



Regular Council

Tuesday, October 13, 2020

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Kelly Greene (by teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (entered at 7:51 p.m. by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R20/17-1 1. It was moved and seconded  
*That the minutes of the Regular Council meeting held on September 28, 2020, be adopted as circulated.*

CARRIED



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**COMMITTEE OF THE WHOLE**

- R20/17-2    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. 13 – Soil Use for the Placement of Fill Application for the Property Located at 8511 No. 6 Road (Jiang)

Barry Mah, Westwood Topsoil Ltd., agent representing the property owner, spoke to Council's requirement that soil sourced for the remediation of the subject property be from Richmond and/or Delta. He commented on the need for two types of soil, stating that (i) capping material is not available in Delta, and (ii) top soil from development sites in Richmond is often contaminated with a wide range of building materials and therefore not suitable.

Item No. 13 – Soil Use for the Placement of Fill Application for the Property Located at 8511 No. 6 Road (Jiang)

By teleconference, Thomas Elliot, Agronomist, spoke to correspondence regarding the assessment of soil in Richmond and Delta that would be suitable for importation onto the subject site (attached to and forming part of these minutes as Schedule 1), noting that it is unlikely that there is sufficient suitable soils available. As a result, he requested that soil be acceptable from other areas in the Lower Mainland, notably from (i) the western part of Vancouver (UBC area), (ii) the southern boundary of Burnaby (adjacent the Fraser River), and (iii) areas north of Vancouver.

In reply to queries from Council, Mr. Elliot advised that his submission (Schedule 1) does not include an analysis of soils in the western part of Vancouver (UBC area), the southern boundary of Burnaby (adjacent the Fraser River), and areas north of Vancouver due to the lack of time. In addition, he stated that soils from other jurisdictions (i.e., Langley, Surrey, Chilliwack) may be sufficient and suitable, however, time and cost play a factor and therefore areas closer to Richmond are preferred.



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- R20/17-3 4. It was moved and seconded  
*That Committee rise and report (7:11 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R20/17-4 5. It was moved and seconded  
*That Items No. 6 through No. 12 be adopted by general consent.*

The question on Resolution R20/17-4 was not called as discussion took place on the wearing of masks in City buildings and the potential to expand the requirement to all public spaces. As mask wearing in the public realm falls under the purview of the provincial government, it was suggested that correspondence with the Province in this regard be considered following the upcoming provincial election.

The question on Resolution R20/17-4 was then called and it was **CARRIED**.

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the General Purposes Committee meeting held on October 5, 2020;*  
*and*  
(2) *the Finance Committee meeting held on October 5, 2020;*  
*be received for information.*

**ADOPTED ON CONSENT**

7. **UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND  
2020/2021 APPLICATION**

(File Ref. No. 03-1087-36-01) (REDMS No. 6526672)

- (1) *That the Box Culvert Repair project submission to the 2020 Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund for Structural Flood Mitigation be endorsed; and*





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- (2) *That, should the submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute the funding agreement with UBCM.*

**ADOPTED ON CONSENT**

**8. AMENDMENTS TO OFFICIAL COMMUNITY PLAN BYLAW PREPARATION CONSULTATION POLICY 5043 (UPDATE TO REFERRALS TO THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND)) AND NEW POLICY ON INDEPENDENT SCHOOL REFERRAL TO THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND)**

(File Ref. No. 08-4045-00, 01-0095-20-5043; 01-0095-20-01) (REDMS No. 6510818, 5374035, 6401251, 6487486)

- (1) *That Council Policy 5043 “OCP Bylaw Preparation Consultation Policy” be amended to update the Board of Education of School District No. 38 (Richmond) referral process to lower the criteria for Richmond Official Community Plan Bylaw 9000 Amendment applications being forwarded to the Board of Education of School District No. 38 from 50 additional school-aged children to 25 additional school-aged children, and undertake minor administrative updates as outlined in the report dated September 14, 2020, from the Director of Policy Planning; and*
- (2) *That the new proposed Council Policy “Referrals to the Board of Education of School District No. 38 (Richmond) for Development Applications Involving Independent Schools” be approved to address referring Independent School proposals requiring a development application to the Board of Education of School District No. 38 (Richmond) as outlined in the report dated September 14, 2020, from the Director of Policy Planning.*

**ADOPTED ON CONSENT**





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9. **MASK WEARING IN CITY BUILDINGS**  
(File Ref. No. 09-5125-13-01) (REDMS No. 6529829 v. 7)

*That the wearing of masks in City buildings be required as described in Option 3 in the staff report titled, "Mask Wearing in City Buildings," dated September 27, 2020 from the General Manager, Community Services, provided a further exception for children and caregivers in a child care setting as per the BC Centre for Disease Control.*

**ADOPTED ON CONSENT**

10. **DEFERRING THE CPI INCREASE TO THE CONSOLIDATED FEES BYLAW TO 2021**  
(File Ref. No. 12-8060-20-008636; 03-1070-01) (REDMS No. 6530565)

*That the annual CPI increase to the Consolidated Fees Bylaw be deferred to 2021.*

**ADOPTED ON CONSENT**

11. **PERMISSIVE PROPERTY TAX EXEMPTION (2021) BYLAW NO. 10196**  
(File Ref. No. 12-8060-20-010196) (REDMS No. 6488014, 6488050)

*That Permissive Property Tax Exemption (2021) Bylaw No. 10196 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

12. **AMENDMENTS TO THE REVISED CONSOLIDATED 5 YEAR FINANCIAL PLAN (2020-2024) BYLAW NO. 10183**  
(File Ref. No. 12-8060-20-010203) (REDMS No. 6515307 v. 14, 6516649)

*That the Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183, Amendment Bylaw No. 10203, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183" dated September 15, 2020, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



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**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**13. SOIL USE FOR THE PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT 8511 NO. 6 ROAD (JIANG)**

(File Ref. No. 12-8080-12-01) (REDMS No. 6506278 v. 7)

R20/17-5

It was moved and seconded

*That the 'Soil Use for the Placement of Fill' application, submitted by Bohan Jiang (the "Applicant"), proposing to deposit soil on the property located at 8511 No. 6 Road for the purpose of remediating the property to develop a blueberry farm, provided that the soil is sourced from Richmond and/or Delta, be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.*

*Councillor Steves entered the meeting by teleconference (7:51 p.m.).*

The question on Resolution R20/17-5 was not called as discussion took place and the following Council comments were noted:

- a referral back to staff would provide additional time for the analysis of soils in the western part of Vancouver (UBC area), the southern boundary of Burnaby (adjacent the Fraser River), and areas north of Vancouver;
- an amendment requiring that only top soil be sourced from Richmond and/or Delta may resolve availability concerns stated by the applicant;
- Option 1 (removal of wood waste) is preferred;
- the proposed application presents an opportunity to support local agriculture and therefore geographical restrictions on the source of suitable soil should not be imposed; and
- a referral back to staff would allow Council adequate time to consider additional information presented by the applicant.



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In reply to queries from Council, Carli Williams, Manager, Business Licence and Bylaws, stated that should the applicant be unable to source soils from Richmond and/or Delta, a subsequent staff report seeking further direction from Council would be required. Ms. Williams then remarked that staff employ a professional reliance model with regard to such applications and therefore, any analysis of soils would be contracted to a professional consultant.

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

R20/17-6

It was moved and seconded

- (1) *That the 'Soil Use for the Placement of Fill' application, submitted by Bohan Jiang (the "Applicant"), proposing to deposit soil on the property located at 8511 No. 6 Road, be referred back to staff to review additional sources of soil as proposed by the Applicant;*
- (2) *That staff comment as to whether it is prudent to impose geographic restrictions in terms of the source of soils for all of the soil or just the topsoil; and*
- (3) *That staff examine the wisdom of the soil tracker application and report back.*

**CARRIED**

Opposed: Cllrs. Loo  
McPhail

**14. REFERRAL RESPONSE: REGULATING FENCING MATERIALS**

(File Ref. No. 08-4430-01, 12-8060-20-010122/10144) (REDMS No. 6471053 v. 12, 6404835, 6399777, 6399778, 6360541, 6400503, 6471053)

R20/17-7

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), be revised as outlined in this report;*





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- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), as revised, be given second reading; and*

**CARRIED**

Opposed: Cllrs. Loo  
McPhail

R20/17-8

It was moved and seconded

- (3) *That staff be directed to maintain the current bylaw regulations for fence materials – including masonry – in all zones in urban areas that permit single detached residential uses.*

**CARRIED**

Opposed: Cllrs. Day  
Greene  
Steves  
Wolfe

15. **APPLICATION BY KULBINDER DHESI, RAJBINDER AUJLA AND PAULVEER AUJLA FOR REZONING AT 10160 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. 12-8060-20-010206, RZ 19-881151) (REDMS No. 6525481 v. 4; 6511125)

R20/17-9

It was moved and seconded

- That Richmond Zoning Bylaw 8500, Amendment Bylaw 10206, for the rezoning of 10160 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Wolfe



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16. **APPLICATION BY RAMAN KOONER FOR REZONING AT 3540 LOCKHART ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. 12-8060-20-010211, RZ 20-898600) (REDMS No. 6522282 v. 4, 6526719)

R20/17-10

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10211, for the rezoning of 3540 Lockhart Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Greene

**FINANCE COMMITTEE**

Mayor Malcolm D. Brodie, Chair

17. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2020)**

(File Ref. No. 03-0920-02-01) (REDMS No. 6413783 v. 8)

R20/17-11

It was moved and seconded

*That Option 1 – Keep DCC Rates Unchanged as outlined in the staff report titled “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2020)” dated September 8, 2020 from the Director, Finance be approved by Council.*

**CARRIED**

Opposed: Cllrs. Day

Greene

Steves

Wolfe



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BYLAWS FOR ADOPTION

R20/17-12 It was moved and seconded  
*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9969 (13171 and a Portion of 13251 Smallwood Place, ZT 18-835424)*

**CARRIED**

Opposed: Cllrs. Greene  
Wolfe

R20/17-13 It was moved and seconded  
*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10108 (10671 and 10691 Gilmore Crescent, RZ 19-857867)*

**CARRIED**

DEVELOPMENT PERMIT PANEL

R20/17-14 18. It was moved and seconded  
*(1) That the minutes of the Development Permit Panel meeting held on September 30, 2020, and the Chair's report for the Development Permit Panel meeting held on October 30, 2019 be received for information; and*

**CARRIED**

R20/17-15 It was moved and seconded  
*(2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-810720) for the property at 13171 and a portion of 13251 Smallwood Place be endorsed, and the Permit so issued.*

**CARRIED**

Opposed: Cllr. Greene





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**ADJOURNMENT**

R20/17-16

It was moved and seconded  
*That the meeting adjourn (8:34 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  
Tuesday, October 13, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: COUNCIL

Item: #13

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October 13<sup>th</sup> 2020

**City of Richmond**  
**c/o Chair of Council**

Schedule 1 to the Minutes of the  
Regular meeting of Richmond  
City Council held on Tuesday,  
October 13, 2020.

**RE: Desktop assessment of suitable imported soil source locations for 8511 No 5 Road, Richmond**

The purpose of this desktop assessment of source soil assessment was to identify areas in Richmond and Delta which are likely to contain suitable topsoil for importation onto 8511 No. 4 Road, Richmond.

Criteria for suitable topsoil, as established through investigation and objective evaluation of agricultural capability end goals, includes:

- loam textured soil (ideally a silt loam to loam),
- minimal/absent coarse fragment content, and
- sourced from an area that is either undeveloped or zoned and used for residential due to a lower risk of contamination compared to a commercial or industrial areas.

Lands zoned and used for agricultural were considered to not be unsuitable source locations because of the regulatory and practical restrictions of removing soils from agricultural lands.

Provincial mapping as 1:20,000 scale provided by the [British Columbia Soil Information Finder Tool](#) (SIFT) indicates that the majority of Richmond contains soils classified as 'unclassified urban'; these soils are found west of No.4 Road and stretch towards coastal areas.

Central Richmond (between No.4 and No. 6 Roads) is characterized by the presence of poorly drained organic soils belonging to the Lumbum, Triggs, Lulu and Richmond soil associations – which are not ideal for relocation and re-use as topsoil without the original conditions which support formation of such a soil type.

Organic soils are still the dominant soil type toward east Richmond (east of No. 6 Road), however there are occasional, discontinuous areas of mineral soils.

Based on the search criteria, provincial mapping provided by SIFT, and description of soils in the publication [Soils of the Langley-Vancouver Map Area](#) (MOE Report No. 15 British Columbia Soil Survey), the following four soil associations were determined to be the most suitable and widespread for topsoil in Richmond:

If there are any questions, please direct them to the undersigned during the Council Meeting today.

A handwritten signature in blue ink that reads "Tom Elliot". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Thomas R Elliot PhD P.Geo P.Ag

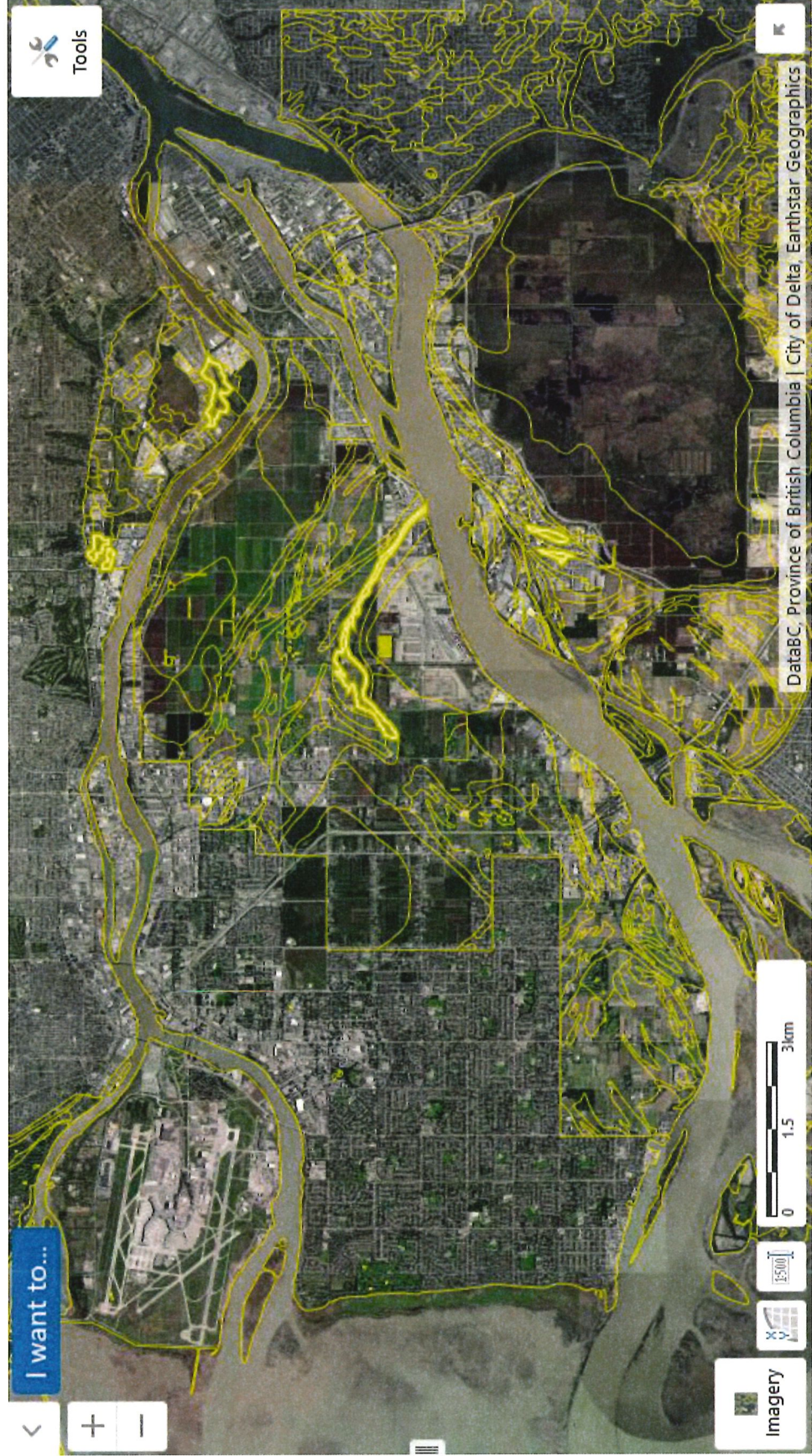




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**Soils association: Annis**

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained  
Mapped distribution: Limited presence in Richmond and Delta.





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**Soils association: Blundell**

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in central and east Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.





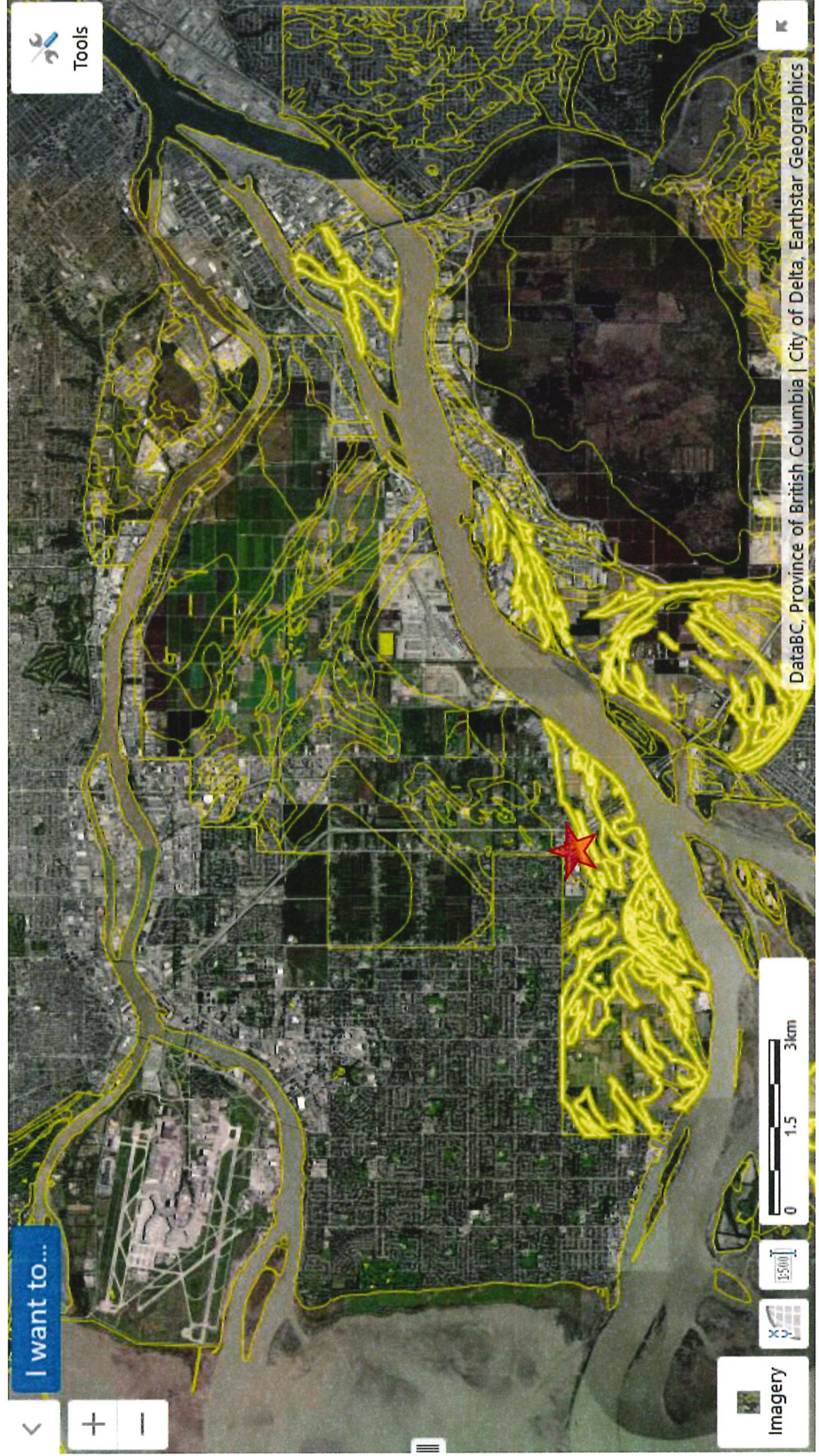
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**Soils association: Crescent**

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in south Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.





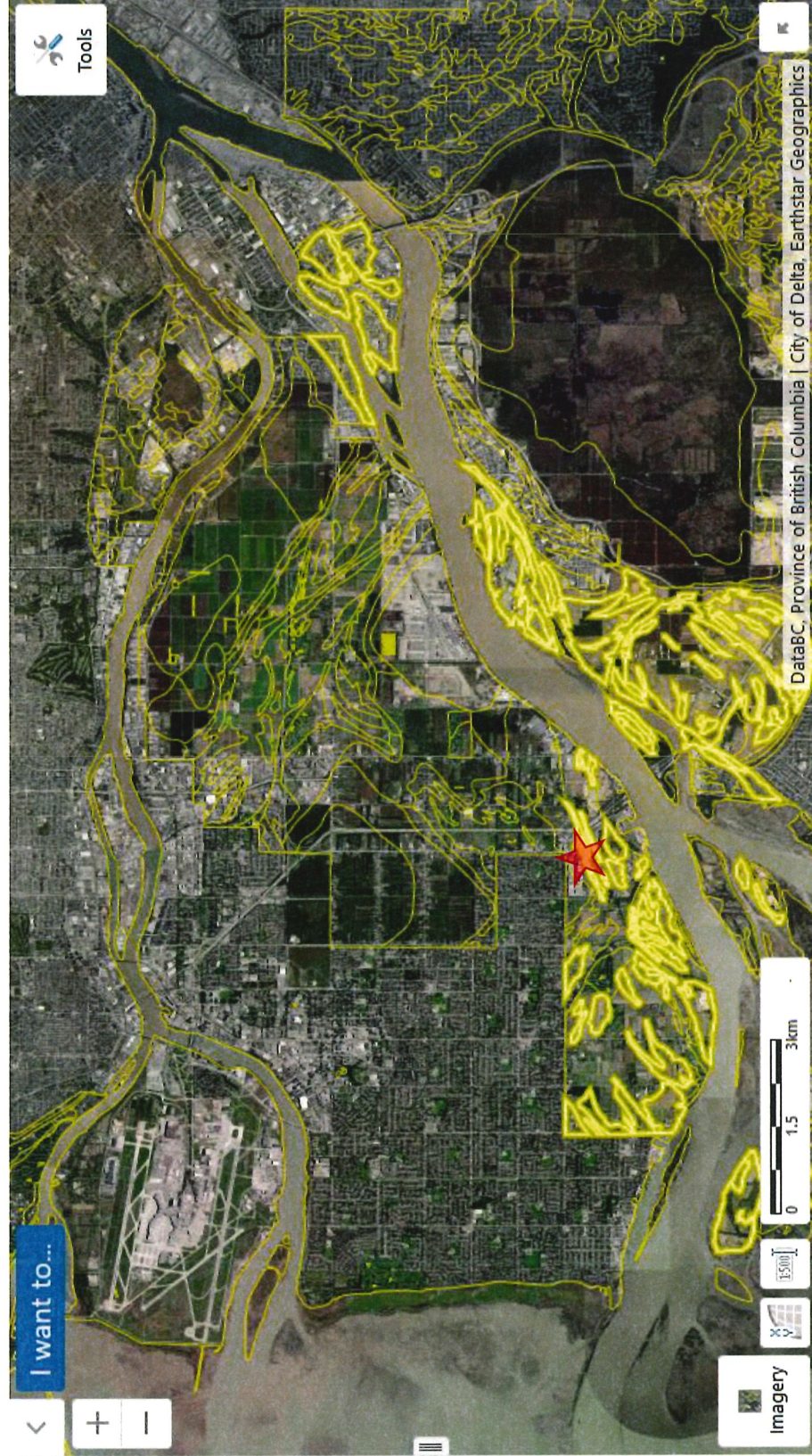


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**Soils association: Westham**

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in south Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.







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As for Delta, the most suitable topsoil would be soil from the Ladner association. Although Ladner soil covers a substantial area in Delta, most is located on existing agricultural lands and thus cannot be removed. The remaining areas in Delta are mapped as containing silt clay loam or classified as 'unclassified urban'.

#### Soils association: Ladner

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in Delta. Limited distribution in residential area(s) shown as star below.

