



General Purposes Committee

Date: Monday, June 20, 2016

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITION

It was moved and seconded

That Generations Daycare and the Onni Site be added to the agenda as Item No. 4.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 6, 2016, be adopted as circulated.

CARRIED

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DELEGATIONS

1. Craig Richmond, President and Chief Executive Officer of YVR, Howard Jampolsky, Richmond representative, YVR Board of Directors, and Anne Murray, Vice President, Marketing and Communications, with the aid of a PowerPoint presentation and referencing the YVR Connects 2015 Sustainability Report (copy on file, City Clerk's Office) briefed Committee on airport activities, highlighting that (i) Council is invited to tour YVR facilities, (ii) YVR is Canada's second busiest airport with a projected 21 million passengers in 2016, (iii) YVR is a major employer and is a substantial contributor to British Columbia's economy, (iv) YVR attracts new airlines by lowering rates and there are new services to destinations in Asia and Europe, (v) YVR is encouraging visa free initiatives to streamline the movement of passengers and goods, and (vi) YVR is rated by Skytrax as the best airport in North America for seven consecutive years.

Mr. Richmond spoke on new airport initiatives, highlighting that YVR introduced (i) service dog relief areas within the terminal, (ii) a high speed baggage system, (iii) sign language interpreter services in the arrivals hall, and (iv) automated screening systems for passengers.

In reply to queries from Committee, Mr. Richmond noted that (i) YVR introduced sustainability initiatives that have reduced carbon emissions, garbage, and potable water use, and increased the use of compostable materials, (ii) YVR is using new technology to enhance security, (iii) the Canada Line is frequently used by travellers departing from YVR, (iv) YVR is working with Translink on ground access to the airport, (v) YVR is an active member of the Richmond Chamber of Commerce, (vi) the Federal Government owns the airport's land and oversees aviation regulations, and (vii) there is no council for airports in the region, however YVR would like to see increased funding for smaller airports in the region.

Discussion ensued with regard to (i) future expansion of the airport, (ii) consultation with Richmond residents and businesses on airport operation and future expansion, and (iii) ground access to and from the airport.

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ENGINEERING AND PUBLIC WORKS DIVISION

2. **2015 CORPORATE ENERGY MANAGEMENT PROGRAM UPDATE**
(File Ref. No. 10-6125-05-01) (REDMS No. 5024239 v. 12)

It was moved and seconded

That Council endorse a target of reducing greenhouse gas (GHG) emissions from corporate buildings by 65% from 2007 levels by 2020 to help the City meet the community greenhouse gas emissions reduction target of 33% reduction from 2007 levels by 2020.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

3. **NON-FARM USE FILL APPLICATION BY SIXWEST HOLDINGS LTD. NO. BC1025692 FOR PROPERTY LOCATED AT 14791 WESTMINSTER HIGHWAY**

(File Ref. No. 12-8350-05-AMANDA#) (REDMS No. 5014725 v. 2)

In reply to queries from Committee, Ben Dias, Manager, Community Bylaws and Roads and Construction, and Bruce McTavish, McTavish Resource and Management Consultants Ltd., noted that (i) there is a traffic control plan and it is anticipated that approximately 40 trucks will be travelling to the site on a daily basis, (ii) a soil provider has not been designated, (iii) the Agricultural Land Commission (ALC) and the City's bylaw officers will be managing enforcement of the site, (iv) soil deposition requires a non-farm use application, and (v) the subject site will require on-site inspections and regular soil testing.

Discussion ensued with regard to (i) the type of soil material suitable for the site, (ii) the application process for soil deposition, (iii) the security deposit proposed for the application compared to security deposits required for other types of development, (iv) historical non-farm use fill applications in the City, (v) opting to only have one single soil provider, (vi) planting crops that are suitable for the site, (vii) the application process compared to other municipalities, and (viii) forwarding the Agricultural Advisory Committee's recommendations to the ALC.

In reply to queries from Committee, Phyllis Carlyle, General Manager, Law and Community Safety, advised that a fill permitting fee, based on a tipping fee, was previously explored but did not proceed due to opposition from the farm industry during consultation.

Discussion ensued with regard to (i) the growing and harvesting process of the tree crop, (ii) potentially requiring additional deposits or fees, (iii) the inspection criteria used, and (iv) the frequency of inspections.

3.

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Discussion then took place regarding potential soil providers and sub-contractors and it was suggested that the application return to Council for approval proceeding ALC approval. Ms. Carlyle clarified that should the recommendations be endorsed by Council, the application would be considered by the ALC for final approval and would not normally be returned to Council for further approvals. She added that Council may request that, as part of their resolutions to the ALC, the soil provider be subject to Council approval.

It was moved and seconded

- (1) *That the non-farm use application submitted by Sixwest Holding Ltd. to deposit fill on the property located at 14791 Westminster Highway to an agricultural standard suitable for the purpose of nursery tree farming be endorsed; and*
- (2) *That the endorsed application be forwarded to the Agricultural Land Commission (ALC) with the recommendation that the ALC incorporate the following as a condition of the permit:*
 - (a) *the applicant ensures that there is no drainage impact on neighbouring properties;*
 - (b) *the applicant commits to using only non-contaminated soil supported by a Phase 1 Environmental Site Assessment report and not to bring in construction materials and/or non-excavated soil;*
 - (c) *no soil sub-contractor, other than the designated soil provider to be approved by Council, be used to ensure the soil quality;*
 - (d) *a performance bond to be provided;*
 - (e) *the property must be left to a condition that it can still be viable for agriculture once the tree nursery operation ceases; and*
 - (f) *the property would be farmed by Mahal Farms Ltd., and/or Green Guys Trees and Nursery.*

The question on the motion was not called as discussion ensued with regard to (i) the selection of a soil provider, (ii) having suitable soils for the site, and (iii) the future management of the farm.

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

It was moved and seconded

That Part (f) be deleted.

CARRIED

Opposed: Mayor Brodie
Cllrs. Day
Steves

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The question on the motion as amended, which reads as follows:

- (1) *That the non-farm use application submitted by Sixwest Holding Ltd. to deposit fill on the property located at 14791 Westminster Highway to an agricultural standard suitable for the purpose of nursery tree farming be endorsed; and*
- (2) *That the endorsed application be forwarded to the Agricultural Land Commission (ALC) with the recommendation that the ALC incorporate the following as a condition of the permit:*
 - (a) *the applicant ensures that there is no drainage impact on neighbouring properties;*
 - (b) *the applicant commits to using only non-contaminated soil supported by a Phase 1 Environmental Site Assessment report and not to bring in construction materials and/or non-excavated soil;*
 - (c) *no soil sub-contractor, other than the designated soil provider to be approved by Council, be used to ensure the soil quality;*
 - (d) *a performance bond to be provided; and*
 - (e) *the property must be left to a condition that it can still be viable for agriculture once the tree nursery operation ceases.*

was then called and it was **CARRIED** with Mayor Brodie, and Cllrs. Day and Steves opposed.

4. GENERATIONS DAYCARE AND THE ONNI SITE

(File Ref. No.)

Discussion ensued with regard to the relocation of Generation Maritime Learning Centre in the Steveston Area.

The following **referral motion** was introduced:

It was moved and seconded

That staff examine the possibility of a spot rezoning for the specific unit at the Imperial Landing site that is the subject of the application by Generations and report back.

The question on the motion was not called as discussion ensued with regard to (i) zones where childcare use is permitted, (ii) potential alternative locations for Generations, and (iii) temporary sites for Generations.

In reply to a query from Committee regarding the business license refusal appeal, David Weber, Director, City Clerk's Office, advised that the appeal application by Generations is a separate process and is not affected by the referral.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:28 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, June 20, 2016.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator