



## Regular Council Meeting

Monday, September 22, 2008

Time: 7:00 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Cynthia Chen  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Bill McNulty  
Councillor Harold Steves  
Director, City Clerk's Office – David Weber  
Absent: Councillor Rob Howard  
Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

### MINUTES

- R08/16-1 1. It was moved and seconded  
*That the minutes of the Regular Council Meeting held on Monday, September 8, 2008 be adopted as circulated.*

**CARRIED**



---

Regular Council Meeting

Monday, September 22, 2008

RES NO.    ITEM

AGENDA ADDITIONS & DELETIONS

R08/16-2

It was moved and seconded

*That the agenda be varied to allow an additional presentation of an award to a staff member; as well as the additions of 5891 & 5931 No. 3 Road – Road Closure and Removal of Road Dedication Bylaw 8424 and Sale of Closed Road to Phileo Development Corporation as Item 15A; and Disposal of Surplus Equipment as Item 16A.*

CARRIED

PRESENTATION

Phil Hogg, Manager, Facility Management Operations and Maintenance, commended the Supervisor Building Service Workers, John Lal, for saving the City in excess of \$20,000 by negotiating better prices for equipment and cleaning supplies; introducing micro fibre cleaning; and for virtually eliminating the need for sick time coverage through the Team Clean Pilot Program.

Mr. Lal expressed his appreciation, and then thanked his staff and co-workers for their support.

Mayor Brodie presented Mr. Lal with the Award for Innovation, a cash award of \$500.00.

Mr. Murray Steer, Director on the Public Works Association of BC, accompanied by Jim Young, Manager, Engineering Design and Construction, spoke about the Public Works Projects of the Year Awards. Mr. Young provided information on Richmond's Emergency South Dike Construction project, and commended City staff for their hard work and dedication. He then thanked Council; and the provincial and federal governments for the funding and support that had made the project possible.



---

Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

Mr. Steer presented American Public Works Association 2008 Public Works Projects of the Year Award to Mayor Brodie, who accepted the plaque on behalf of the City Council and staff.

COMMITTEE OF THE WHOLE

R08/16-3 2. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:12 p.m.).*

**CARRIED**

3. Delegations from the floor on Agenda items –

Item No. 16 – Application By 0768807 B.C. Ltd. For Rezoning At 11900 No. 1 Road From (C4)", and 4091 & 4111 Chatham Street From (R1/E)" to (CD/199)"

Dana Westermarck, of the Richmond Heritage Commission, spoke in support of relocating the 4091 Chatham Street Heritage Building to the Steveston Museum site at 3811 Moncton Street. Mr. Westermarck believed that the building had heritage merit, and that the benefit of preserving it would outweigh the negative impact associated with relocating the building to the Steveston Museum site. He also recommended that the physical relocation of the building be delayed until after the project was confirmed.

In answer to a question, Mr. Westermarck stated that the Richmond Heritage Commission's vote to support the relocation of the heritage building to the Steveston Museum site was not unanimous. Mr. Westermarck also offered the opinion that only the original part of the structure would need to be re-located and preserved.





---

**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

Graham Turnbull, Chair, Richmond Heritage Commission, and Chair of the Richmond Historical Society, spoke in opposition of relocating the 4091 Chatham Street Heritage Building to the Steveston Museum site at 3811 Moncton Street. Mr. Turnbull shared his belief that this matter would need to go forward to a Public Hearing, and stated that the City should not put another building on the Steveston Museum site. He also shared his concerns related to the space requirements for the building, stating that the parkland on the Steveston Museum site would be lost, and that it would be too much a price to pay in order to save the building.

In answer to a question, Mr. Turnbull stated that from a personal point of view, he would opt to lose the heritage building rather than the park.

Bob Strasser, representative for 0768807 B.C. Ltd, provided a brief history associated with the 4091 Chatham site. He spoke about how the Army Navy Air Force (ANAF) had worked extensively with the community and “given back” to the community in many ways over the last 60 years. He then indicated that the organization was running out of funding, and that this proposal would provide the ANAF with the funding required to continue assisting the community. Mr. Strasser advised that the possibility of moving the heritage building to other areas of the site had been considered, but was not feasible due to shortage of space. He also advised that discussion had taken place with Jim Tanaka of the Japanese Benevolent Fisherman’s Society about establishing a gazebo on the site with historical pictures in order to commemorate the original building.

Item No. 13 - Housing Agreement Bylaw No. 8377

Laara Raynier, #123- 6311 Gilbert Road, voiced concerns related the number of existing rental units that would be lost in order to build new affordable housing. The delegate also questioned the definition of “affordable” as outlined in the Housing Agreement Bylaw.

- R08/16-4    4.    It was moved and seconded  
*That Committee rise and report (7:46 p.m.).*

**CARRIED**





Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

CONSENT AGENDA

- R08/16-5 5. It was moved and seconded  
*That Items 6 through 14 be adopted by general consent.*

CARRIED

6. COMMITTEE MINUTES

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Tuesday, September 9, 2008;*
- (2) *the General Purposes Committee meeting held on Monday, September 15, 2008;*
- (3) *the Planning Committee meeting held on Tuesday, September 16, 2008; and*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, September 17, 2008,*

*be received for information.*

ADOPTED ON CONSENT

7. INTEGRATED PARTNERSHIP FOR REGIONAL EMERGENCY MANAGEMENT (IPREM)

(Report: August 11, 2008, File No.: 09-5125-01/2008-Vol 01) (REDMS No. 2475473)

*That Council consent to the adoption of Greater Vancouver Regional District Regional Emergency Management Service Establishment Bylaw Number 1079, 2008.*

ADOPTED ON CONSENT



**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

**8.    BILL 23 - PUBLIC HEALTH ACT**

(Report: August 28, 2008, File No.: 01-0151-01/2008-Vol 01) (REDMS No. 2450461)

*That:*

- (1)    Amarjeet Rattan, Director, Corporate Programs Management Group (CPMG) be appointed, as the City Liaison to Richmond Health Services, a branch of the Vancouver Coastal Health Authority; and*
- (2)    The City notify Richmond Health Services of this appointment.*

**ADOPTED ON CONSENT**

**9.    RE-SCHEDULING OF OCTOBER 14, 2008 REGULAR COUNCIL MEETING DUE TO FEDERAL ELECTION**

(Report: September 9, 2008, File No.: 01-0105-01/2008-Vol 01) (REDMS No. 2500920)

- (1)    That the regular open and closed Council meetings scheduled for Tuesday, October 14, 2008 be re-scheduled to the same times on Wednesday, October 15, 2008 to accommodate the Federal General Election.*
- (2)    That the Community Safety Committee meeting, scheduled for Wednesday, October 15, 2008 be re-scheduled to 4:00 pm on Wednesday, October 8, 2008.*

**ADOPTED ON CONSENT**

**10.   APPLICATIONS FOR REZONING**

**(A)    PENTA HOMES LTD.**

(RZ 07-361828 - Report: August 25, 2008, File No.: 12-8060-20-8418, 08-4045-20-04) (REDMS No. 2486891, 145442, 2493992)

**(B)    TOWNLINE VENTURES 15 LIMITED**

(RZ 07-396695 - Report: September 3, 2008, File No.: 12-8060-20-8423) (REDMS No. 2474432, 2494473)

**(C)    SADIQ H. KHAN**

(RZ 08-419773 - Report: August 26, 2008, File No.: 12-8060-20-8421) (REDMS No. 2489002, 2018922, 2490477)

**(D)    PETER AND EWA SCHWARZ**

(RZ 08-423764 - Report: August 26, 2008, File No.: 12-8060-20-8422) (REDMS No. 2490493, 292539, 2494832, 2494823)



Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

**(E) TIMOTHY C.W. TSE**

(RZ: 06-350380, Report: September 3, 2008, File No.: 12-8060-20-8426) (REDMS No. 2494731, 2494733)

*That the following bylaws each be introduced and given first reading:*

- (1) *Bylaw No. 8418, for the rezoning of a portion of 6451 Princess Lane from "Light Industrial District (I2)" to "Comprehensive Development District (CD/115)"*
- (2) *That Bylaw No. 8423, for the rezoning of 7660 Acheson Road from "Single-Family Housing District, Subdivision Area (R1/E)" to "Comprehensive Development District (CD/28)";*
- (3) *Bylaw No. 8421, for the rezoning of 6471/6475 Williams Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area J (R1/J)";*
- (4) *Bylaw No. 8422, for the rezoning of 8364 Ruskin Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)"; and*
- (5) *Bylaw No. 8426, for the rezoning of 7620 Acheson Road from "Single-Family Housing District, Subdivision Area (R1/E)" to "Comprehensive Development District (CD/28)",*

ADOPTED ON CONSENT

11. **GREEN ROOFS AND OTHER OPTIONS BYLAW**

(Report: September 4, 2008, File No.: 12-8060-20-8385, xr 08-4040-07-01) (REDMS No. 2484619v3, 2498222)

*That "Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385" be introduced and given first, second and third reading.*

ADOPTED ON CONSENT





Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

12. TELECOMMUNICATION TOWER PROPOSALS AT NO. 2 ROAD AND MONCTON STREET

(Report: September 3, 2008, File No.: 01-0140-02 xr 12-8060-20-5300/08-4000-00) (REDMS No. 2498165)

- (1) *That information on the two telecommunication towers proposed by Cascadia Tower Inc. and Rogers Wireless contained in the report from the Director of Development dated September 3, 2008, be received for information;*
- (2) *That City staff review and bring forward amendments to the Zoning and Development Bylaw 5300 to establish appropriate locational and siting parameters for telecommunication towers; and*
- (3) *That City staff review and bring forward a policy that establishes a Local Telecommunications Tower Siting and Consultation Protocol.*

ADOPTED ON CONSENT

13. HOUSING AGREEMENT BYLAW NO. 8344 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – COONEY ROAD/ANDERSON ROAD/ECKERSLEY ROAD

(Report: August 12, 2008, File No.: 12-8060-20-8344, xr 06-2280-30-002) (REDMS No. 2347457, 2485118, 2434226V3)

*That Bylaw No. 8344 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).*

ADOPTED ON CONSENT



**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

14.    **HOUSING AGREEMENT BYLAW NO. 8377 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – 6351/6391/6491 MINORU BOULEVARD**  
(Report: August 12, 2008, File No.: 12-8060-20-8377, xr 06-2280-30-018) (REDMS No. 2450776, 2476255)

*That Bylaw No. 8377 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).*

**ADOPTED ON CONSENT**

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

**PLANNING COMMITTEE –**  
Councillor Harold Steves, Chair

15.    **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 5891, 5931 NO. 3 ROAD, 5900 MINORU BOULEVARD AND A SURPLUS PORTION OF NO. 3 ROAD FROM "LIMITED INDUSTRIAL RETAIL DISTRICT (I4)" AND "AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/198)"**  
(Report: September 4, 2008, File No.: 12-8060-20-8427/8428) (REDMS No. 2495121, 2495773, 2493044, 2499095, 2497718, 2497866)
- 15A.    **5891 & 5931 NO. 3 ROAD - ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 8424 AND SALE OF CLOSED ROAD TO PHILEO DEVELOPMENT CORPORATION**  
(RZ: 06-341234 Report: August 28, 2008, File No.: 12-8060-20-8424, 06-2290-20-087) (REDMS No. 2493640, 2494861)





Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

R08/16-6

It was moved and seconded

- (1) *That Bylaw No. 8427, to amend the land use designation with the addition of "Institution" to 5891, 5931 No. 3 Road & 5900 Minoru Boulevard in the Generalized Land Use Map (2031) and Specific Land Use Map: Lansdowne Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as being amended by OCP Amendment Bylaw 8383, be introduced and given first reading.*
- (2) *That Bylaw No. 8427, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 8427, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8428, to create "Comprehensive Development District (CD/198)" and for the rezoning of 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/198)", be introduced and given first reading.*
- (5) *That road Closure and Removal of Road Dedication Bylaw 8424 be introduced and given 1st, 2nd and 3rd readings;*
- (6) *That the required notice of road closure and disposition of the closed road be advertised prior to final adoption;*





**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

- (7) *That staff be authorized to take all necessary steps to raise title to the road closure area totalling 732.8 square metres (7,888 square feet), and transfer it to Phileo Development Corporation or its designate for \$1,301,520 as detailed in this report; and*
- (8) *That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services to negotiate and execute all documentation required to effect the transactions, including executing all required Land Title Office documentation.*

**CARRIED**

16.    **APPLICATION BY 0768807 B.C. LTD. FOR REZONING AT 11900 NO. 1 ROAD FROM "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)" AND 4091 & 4111 CHATHAM STREET FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)"**

(Report: September 4, 2008, File No.: 12-8060-20-8432/8433) (REDMS No. 2470640, 2500190, 2474574, 2452960, 2500718, 2499449, 2498717, 2504149)

R08/16-7

It was moved and seconded

- (1) *That Bylaw No. 8432, to redesignate 11900 No. 1 Road, 4091 and 4111 Chatham Street:*
    - (a) *from "Neighbourhood Service Centre" to "Mixed-Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and*
    - (b) *from "Commercial" to "Multiple Family" in the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)*
- be introduced and given first reading;*
- (2) *That Bylaw No. 8432 having been considered in conjunction with:*
    - (a) *the City's Financial Plan and Capital Program; and*



**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

*(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

*(3) That Bylaw No. 8432, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*

*(4) That Bylaw No. 8433 to create "Comprehensive Development District (CD/199)" and for the rezoning of 11900 No. 1 Road, 4091 and 4111 Chatham Street from "Steveston Commercial (Two-Storey) District (C4)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/199)" be introduced and given first reading; and*

*(5) That the 4091 Chatham Street Heritage Building be relocated to the Steveston Museum site at 3811 Moncton Street.*

The question on Resolution No. R08/16-7 was not called, as the following amendment was introduced:

R08/16-8

It was moved and seconded

*That Part (5) of Resolution No. R08/16-7 be amended to read as follows:*

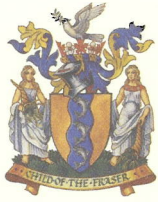
*That the 4091 Chatham Street Heritage Building be relocated to the Steveston Museum site at 3811 Moncton Street, or to Garry Point Park, and that this matter be referred to Public Hearing along with the balance of the resolution.*

**DEFEATED**

OPPOSED: Cllr. Barnes  
Chen  
Dang  
S. Halsey-Brandt  
McNulty  
Steves

The question on Resolution No. R08/16-7 was then called, and it was **CARRIED.**





---

**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

R08/16-9    16A.    **DISPOSAL OF SURPLUS EQUIPMENT**  
(Report: September 12, 2008, File No.: 02-0640-03/Vol 01) (REDMS No. 2502617)

It was moved and seconded

*That the surplus City equipment listed on Schedule 1 to this report be donated to Firefighters Without Borders.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

R08/16-10    17.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (9:21 p.m.).*

**CARRIED**

Michelle Candido, TransLink Ride-Share Week Consultant spoke about the Ride-Share Week Program that would take place October 6<sup>th</sup> to 10<sup>th</sup>, 2008. Ms. Candido highlighted the benefits of the program which included saving time, money, and the environment. Translink Ride-Share week campaign focused on driving more people to the website ([www.ride-share.com](http://www.ride-share.com)) in order to find ride alternatives and potential ride matches. In conclusion Ms. Candido asked members of Council to promote Ride-Share Week within the work place and community.

R08/16-11    18.    It was moved and seconded  
*That Committee rise and report (9:29 p.m.).*

**CARRIED**

**BYLAWS FOR ADOPTION**

R08/16-12                    It was moved and seconded  
*That the following bylaws each be adopted:*





Regular Council Meeting

Monday, September 22, 2008

RES NO. ITEM

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7963  
(22760, 22780, 22800, 22820, and 22840 Westminster Hwy, RZ 04-278250)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8249  
(11560 Williams Road, RZ 06-333519)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8275  
(6340 Francis Road and 6351 Maryniuk Place, RZ 06-334710)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8331  
(8440 Pigott Road, RZ 07-391404)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8411  
(3099 Corvette Way, RZ 08-406081)*

CARRIED

DEVELOPMENT PERMIT PANEL

R08/16-13 19. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on Wednesday, August 27, 2008, and the Chair's report for the Development Permit Panel meeting held on February 13, 2008, be received for information.*

(2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 05-315321) for the property at 22760, 22780, 22800, 22820 and 22840 Westminster Highway be endorsed, and the Permit so issued.*

CARRIED



---

**Regular Council Meeting**

**Monday, September 22, 2008**

RES NO.    ITEM

**ADJOURNMENT**

R08/16-14    It was moved and seconded  
*That the meeting adjourn (9:42 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 22, 2008.

---

Mayor (Malcolm D. Brodie)

---

Corporate Officer (David Weber)