



Regular Council

Monday, September 14, 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

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R15/15-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on July 27, 2015, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on September 8, 2015, be adopted as circulated; and*
- (3) *the Metro Vancouver ‘Board in Brief’ dated June 12, 2015, be received for information.*

CARRIED



Regular Council
Monday, September 14, 2015

PRESENTATION

Peter Russell, Senior Manager, Sustainability and District Energy, highlighted that the City has been recognized for its achievement of Milestones 2 and 3 in the Federation of Canadian Municipalities' Partners for Climate Protection Program. He advised that the Program consists of a network of Canadian municipalities committed to reducing greenhouse gases (GHG) for both corporate operations and in the community.

Mr. Russell noted that the Program sets out five milestones of achievement: (i) creating a greenhouse gas emissions inventory and forecast, (ii) setting an emission reductions target, (iii) developing a local action plan, (iv) implementing the local action plan or a set of activities, and (v) monitoring progress and reporting results.

Mr. Russell then presented Mayor Brodie with the award for Milestones 2 and 3, which were achieved through the adoption of a community-wide GHG reduction target in the Official Community Plan and the adoption of the Community Energy and Emissions Plan.

COMMITTEE OF THE WHOLE

- R15/15-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).

CARRIED

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

- R15/15-3 4. It was moved and seconded
That Committee rise and report (7:06 p.m.).

CARRIED



Regular Council
Monday, September 14, 2015

CONSENT AGENDA

- R15/15-4 5. It was moved and seconded
That Items No. 6 through No. 22 be adopted by general consent.

CARRIED

Cllr. Steves left the meeting (7:34 p.m.) and returned (7:35 p.m.).

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meeting held on September 8, 2015; and*
- (2) *the Planning Committee meeting held on September 9, 2015;*
be received for information.

ADOPTED ON CONSENT

7. **MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD**
(File Ref. No. 12-8275-05) (REDMS No. 4690928)

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment to add a patron participation endorsement under Food Primary Licence No. 129629, in order to offer entertainment in the form of live bands and recorded music for dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council supports the amendment of an endorsement for patron participation as the issuance will not pose a significant impact on the community;*
- (2) *Council comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) *The potential for additional noise and traffic in the area was considered;*



Regular Council
Monday, September 14, 2015

- (b) The impact on the community was assessed through a community consultation process;*
- (c) Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as a golf course and food and beverage establishment;*
- (3) As the operation of a licenced establishment may affect nearby residents the City gathered the view of residents as follows:*
 - (a) Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided 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. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted;*
- (4) Council's comments and recommendations respecting the views 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



**Regular Council
Monday, September 14, 2015**

8. **MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD**
(File Ref. No. 12-8275-30-001) (REDMS No. 4693238)

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment under Liquor Primary Licence No. 130519 to change the hours of liquor service from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to Midnight Sunday to 9:00 a.m. to 1:00 a.m. Monday to Saturday and 9:00 a.m. to Midnight 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:*
 - (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*
- (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 and provided 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*
- (4) *Council's comments and recommendations respecting the views of the residents are as follows:*



Regular Council
Monday, September 14, 2015

- (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

9. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9289 – 8555 SEA ISLAND WAY UNIT 120**
(File Ref. No. 12-8060-20-009289) (REDMS No. 4700997, 4700885)

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9289 which amends Schedule A of Bylaw No. 7538 to include the premises at 8555 Sea Island Way Unit 120 among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

10. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9288 – 5731 NO. 3 ROAD**
(File Ref. No. 12-8060-009288) (REDMS No. 4697299, 4700766)

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288 which amends Schedule A of Bylaw No. 7538 to include the premises at 5731 No. 3 Road among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. **BRIGHOUSE FIRE HALL NO. 1 PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-187) (REDMS No. 4691945 v. 4)

That the concept proposal and installation for the Brighthouse Fire Hall No. 1 public artwork by artist Nathan Scott, as presented in the staff report titled "Brighthouse Fire Hall No. 1 Public Art Concept Proposal" from the Director, Arts, Culture and Heritage Services, dated August 12, 2015, be endorsed.

ADOPTED ON CONSENT



Regular Council
Monday, September 14, 2015

12. KIWANIS TOWERS – THIRD DISBURSEMENT FROM THE AFFORDABLE HOUSING RESERVE FUND TO 7378 GOLLNER AVENUE

(File Ref. No. 08-4057-05, 03-1075-07) (REDMS No. 4536424 v. 14)

- (1) *That, subject to Part 2 below, \$3,961,556 be paid to Richmond Kiwanis Senior Citizens Housing Society (the “Society”) towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society;*
- (2) *That, pursuant to the Contribution Agreement, dated November 9, 2012 and amended March 24, 2015, between the City and the Society, no payment be made by the City until:*
 - (a) *substantial completion of all 148 Seniors Housing Units in the second tower as determined by a quantity surveyor retained by and reporting to BC Housing; and*
 - (b) *the City grants a final building inspection permitting occupancy of all 148 units;*
- (3) *That the Chief Administrative Officer and the General Manager of Community Services be authorized to disburse the amount as stated in Part 1 above; and*
- (4) *That the Five-Year Financial Plan (2015-2019) Bylaw be amended to include an additional \$3,961,556 (from the Affordable Housing Reserve Fund) for the City’s contribution.*

ADOPTED ON CONSENT

13. DONATION BINS WITHIN THE CITY OF RICHMOND

(File Ref. No. 12-8060-02-57) (REDMS No. 4582116 v. 13)

That:

- (1) *a fee and permit structure for donation bins on City property, as outlined in Option B of the staff report titled, “Donation Bins within the City of Richmond”, dated August 21, 2015 from the Director, Public Works Operations, be endorsed; and*



Regular Council
Monday, September 14, 2015

- (2) *staff prepare the required bylaws and bylaw amendments to implement the proposed fee and permit structure.*

ADOPTED ON CONSENT

14. CLIMATE LEADERSHIP PLAN COMMENTS

(File Ref. No. 10-6125-07-02) (REDMS No. 4704160 v. 2)

That staff provide comments to the Climate Action Secretariat on the provincial "Climate Leadership Plan Discussion Paper," as presented in the staff report titled "Climate Leadership Plan Comments," dated August 20, 2015 from the Director, Engineering.

ADOPTED ON CONSENT

15. VANCOUVER AIRPORT FUEL DELIVERY PROJECT UPDATE

(File Ref. No. 10-6600-06-01) (REDMS No. 4716394 v. 2)

Notwithstanding City Council's ongoing objection to this project, that the comments regarding the Vancouver Airport Fuel Facility Corporation's application to Port Metro Vancouver for the proposed Fuel Receiving Facility identified in the staff report titled "Vancouver Airport Fuel Delivery Project Update" dated September 1, 2015, from the Director, Engineering, be endorsed for submission to Port Metro Vancouver.

ADOPTED ON CONSENT

16. REVISED UBCM RESOLUTION – PORT METRO VANCOUVER AND AGRICULTURAL LANDS

(File Ref. No. 01-0060-20-UBCM1-01, Xr: 01-0140-20-PMVA1, 08-4100-02-05) (REDMS No. 4714001)

That the Federal Port Operations on Agricultural Land Resolution, as proposed in Attachment 2 of the staff report dated August 27, 2015 from the Director, Intergovernmental Relations and Protocol Unit be submitted to the Union of BC Municipalities for their endorsement.

ADOPTED ON CONSENT



Regular Council
Monday, September 14, 2015

17. **APPROVAL TO REPLACE HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 8862 WITH TERMINATION OF HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9286 AND HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9251**
(File Ref. No. 08-4057-01; 12-8060-20-009251/9286/8862) (REDMS No. 4574655 v. 6, 4686532, 4686524, 4686540)

- (1) *That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and*
- (2) *That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.*

ADOPTED ON CONSENT

18. **HOUSING AGREEMENT BYLAW NO. 9229 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8151 ANDERSON ROAD (ANDERSON SQUARE HOLDINGS LTD.)**

(File Ref. No. 12-8060-20-009229, Xr: 08-4057-00/05) (REDMS No. 4530101 v. 11, 4686547)

That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 13-645286.

ADOPTED ON CONSENT



Regular Council
Monday, September 14, 2015

19. AFFORDABLE HOUSING CONTRIBUTION RATE AND RESERVE FUND STRATEGY REVIEW – FINAL RECOMMENDATIONS FOR ADOPTION

(File Ref. No. 08-4057-05-/00) (REDMS No. 4630503 v. 5, 4636295, 4535366, 4531697)

- (1) *That the proposed rates in the staff report titled, Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption, dated July 6, 2015, from the General Manager, Community Services be adopted:*
 - (a) *\$2 per square foot from single family subdivision developments;*
 - (b) *\$4 per square foot from townhouse developments; and*
 - (c) *\$6 per square foot from apartment and mixed use developments involving 80 or less residential units;*
- (2) *That development applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy; and*
- (3) *That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

ADOPTED ON CONSENT

20. CHILD CARE DEVELOPMENT POLICY AMENDMENT

(File Ref. No. 07-3070-00/01, Xr: 03-1085-00) (REDMS No. 4586418 v. 3, 4632950, 4645664, 4633916)

That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled Child Care Development Policy Amendment, dated June 2, 2015, from the General Manager, Community Services.

ADOPTED ON CONSENT



Regular Council
Monday, September 14, 2015

21. **APPLICATION BY YIN P. MUI FOR REZONING AT 10491 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681, 4700887)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

ADOPTED ON CONSENT

22. **APPLICATION BY STEVE DHANDA FOR REZONING AT 3260/3280 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009225; RZ 15-690340) (REDMS No. 4587634, 4675987)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEM

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

23. **PROPOSED SECONDARY SUITE POLICY AFFORDABLE HOUSING STRATEGY AMENDMENTS FOR SINGLE FAMILY SUBDIVISIONS AND REZONINGS**

(File Ref. No. 08-4057-12/05/00) (REDMS No. 4571609 v. 16, 4535366, 4531697)



Regular Council
Monday, September 14, 2015

R15/15-5

It was moved and seconded

- (1) *That, as per the staff report titled Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezoning, dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:*
- (a) *build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
 - (b) *build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or*
 - (c) *provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) *That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.*

The question on Resolution R15/15-5 was not called as in reply to queries from Council, staff commented on the public consultation process and the manner in which the development community would be informed of the proposed policy.

Cllr. Day left the meeting (8:03 p.m.) and returned (8:04 p.m.).

The question on Resolution R15/15-5 was then called and it was **CARRIED** with Cllr. Loo opposed.



**Regular Council
Monday, September 14, 2015**

PUBLIC ANNOUNCEMENT

Doug Shearer, Landscape Architect, has been appointed to the Advisory Design Panel for a term to expire on December 31, 2016.

**CONSIDERATION OF BYLAWS FOR 2ND AND 3RD READING
AND ADOPTION**

**24. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9280
AND 9281 (BUILDING MASSING BYLAWS) FROM SEPTEMBER 8,
2015 PUBLIC HEARING**

(A) 2ND AND 3RD READING OF ZONING AMENDMENT BYLAW
9280

R15/15-6

It was moved and seconded

- (1) *That the motion to consider second and third readings of Bylaw 9280 (from the September 8, 2015 Public Hearing) be lifted from the table.*

CARRIED

R15/15-7

It was moved and seconded

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given second reading as amended.*

CARRIED

Opposed: Cllrs. Day
Steves

- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given third reading.*

CARRIED

Opposed: Cllrs. Day
Steves



Regular Council
Monday, September 14, 2015

(B) 2ND AND 3RD READING OF ZONING AMENDMENT BYLAW
9281

R15/15-8

It was moved and seconded

- (1) *That the motion to consider second and third readings of Bylaw 9281 (from the September 8, 2015 Public Hearing) be lifted from the table.*

CARRIED

R15/15-9

It was moved and seconded

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be given second reading as amended.*

CARRIED

Opposed: Cllr. Day

R15/15-10

It was moved and seconded

- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be given third reading.*

CARRIED

Opposed: Cllr. Day

(C) ADOPTION OF ZONING AMENDMENT BYLAW 9280 AND
BYLAW 9281

R15/15-11

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be adopted; and*
(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be adopted.*

CARRIED

Opposed: Cllrs. Day

Steves



Regular Council
Monday, September 14, 2015

BYLAWS FOR ADOPTION

R15/15-12

It was moved and seconded

That the following bylaws be adopted:

Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 9263

*Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 9268*

*Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9106
(7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street and
7211, 7231, and 7271 No. 4 Road, RZ 12-605038)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9107
(7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and
7211, 7231 and 7271 No. 4 Road, RZ 12-605038)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9175
(7440 Williams Road, RZ 13-648179)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9181
(9680 Railway Avenue, RZ 14-660396)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9237
(10311 River Drive, ZT 15-691748)*

CARRIED

R15/15-13

It was moved and seconded

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9201
(4760/4780 Fortune Avenue, RZ 14-677417)*

CARRIED

Opposed: Cllr. Day



Regular Council
Monday, September 14, 2015

DEVELOPMENT PERMIT PANEL

- R15/15-14 25. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on August 26, 2015, and the Chair's reports for the Development Permit Panel meetings held on November 26, 2014, August 26, 2015, May 13, 2015 and February 25, 2015, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 14-665485) for the property at 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road;*
 - (b) *a Development Permit (DP 14-677130) for the property at 20599 Westminster Highway; and*
 - (c) *a Development Variance Permit (DV 14-670015) for the property at 11014 Westminster Highway;**be endorsed, and the Permits so issued; and*
 - (3) *That the changes to the design of building "B" (addressed as 10013 River Drive) be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive).*

CARRIED

ADJOURNMENT

- R15/15-15 It was moved and seconded
That the meeting adjourn (8:53 p.m.).

CARRIED



**Regular Council
Monday, September 14, 2015**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, September 14, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)