



Regular Council

Monday, September 28, 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

R15/16-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on September 14, 2015, be adopted as circulated.

CARRIED



Regular Council
Monday, September 28, 2015

COMMITTEE OF THE WHOLE

- R15/16-2 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. 8 – Richmond’s Ecological Network Management Strategy

Jim Wright, 8300 Osgoode Drive, spoke to the importance of implementing the proposed Ecological Network Management Strategy whenever possible. Mr. Wright read from his submission (attached to and forming part of these Minutes as Schedule 1).

- R15/16-3 4. It was moved and seconded
That Committee rise and report (7:05 p.m.).

CARRIED

CONSENT AGENDA

- R15/16-4 5. It was moved and seconded
That Items No. 6 through No. 17 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on September 15, 2015;*
- (2) *the General Purposes Committee meeting held on September 21, 2015;*
- (3) *the Finance Committee meeting held on September 21, 2015;*



**Regular Council
Monday, September 28, 2015**

- (4) *the Planning Committee meeting held on September 22, 2015; and*
 - (5) *the Public Works and Transportation Committee meeting held on September 23, 2015;*
- be received for information.*

ADOPTED ON CONSENT

7. DECEMBER 2015 COUNCIL AND COMMITTEE MEETING SCHEDULE

(File Ref. No. 01-0105-01) (REDMS No. 4727959, 4722310)

- (1) *That the Public Hearing scheduled for Monday, December 21, 2015 be re-scheduled to Tuesday, December 15, 2015 at 7:00 p.m. in the Council Chambers at Richmond City Hall;*
- (2) *That the Committee meetings scheduled for the week of December 21, 2015 be re-scheduled, if needed, to the week of December 14, 2015, as shown on Attachment 1 to the staff report dated September 14, 2015 from the Director, City Clerk's Office; and*
- (3) *That a Special Council meeting be called, as per standard practice, in conjunction with the last Committee meeting(s) before the holiday break, in order to ratify any Committee recommendations that are time-sensitive.*

ADOPTED ON CONSENT

8. RICHMOND'S ECOLOGICAL NETWORK MANAGEMENT STRATEGY

(File Ref. No. 10-6125-11-01) (REDMS No. 4541922 v. 4)

- (1) *That the Ecological Network Management Strategy, as described in the staff report titled "Richmond's Ecological Network Management Strategy," dated August 21, 2015, from the Director, Engineering, be adopted; and*
- (2) *That staff investigate the Vancouver Airport Authority's runway expansion plans.*

ADOPTED ON CONSENT



**Regular Council
Monday, September 28, 2015**

9. PURCHASING POLICY AMENDMENTS

(File Ref. No. 02-0745-00) (REDMS No. 4595006 v. 5,1870914, 1870939, 3503422, 4551610, 1680888, 222044)

That:

- (1) Policy 3105 (Purchasing Policy – Construction Management Projects), be rescinded;*
- (2) Policy 3103 (Environmental Purchasing Policy) be rescinded;*
- (3) Policy 3104 (Procurement Policy), adopted by Council on May 8, 2006 be amended as set out in Attachment 3 of the staff report titled "Purchasing Policy Amendments," dated July 21, 2015, from the Director, Finance; and*
- (4) Policy 3709 (Financial Signing Authorities Policy), adopted by Council on May 8, 2006 be amended as set out in Attachment 4 of the staff report titled "Purchasing Policy Amendments," dated July 21, 2015, from the Director, Finance.*

ADOPTED ON CONSENT

10. FINANCE POLICY AMENDMENTS AND OFFICER AND GENERAL MANAGER BYLAW AMENDMENTS

(File Ref. No. 12-8060-20-009217, 03-0970-00) (REDMS No. 4710755, 113075, 113131, 4565897, 4621956, 4503709)

- (1) That Council Policy 2003 (Disposal of City Assets) be amended as set out in Attachment 3 of the staff report titled "Finance Policy Amendments," dated July 28, 2015, from the Director, Finance, and Director, City Clerk's Office;*
- (2) That Council Policy 3001 (Budget Amendments) be amended as set out in Attachment 4 of the staff report titled "Finance Policy Amendments and Officer and General Manager Bylaw Amendments," dated July 28, 2015, from the Director, Finance, and Director, City Clerk's Office; and*
- (3) That Officer and General Manager Bylaw No. 8125, Amendment Bylaw No. 9217 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT



Regular Council
Monday, September 28, 2015

11. **APPLICATION BY SUMAIYYA HASAN FOR REZONING AT 8571 NO. 4 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009290/009086, RZ 14-662541) (REDMS No. 4704349, 4573372, 4704270)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, for the rezoning of 8571 No. 4 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1),” be introduced and given first reading.

ADOPTED ON CONSENT

12. **APPLICATION BY GBL ARCHITECTS INC. FOR A ZONING TEXT AMENDMENT TO THE “HIGH RISE APARTMENT AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZHR10) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE AT 8888 PATTERSON ROAD AND 3340 SEXSMITH ROAD**

(File Ref. No. 12-8060-20-009269, ZT 15-700276) (REDMS No. 4713132 v. 2, 4620512)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9269, for a Zoning Text Amendment to the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” zone, a site-specific zone applicable only at 8888 Patterson Road and 3340 Sexsmith Road, to revise the required ceiling heights of the Artist Residential Tenancy Studio units and permit community amenity space for the purpose of constructing four (4) affordable, work-only, art studios, be introduced and given first reading.

ADOPTED ON CONSENT

13. **APPLICATION BY FUGGLES & WARLOCK CRAFTWORKS LTD. FOR A ZONING TEXT AMENDMENT TO PERMIT A MICROBREWERY WITHIN THE INDUSTRIAL BUSINESS (IB1) ZONE AT 11220 HORSESHOE WAY**

(File Ref. No. 12-8060-20-009295, ZT 15-705936) (REDMS No. 4719530 v. 4, 4721065)

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9295, for a Zoning Text Amendment to create a new “Microbrewery, Winery and Distillery” use and amend the “Industrial Business (IB1)” zone to allow a “Microbrewery, Winery and Distillery” at 11220 Horseshoe Way, be introduced and given first reading; and



**Regular Council
Monday, September 28, 2015**

- (2) *That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.*

ADOPTED ON CONSENT

14. TRANSLINK 2016 CAPITAL PROGRAM COST-SHARING SUBMISSIONS

(File Ref. No. 01-0154-04) (REDMS No. 4618500 v. 2)

- (1) *That the submission of pedestrian, bicycle and transit facility improvement projects for cost-sharing as part of the TransLink 2016 Bicycle Infrastructure Capital Cost Sharing Regional Needs Program and Transit-Related Road Infrastructure Program, as described in the report, titled, “TransLink 2016 Capital Program Cost-Sharing Submissions” dated August 17, 2015 from the Director, Transportation, be endorsed;*
- (2) *That, should the above submissions be successful and the projects receive Council’s approval via the annual capital budget process, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the funding agreements and the 2016 Capital Plan and the 5-Year Financial Plan (2016-2020) be updated accordingly dependant on the timing of the budget process; and*
- (3) *That the Chief Administrative Officer and the Director, Transportation be authorized to execute a data licensing agreement with TransLink to obtain the 2011 Trip Diary dataset for Richmond.*

ADOPTED ON CONSENT

15. DRAINAGE, DYKE AND SANITARY SEWER SYSTEM BYLAW NO. 7551, AMENDMENT BYLAW NO. 9219

(File Ref. No. 12-8060-20-009219, 10-6045-00) (REDMS No. 4505875, 4503935)

That Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9219, be introduced and given first, second and third readings.

ADOPTED ON CONSENT



**Regular Council
Monday, September 28, 2015**

16. **SERVICING AGREEMENT WITH ECOWASTE INDUSTRIES LTD.**
(File Ref. No. 03-1000-14-034) (REDMS No. 4687425 v. 2)

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to finalize and execute a Servicing Agreement between the City and Ecowaste Industries Ltd., to fill and preload Savage Road between Williams Road to Francis Road and to fill and preload Francis Road from Savage Road to a point 210 m to the east, containing the material terms and conditions set out in the staff report titled "Servicing Agreement with Ecowaste Industries Ltd." dated August 31, 2015 from the Director, Engineering.

ADOPTED ON CONSENT

17. **2015 CLOTHES WASHER REBATE PROGRAM UPDATE**
(File Ref. No. 03-1000-05-211) (REDMS No. 4714455)

- (1) *That the City extends the current partnership with BC Hydro to the end of this year to offer a combined rebate program, which will provide a rebate of up to \$200, equally cost shared between BC Hydro and the City, for the replacement of an inefficient clothes washer with a new high efficiency one; and*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute an updated agreement with BC Hydro to extend the current program and update the specifications.*

ADOPTED ON CONSENT

NEW BUSINESS

Discussion took place on industrial scaled operations of wineries, microbreweries and distilleries on Agricultural Land Reserve lands and whether the City can require that at least 50% of the business' product be produced in Richmond.



**Regular Council
Monday, September 28, 2015**

As a result of the discussion, the following **referral** was introduced:

R15/16-5

It was moved and seconded

That staff investigate the requirements for microbreweries, wineries and distilleries on farmland in Richmond to determine whether the City can require that they be required to produce at least 50% of their product in Richmond.

CARRIED

BYLAWS FOR ADOPTION

R15/16-6

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (8151 Anderson Road) Bylaw No. 9229

Housing Agreement (9500 Cambie Road) Bylaw No. 9251

Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9228
(8760 and 8780 Rosemary Avenue, RZ 14-662478)*

CARRIED

DEVELOPMENT PERMIT PANEL

R15/16-7

18. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on September 16, 2015, and the Chair's report for the Development Permit Panel meetings held on September 16, 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 Permit (DP 15-700390) for the property at 10691 Dennis Crescent; and



**Regular Council
Monday, September 28, 2015**

- (b) a Development Variance Permit (DV 15-694988) for the property at 2620 No. 6 Road;
be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

R15/16-8

It was moved and seconded
That the meeting adjourn (7:42 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, September 28, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Jim Wright, 8300 Osgoode Drive, re Item 8 (Sep 28, 2015)

Mayor Brodie and councillors,

On behalf of the Garden City Conservation Society, I support the Ecological Network Management Strategy and the investigating of possible YVR expansion that could impact the Sturgeon Banks.

If YVR's plans *do* have a Sturgeon Banks impact, it will affect two of the Ecological Strategies, which are the West Dike Strategy and the Sturgeon Bank Wildlife Management. That has prompted me to use the area beyond the West Dike for a sort of brief case study that supports the Ecological Network Management Strategy in a key way. The City's part of that area, just beyond the dike, is the Grauer Lands.

Of course, adopting the Management Strategy implies an unwritten aspect, which is a commitment to implement. I'll draw on the Grauer Lands to highlight the City's opportunity to overcome disconnects between the Strategy intents and what *can* happen. In my example, I think the disconnect is a *systemic* problem, which means we won't blame anyone. The system did it.

The example occurred in the summer of 2013. Five backhoes on the tidal wetland of the Grauer Lands destroyed the extensive array of habitat logs. I'm talking about decades of large naturally arranged driftwood logs that were the spectacular foreground in a breathtaking viewscape as one looked northward to coastal mountains beyond Bowen Island. After I came across it happening, I went back once more to see the effects. The logs had been piled together except for some odd little clusters. I later found that the two kinds of structure were termed a "corral" and "bird perches." I used to walk or cycle there a lot, often several times a week. However, it's so upsetting that I haven't been able to face walking or cycling on the West Dike again.

Here's the disconnect part. That large backhoe operation was **not** mentioned in the approved plan for the Grauer Lands. (There was nothing about moving the driftwood logs.) And it had **not** been *cleared* with the parks committee or *mentioned* to the chair.

Some benefits for Ducks Unlimited and perhaps for salmonids were later given. However, there was evidently no study to compare the ecological value of what was destroyed with the anticipated value from the intervention.

We do know that a salmonid habitat enhancement project that's been successful in the last couple of years in the Seymour River estuary in North Vancouver has done the **opposite**, bringing large logs **into** the area and tethering them so they remain functional, helping protect the fish from seals. A [*Vancouver Sun* article](#) last month (August 19, 2015) used the term "habitat complexity," for what they've gained, which is what we've lost. It provides "plenty of tiny nooks and crannies for the plants and animals."

It is certainly **not** obvious that the intervention in the ecosystem beyond the West Dike was wise. The one *obvious* course of action was to proceed with care after a study of conservation effects, with consultation and approvals, but that is what did **not** happen.

So. It is clear that the most important piece of the Ecological Network Management Strategy is **not within** the document. It is a deep shared commitment to implement it at each opportunity. That needs to happen within the heart and mind of each council member as she or he ratifies the Ecological Network Management Strategy. From there, council can fix the system. Then the **potentially** excellent Strategy will truly **be** excellent.