



General Purposes Committee

Date: Monday, May 4, 2020

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

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 April 20, 2020, be amended to include the phrase “enhanced communication regarding the disposal of drywall and wood” in Item No. 1 as Part (vii).

CARRIED

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on April 20, 2020, be adopted as amended.

CARRIED

General Purposes Committee
Monday, May 4, 2020

ENGINEERING AND PUBLIC WORKS DIVISION

1. **CAPITAL REGIONAL DISTRICT BIOFUEL INCINERATION AT THE RICHMOND LAFARGE CEMENT MANUFACTURING SITE**
(File Ref. No. 10-6175-03-01) (REDMS No. 6440871 v. 6)

Discussion ensued with regard to (i) monitoring and minimizing contaminants in the biofuel, (ii) management of the project, (iii) minimizing potential odours and emissions, and (iv) alternatives to the incineration of biosolids.

In reply to queries from Committee, staff noted that (i) contaminants and emissions will be monitored to ensure that concentrations meet acceptable standards, (ii) installation of carbon filters are proposed in the emission pipes, (iii) the project will be managed by Metro Vancouver and the City will remain engaged and provide input throughout the process, and (iv) the City will be engaging with other municipalities to ensure sites outside of Richmond meet emission standards.

It was moved and seconded

That the comments outlined in the staff report titled "Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site" dated March 30, 2020, from the Director, Sustainability and District Energy be endorsed and directed to Metro Vancouver and the Capital Regional District.

CARRIED

COMMUNITY SAFETY DIVISION

2. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10127 PART TEN: KARAOKE BOX ROOM REGULATION**
(File Ref. No. 12-8060-02-01) (REDMS No. 6392006)

In reply to queries from Committee, staff noted that the applicant met current regulations regarding the coverage of glass on the walls for visibility of the rooms, however the proposed bylaw would further provide clarity on glass transparency requirements for future applicants.

It was moved and seconded

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127, which amends Part Ten: Karaoke Box Room Regulation to prevent mosaic patterns of glass coverage, be introduced and given first, second and third readings.

CARRIED

General Purposes Committee
Monday, May 4, 2020

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE)

(File Ref. No. HA 20-893182) (REDMS No. 6431249 v. 5)

A revised Heritage Alteration Permit was distributed (attached to and forming part of these minutes as Schedule 1).

It was moved and seconded

That a Heritage Alteration Permit be issued which would:

(1) Permit the following maintenance work to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) - London Landing (Steveston)":

- (a) Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;*
- (b) Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;*
- (c) Installation of new building wrap material to seal the dwelling from water ingress;*
- (d) Installation of metal flashing to all openings and joints; and*
- (e) Incidental repair of existing soffits, as needed, on a like-for-like basis.*

CARRIED

4. APPLICATION BY YUANHENG SEASIDE DEVELOPMENTS LTD. / YUANHENG SEAVIEW DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE "RESIDENTIAL/LIMITED COMMERCIAL AND COMMUNITY AMENITY (ZMU30) – CAPSTAN VILLAGE (CITY CENTRE)" ZONE AT 3399 CORVETTE WAY AND 3311 AND 3331 NO. 3 ROAD

(File Ref. No. 12-8060-20-010162; ZT 19-872212) (REDMS No. 6447538)

Staff reviewed the application, noting that the applicant has requested that (i) approximately 10,000 ft² of unbuilt floor area be relocated from the Phase 1 site to the Phase 2 and 3 sites of the project, (ii) the number of dwelling units on-site be increased to 960 from 850 based on the increase of the public open space contribution as applicable to the Capstan Station Bonus, and (iii) completion of proposed City Centre North Community Centre be deferred to 2023.

General Purposes Committee

Monday, May 4, 2020

Discussion ensued with regard to (i) increasing the number of proposed dwelling units allocated for affordable housing, (ii) determining the size of the proposed units and the unit mix of family-friendly units, and (iii) considering the application at a Public Hearing.

In reply to queries from Committee, staff noted that at the time of the rezoning application, proposed designs were conceptual, however more information on dwelling unit size can be obtained from the applicant. Also, staff noted that the proposed development is expected to meet a minimum level 2 BC Energy Step Code and will be required to connect to District Energy.

A letter from the City Centre Community Association, dated May 3, 2020, was distributed (attached to and forming part of these minutes as Schedule 2).

Discussion ensued regarding the governance model of the proposed City Centre North Community Centre, and in reply to queries, staff noted that staff can provide additional information on the matter. Also, staff added that residency of Phase 2 will not take place until the completion of the proposed Community Centre.

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

It was moved and seconded

That the staff report titled “Application by Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” Zone at 3399 Corvette Way and 3311 and 3331 No. 3 Road”, dated April 23, 2020, from the Director, Development, be referred back to staff to provide more information on the following:

- (1) the proposed changes to the dwelling unit sizes compared to the original proposal;*
- (2) the proposed number of rental units;*
- (3) options to increase the affordable housing contribution;*
- (4) rationale for waiving the Public Hearing;*
- (5) the proposed amount of amenity space;*
- (6) the rationale for the deferral of the proposed City Centre North Community Centre and the proposed construction timeline; and*
- (7) the proposed governance model of the City Centre North Community Centre.*

General Purposes Committee
Monday, May 4, 2020

The question on the referral motion was not called as discussion ensued with regard to the application's timeline and construction timeline of the proposed City Centre North Community Centre.

The question on the referral motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:55 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, May 4, 2020.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Associate



City of Richmond

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, May 4, 2020.

Heritage Alteration Permit
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 20-893182

To the Holder: David Lin
Property Address: 6471 Dyke Road
Legal Description: LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 11588

(s.617, Local Government Act)

- 1. (Reason for Permit) [X] Designated Heritage Property (s.611)
[] Property Subject to Temporary Protection (s.609)
[] Property Subject to Heritage Revitalization Agreement (s.610)
[] Property in Heritage Conservation Area (s.615)
[] Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued for the following alterations, as illustrated on Plans #1 to Plan #3.d:
- Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
- Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
- Installation of new building wrap material to seal the dwelling from water ingress;
- Installation of metal flashing to all openings and joints; and
- Incidental repair of existing soffits, as needed, on a like-for-like basis.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2020.

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City Centre Community Association

5900 Minoru Blvd.
Richmond, BC
V6X 0L9

Tel: 604-204-8588
Fax: 604-204-8589

May 3, 2020

To: General Purposes Committee, City of Richmond

Re: May 4, 2020 meeting, Agenda item #4 from Planning & Development Division (GP-61)

“APPLICATION BY YUANHENG SEASIDE DEVELOPMENTS LTD. / YUANHENG SEAVIEW DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL/LIMITED COMMERCIAL AND COMMUNITY AMENITY (ZMU30)–CAPSTAN VILLAGE (CITY CENTRE)” ZONE AT 3399 CORVETTE WAY AND 3311 AND 3331 NO. 3 ROAD (File Ref. No. 12-8060-20-010162; ZT 19-872212) (REDMS No. 6447538)”

Dear Mayor and Councillors,

I am writing on behalf of the Board of Directors of the Richmond City Centre Community Association with respect to this City Centre North development, and particularly staff recommendation “(2) That the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 and 3331 No. 3 Road (RZ 12-603040) be amended to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, to be deferred from December 31, 2021 to December 31, 2023”.

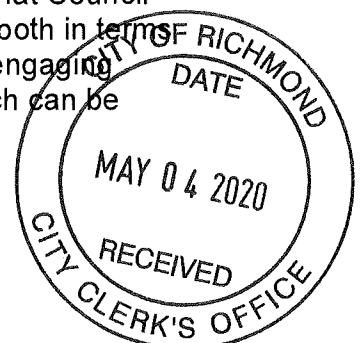
The Board of the City Centre Community Association strongly supports the City of Richmond’s push to build the new City Centre North Community Centre. This Centre will be a major benefit to the growing community in City Centre North. We feel that the deferred completion will enable the new Centre to establish itself more quickly once it is finished, since there will be more residents in the area. The revised design brings significant improvements including an expanded plaza and improved design with more daylight within the building, which will be very positive for local residents. Plus, as taxpayers, we very much appreciate that the developer is funding the construction of the new Centre as well as significant costs for its fit-up.

The new timeline and the presence of local residents when the new Centre opens will enable residents in that neighborhood to form a Board to ensure that local needs are met by the new Centre, in partnership with the City. Our Board requests that Council clearly endorse this governance model since it has been proven effective both in terms of results as well as costs across Richmond’s other Community Centres, engaging local residents and establishing a sense of pride and neighbourhood, which can be particularly challenging in urban settings.

PHOTOCOPIED

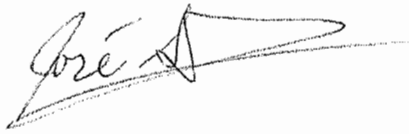
MAY 04 2020

& DISTRIBUTED *AW*



As our Board wrote in previous correspondence to the Mayor and Council, we are actively interested in helping the new Centre start on a successful path in its urban location and with the partnership opportunities that location brings. We are happy to help the City of Richmond establish the new Centre based on learnings from our experiences in the startup of the existing City Centre Community Centre - both with the new facility as well as setting-up links with the local community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jose", followed by a stylized flourish that extends to the right.

Jose Gonzalez,
President, Richmond City Centre Community Association