



## Regular Council

**Monday, October 24, 2016**

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

R16/18-1 1. It was moved and seconded

***That:***

- (1) *the minutes of the Regular Council meeting held on October 11, 2016, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on October 17, 2016 be adopted; and*
- (3) *the Metro Vancouver 'Board in Brief' dated September 23, 2016, be received for information.*



**Regular Council**  
**Monday, October 24, 2016**

Councillor Day noted that she was opposed to Item 8 - Richmond Zoning Bylaw 8500, Amendment Bylaw 9598 (RZ 15-710175) at the Regular Council meeting for Public Hearings held on October 17, 2016. Mayor Brodie requested that the minutes be updated to reflect this change and then called the question on the motion and it was **CARRIED**.

**AGENDA ADDITIONS & DELETIONS**

David Weber, Director, City Clerk's Office, noted three changes to the agenda: (i) the addition of the wording of the recommendation from the earlier Special General Purposes Committee, (ii) a correction to the address (4800 Dunccliffe Road, RZ 15-711639) for Zoning Amendment Bylaw 9559, and (iii) the deletion of the presentation of the Heritage award from the agenda.

- R16/18-2      It was moved and seconded  
*That the agenda be approved with the noted additions and deletions.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R16/18-3      2.      It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:07 p.m.).*

**CARRIED**

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

- R16/18-4      4.      It was moved and seconded  
*That Committee rise and report (7:08 p.m.).*

**CARRIED**



**Regular Council**  
**Monday, October 24, 2016**

**CONSENT AGENDA**

- R16/18-5    5.    It was moved and seconded  
*That Items No. 6 through No. 18 be adopted by general consent.*

**CARRIED**

6.    **COMMITTEE MINUTES**

*That the minutes of:*

- (1)    *the Community Safety Committee meeting held on October 12, 2016;*
- (2)    *the General Purposes Committee meeting held on October 17, 2016;*
- (3)    *the Planning Committee meeting held on October 18, 2016; and*
- (4)    *the Public Works and Transportation Committee meeting held on October 19, 2016;*

*be received for information.*

**ADOPTED ON CONSENT**

7.    **APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR  
LICENCE – TOP CUP COFFEE LTD., 6031 BLUNDELL ROAD**

(File Ref. No. 12-8275-30-062) (REDMS No. 5173863)

- (1)    *That the application from Top Cup Coffee Ltd., doing business as, Top Cup, for a new Liquor Primary Licence to operate a Neighborhood Public House, be supported only for:*
  - (a)    *A Neighborhood Public House with an indoor & patio seating and standing capacity of 70 patrons;*
  - (b)    *Liquor service hours for Sunday to Thursday, from 9:00 a.m. to 12:00 a.m., and Friday and Saturday, From 9:00 a.m. to 1:00 a.m.; and*



**Regular Council**  
**Monday, October 24, 2016**

- (c) Family Foodservice to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian;*
- (2) That a letter be sent to the Liquor Control and Licensing Branch advising that:*
  - (a) Council supports the amended conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and*
  - (b) Council's comments on the prescribed criteria (set out in Section 10.3 of the Liquor Control and Licensing Regulation) are as follows:*
    - (i) The potential for additional noise and traffic in the area was considered;*
    - (ii) The impact on the community was assessed through a community consultation process; and*
    - (iii) Given that this is a new business, there is no history of non-compliance with this operation;*
  - (c) As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents as follows:*
    - (i) Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and*
    - (ii) 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; and*
  - (d) Council's comments and recommendations respecting the view of the residents are as follows:*



**Regular Council**  
**Monday, October 24, 2016**

- (i) *That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.*

**ADOPTED ON CONSENT**

**8. HARVEST POWER AIR QUALITY PERMIT REVIEW**

(File Ref. No. 10-6175-02-01; 10-6370-10-02) (REDMS No. 5187262 v. 2)

- (1) *That a letter be sent to the BC Minister of Environment and Harvest Power expressing the City's expectation that measures to eliminate odours in the community be prioritized and expedited;*
- (2) *That a letter be sent to Metro Vancouver expressing the City's expectations that:*
- (a) *Metro Vancouver appropriately resource its enforcement program to bring the facility into compliance with permit conditions;*
  - (b) *Metro Vancouver negotiate with Harvest Power new infrastructure and upgrades necessary to eliminate odours and present the financial implications and alternatives to the Metro Vancouver Board of Directors; and*
  - (c) *Metro Vancouver improve opportunities for the public to share concerns about odour and implement a transparent system that publicly reports the severity and frequency of odour complaints and the measures to be undertaken to address the public's concerns; and*
- (3) *That a formal response from Vancouver Coastal Health be sought in response to public health concerns relative to odours.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, October 24, 2016**

**9. CHILD CARE OPERATOR SELECTION FOR THE “CRESSEY  
CADENCE” CHILD CARE FACILITY**

(File Ref. No. . 07-3070-20-013; 01-0060-20-AWRS1) (REDMS No. 5175900 v. 6)

*That Atira Women’s Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.*

**ADOPTED ON CONSENT**

**10. APPLICATION BY SANDRA LOPEZ AND ANDRE SAVARD FOR  
REZONING AT 4280 TYSON PLACE FROM LAND USE CONTRACT  
042 AND SINGLE FAMILY ZERO LOT LINE (ZS24) TO SINGLE  
DETACHED (ZS27) – TYSON PLACE**

(File Ref. No. 12-8060-20-009601; RZ 16-726011; 12-8060-20-003234) (REDMS No. 5163815; 5165399)

- (1) That “Land Use Contract 042” entered into pursuant to “Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976”, be discharged from 4280 Tyson Place; and*
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the “Single Detached (ZS27) – Tyson Place” zone and for the rezoning of 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to the “Single Detached (ZS27) – Tyson Place” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**

**11. APPLICATION BY GURPREET BAINS FOR REZONING AT 9660  
SEAMEADOW COURT FROM SINGLE DETACHED (RS1/E) TO  
SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009618; RZ 16-738201) (REDMS No. 5103815; 4061415; 5170328)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.*

**ADOPTED ON CONSENT**





**Regular Council**  
**Monday, October 24, 2016**

12. **APPLICATION BY ANUVIR DEHAL FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009263; RZ 16-737446) (REDMS No. 5159809; 4573372; 5175959)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

13. **APPLICATION BY MUKHTIAR SIAN FOR REZONING AT 3760/3780 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009627; RZ 15-712886) (REDMS No. 5178409; 2458296; 5179111)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**

14. **LETTER OF SUPPORT FOR TRACKING VEHICLE KILOMETRES TRAVELLED DATA**

(File Ref. No. 01-0150-20-THIG1; 01-0150-20-ICBC1) (REDMS No. 5178451 v. 7)

*That a letter be sent to the BC Minister of Transportation and Infrastructure indicating the City's support for the collection of annual vehicle kilometres travelled data by the Insurance Corporation of British Columbia as identified in the report titled "Letter of Support for Tracking Vehicle Kilometres Travelled Data" from the Director, Engineering, dated September 26, 2016.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, October 24, 2016**

**15. OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134, AMENDMENT BYLAW NO. 9622**

(File Ref. No. 12-8060-20-009622) (REDMS No. 5166661 v. 4; 5174715)

*That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**16. ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641, AMENDMENT BYLAW NO. 9617**

(File Ref. No. 10-6600-10-02) (REDMS No. 5167819 v. 7; 5168301)

*That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**17. 2016 SUBMISSION TO THE NATIONAL DISASTER MITIGATION PROGRAM: STEVESTON ISLAND FLOOD MITIGATION PLANNING PROJECT AND THE FLOOD MITIGATION STRATEGY UPDATE**

(File Ref. No. 10-6045-11-01; 03-1090-14) (REDMS No. 5183569)

- (1) That the submission to the National Disaster Mitigation Program requesting funding for up to 100 % of the \$2,120,000 cost for Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update be endorsed;*
- (2) That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada and/or the Province of BC for the above mentioned projects should they be approved for funding by the Government of Canada; and*
- (3) That, should the above mentioned projects be approved for funding by the Government of Canada, the 2017 Capital Plan and the 5-Year Financial Plan (2017-2021) be updated accordingly.*

**ADOPTED ON CONSENT**





**Regular Council**  
**Monday, October 24, 2016**

**18. PROPOSED AMENDMENTS TO TRAFFIC BYLAW NO. 5870**

(File Ref. No. 12-8060-20-009539; 12-8060-20-009550; 12-8060-20-009554) (REDMS No. 4977064 v. 5; 4986963 v. 10; 4985725; 4986882)

- (1) That Traffic Bylaw No. 5870, Amendment Bylaw No. 9539 be introduced and given first, second and third reading;*
- (2) That Municipal Ticket Information Authorization Bylaw No.7321, Amendment Bylaw No. 9550 be introduced and given first, second and third reading; and*
- (3) That Notice of Bylaw Violation Dispute Adjudication Bylaw No.8122, Amendment Bylaw No.9554 be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**

**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**19. BRITANNIA SEINE NET LOFT WASHROOM FACILITIES**

(File Ref. No. 06-2050-20-BSYD-SL) (REDMS No. 5178979 v. 7; 5004597; 5181093; 5183224; 5183272)

John Irving, Director, Engineering, confirmed that timeline of the project is expected to be completed by the first or second quarter of 2017.

Discussion ensued on (i) the intended uses of the facilities, (ii) best uses for the money being spent on the project, (iii) consistency of Council's intentions in planning for the area of the site, and (iv) advantages to completing the project prior to the Canada 150 Celebration. Councillor Steves distributed and spoke to documentation (attached to and forming part of these minutes as Schedule 1) relating to the original concept proposed for the building.



**Regular Council**  
**Monday, October 24, 2016**

R16/18-6

It was moved and seconded

- (1) *That the construction of washroom facilities as detailed in Option 1 of the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks, be approved; and*
- (2) *That the Britannia Seine Net Loft Capital Project in the amount of \$393,014 be included in the 2017 Capital Budget, as described in the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks.*

**CARRIED**

Opposed: Cllr. Steves

**20. RESPONSE TO UBCM REQUEST FOR INPUT ON RCMP  
AUXILIARY CONSTABLE PROGRAM**

(File No.: 09-5355-20-ACON1; 01-0060-20-UBMI-01) (REDMS No. 5195372 v. 2)

Daniel McKenna, Acting Senior Manager, Community Safety, briefly described the three options of the Auxiliary Constable Program and noted that the survey was conducted nationally by the Constables themselves and that most of the respondents were from British Columbia.

R16/18-7

It was moved and seconded

- (1) *That Option 3 (Tiered Program), as described in the staff report titled, "Response to UBCM Request for Input on RCMP Auxiliary Constable Program", dated October 18, 2016, from the Acting General Manager of Law and Community Safety, be endorsed; and*
- (2) *That a response indicating the preferred option along with a copy of this report be sent to the Union of BC Municipalities (UBCM).*

**CARRIED**

**BYLAWS FOR ADOPTION**

R16/18-8

It was moved and seconded

*That the following bylaws be adopted:*

*Permissive Exemption (2017) Bylaw No. 9575*



**Regular Council**  
**Monday, October 24, 2016**

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8812*

*Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 8947*

*Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8948*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8986*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9234*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9256*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9258*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9559*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R16/18-9 21. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on October 12, 2016, and the Chair's report for the Development Permit Panel meetings held on December 16, 2015 and June 29, 2016, be received for information; and*

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

(a) *a Development Permit (DP 11-584805) for the property at 9780 Alberta Road; and*

(b) *a Development Permit (DP 15-703204) for the property at 7751 Heather Street;*

*be endorsed, and the Permits so issued.*

**CARRIED**



**Regular Council**  
**Monday, October 24, 2016**

**ADJOURNMENT**

R16/18-10

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  
Monday, October 24, 2016.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

## EXECUTIVE SUMMARY

This Final Report presents the results of the analysis of the feasibility of a development concept proposed for the Britannia Heritage Shipyard in Steveston, BC. The purpose of this report is to provide the Project Team with information which will assist in making a decision as to proceeding with the next stage of the work.

### Development Scenario One

Development Scenario One is based on a plan which encompasses the current Britannia Heritage Shipyard site. The controlled access zone is limited to the east position of the site, leaving the remainder of the site open for use as a public park with unrestricted access. The Visitor Centre Complex would include the First People's House, the Murakami complex, and the Japanese dwelling. Within the controlled zone visitors would have access to a visitor orientation area in the Cannery Dwelling, the historic interpretation area, the Boatworks and the Main Shipyard. Access to the Boat Tours, restaurant, and retail shops in the Seine Net Loft building would be from the public park areas as well as from the floats connecting the Main Shipyard and the Seine Net Loft outside decks. The advantages of this approach include:

- maximizes open public access to the site;
- protects historical artifacts on east side of site;
- facilitates community use of education facilities;
- facilitates community access to retail and food services locations; and
- allows for appropriate uses of historic buildings.

### Preliminary Site Layout Concept

