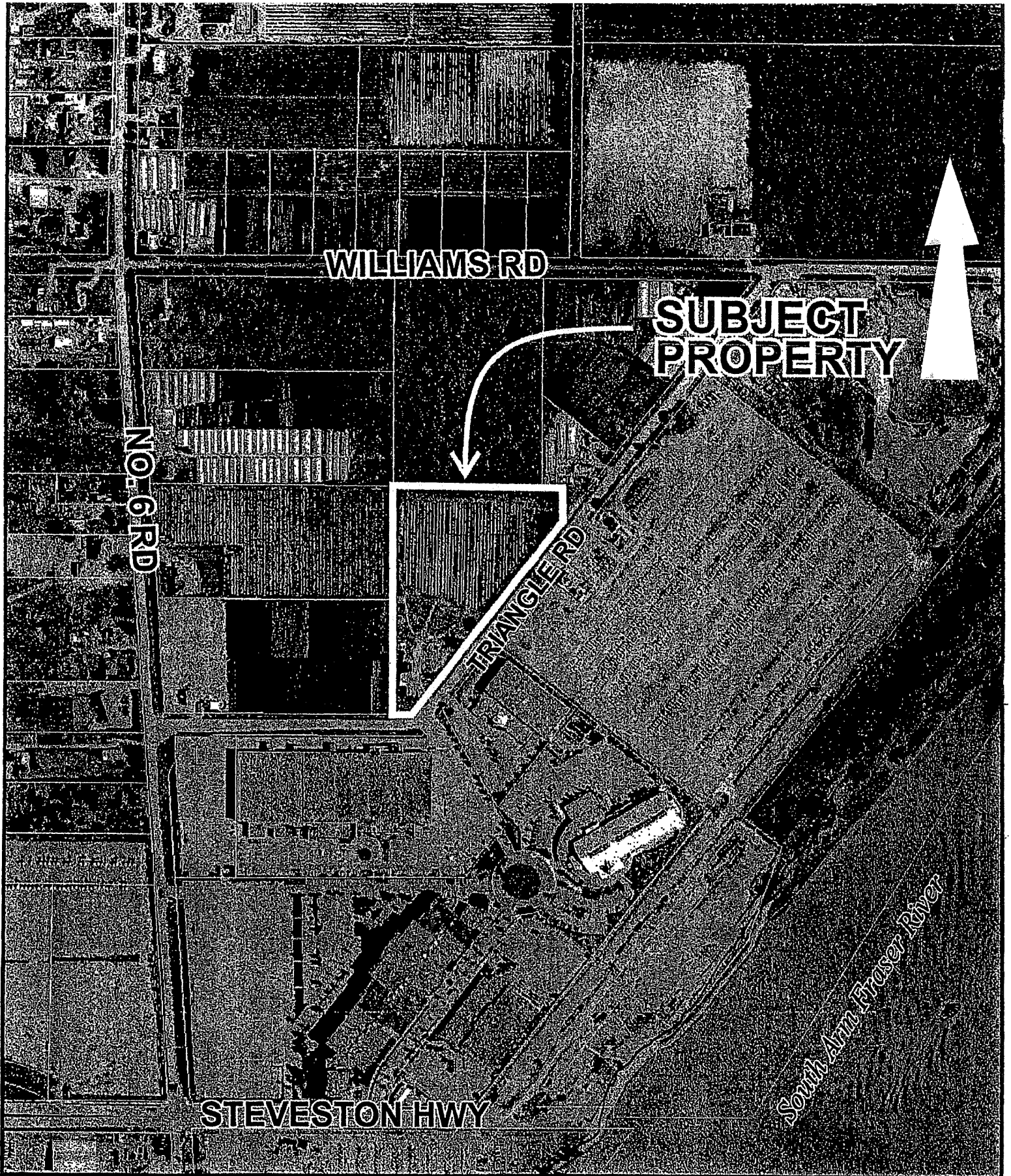
If a non-farm use on Triangle Road is a threat to “areas situated north of the road”, a non-farm use on Williams Road is even worse.

2) 12871 Steveston Highway was approved as a fill site for the purpose of growing blueberries in 2013. Fill was to come from “larger development projects that will be proceeding with the next year in Richmond” A \$10,000 bond was required. On several occasions agricultural consultants have noted concrete and gravel on the site that “will need to be removed when the fill is completed” A recent report indicated the part of the site was over filled and must be levelled out.

Now 12871 Steveston Highway is for sale for \$19,500,000 about four times the original value of the property and the blueberries have not been planted.

Have the soil requirements been met? Will the \$10,000 be forfeited?

3) 14671 Williams Road offers a \$300,000 bond but the increase in value as an urban property will be just as great as the increased value of the Steveston Highway property. Like the Triangle Road property there is no net benefit to agriculture. It could be a continuous sand dump and it further threatens the area with further non-farm uses. Even the Triangle Road property could be back again. One basic principle of the ALC is that land that is suitable for one kind of agriculture should not be altered just to change the type of crop grown. In Richmond the highest and best use of class O4W soils is growing blueberries. While the organic layer may be shallow, the consultant has indicated that the soils could be improved to O4WD with careful land clearing. The best example of a blueberry field on similar soils is a 35 acre field on Finn Road. The field was levelled, with a berm around it and drained with a pumping system to remove excess water to the adjoining City of Richmond ditch. The best use is blueberries.



WILLIAMS RD

SUBJECT
PROPERTY

NO. 6 RD

TRIANGLE RD

STEVESTON HWY

South Arm Fraser River



RZ 07-368211

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.

FOR SALE

Sutton

35 Acres Agricultural Land

英亩农地 投资良机

Jason Van

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Robin Fu

Personal Real Estate Corporation

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