



## General Purposes Committee

Date: Monday, March 20, 2017

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Absent: Councillor Derek Dang

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on March 6, 2017, be adopted as circulated.*

**CARRIED**

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**LAW AND COMMUNITY SAFETY DIVISION**

**1. NON-FARM USE FILL APPLICATION FOR THE PROPERTY LOCATED AT THE EASTERN TERMINUS OF FRANCIS ROAD (PID: 023-860-481) – CRANBERRY MEADOWS FARMS LTD.**

(File Ref. No. 12-8060-02) (REDMS No. 5304965)

In reply to queries from Committee, Ron Graham, Acting Manager, Community Bylaws, advised that conditions of the permit are listed on the draft Soil Deposit Permit, which is included as Attachment 3 to the staff report.

Discussion took place on the type of conditions placed on past applications of a similar nature, and it was noted that consistency is key in treating such applications.

Gordon Maichin, Owner and representative of Cranberry Meadows Farms Ltd., provided background information with regard to the subject site and spoke of the farm's soil composition. Mr. Maichin stated that the soil is currently rated as Class 3, which is a low classification with limitations that restrict the range of crops suitable for farming. He highlighted that, should the proposed permit be approved, the intent is to ameliorate the site's soil composition to a Class 1; Class 1 soil does not have limitations in use for crops, meaning that it would be suitable to grow a wide range of crops.

Lucas Hoegler, Richmond Country Farms, spoke of the farm's anticipated water needs for grape and raspberry production. He stated that the goal is to have the root system of the grape vines deep in the soil to reach the water level, thus not requiring other forms of irrigation.

It was moved and seconded

- (1) That the application and corresponding staff report titled "Non-Farm Use Fill Application for the Property Located at the Eastern Terminus of Francis Road" (PID 023-860-481) – Cranberry Meadows Farms Ltd.", dated March 1, 2017, by the Acting General Manager; Law and Community Safety be referred to the Agricultural Land Commission (ALC); and***
- (2) That should the ALC grant approval, the applicant must satisfy all City and ALC requirements and obtain a soil deposit permit with conditions from the City prior to any soil being deposited on the property.***

**CARRIED**

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PLANNING AND DEVELOPMENT DIVISION &  
ENGINEERING AND PUBLIC WORKS DIVISION

2. **GEORGE MASSEY TUNNEL REPLACEMENT PROJECT –  
ANALYSIS OF APPROVED ENVIRONMENTAL ASSESSMENT  
CERTIFICATE**

(File Ref. No. 10-6350-05-08) (REDMS No. 5315720 v. 4)

In reply to a query from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, and Donna Chan, Manager, Transportation Planning, advised that staff can include in the letter to the Province that the City is opposed to selling farmland to accommodate the expansion of Highway 99.

Discussion took place on the value to include relevant federal ministers in the proposed letter and there was agreement to write to the Premier of BC, the BC Minister of Transportation, the Leader of the Opposition, local MLAs, local MPs, the federal Minister of the Environment, and the Federal Minister of Transport.

Also, Committee commented on the potential benefits of Deltaport being open 24-hours a day, seven days a week and the Chair requested that staff provide Council with a status update regarding a Freedom of Information request submitted to the Province in relation to the George Massey Tunnel replacement project.

Discussion further ensued on Deltaport's hours of operation, and Committee queried the City's current bylaws with regard to time restrictions for commercial deliveries.

A letter from Deirdre Whalen was circulated on-table to Committee regarding the BC Environmental Assessment Office's Table of Conditions (attached to and forming part of these minutes as Schedule 1).

It was moved and seconded

- (1) That the City continue to reiterate its significant outstanding concerns to the Province regarding the George Massey Tunnel Replacement Project by sending a letter to the Premier of BC, the BC Minister of Transportation and Infrastructure, the Leader of the Opposition, local MLAs, local MPs, the federal Minister of the Environment, and the federal Minister of Transport requesting that the Ministry address the concerns that were not resolved through the Environmental Assessment Application process for the Project;***

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- (2) *That staff be directed to continue seeking mitigation of any potential negative impacts of the Project on Richmond and the region through participation in Working Groups and input into management plans required by the Environmental Assessment Certificate as well as on-going involvement in the design and construction phases and related permit processes; and*
- (3) *That staff report back on the potential implications for extended delivery and pick-up hours within the City.*

**CARRIED**

**LULU ISLAND ENERGY COMPANY**

**3. SPECIAL GENERAL MEETING OF THE LULU ISLAND ENERGY COMPANY DISTRICT ENERGY ASSETS TRANSFER CONSIDERATION VALUE RATIFICATION**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 5309451 v. 7)

It was moved and seconded

*That the ordinary resolution of the shareholder in Attachment 1 of the Lulu Island Energy Company report dated February 15, 2017 that ratifies the value of the district energy assets transferred to Lulu Island Energy Company (LIEC) be approved and adopted.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:37 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, March 20, 2017.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Legislative Services Coordinator

**Presentation to General Purposes Committee Mar 20, 2017**

My name is Deirdre Whalen and I live at 13631 Blundell Road Richmond. I commend City staff on their report about the City's continuing concerns regarding the Massey Tunnel replacement project. The report shows that the environmental assessment has not satisfied Richmond's concerns and as a resident of East Richmond I can certainly agree.

It is unfortunate that the federal government has given over the responsibility for environmental assessment to the provincial government in this case. The assessment therefore does not take into adequate consideration the cumulative effects on the ecosystem surrounding the provinces' proposed high level bridge project. And of course, giving the authority to the province is letting the fox guard the hen house. The staff report has done a commendable job of detailing the problems inherent in the EA in this regard.

I would like to speak to the BCEAO Table of Conditions, specifically an issue that could affect the City's responses to #29 Traffic and Access, #10 Cumulative Effects and #12 Inter-Agency Working Group.

I'm sure we have all experienced waiting to access the tunnel along with the huge number of semis trying to get through during rush hours. I checked Deltaport's website and found the port is only open during office hours and not on weekends. For a "world-class" port I was surprised to learn it was not open 24/7. Is it any wonder that semis are crowding through the tunnel while commuters are trying to get to work or home? Semis take up the space of 4 to 5 cars each so if they were able to travel at off hours, congestion would be lessened considerably.

I understand the truckers associations would prefer travelling the roads when there are no backups to consider. If they are stuck for 10, 20 minutes well, time is money. So travelling at night, on weekends and outside of rush hours would be preferable.

In relation to the BCEAO Table of Conditions, I would ask that the City consider:

- Requesting that Deltaport be added to the Inter-Agency Working Group,
- Noting that cumulative environmental effects of semis tied up in traffic should be considered, and
- Urging through Metro Vancouver that Deltaport should open for longer hours to mitigate traffic jam effects at rush hours.

Thank you,

Deirdre Whalen

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