



## General Purposes Committee

Date: Monday, July 4, 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 4:02 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on June 20, 2016, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **HAPPY TREE HOUSE BBQ RESTAURANT LTD. UNIT 105-8171  
ALEXANDRA ROAD**  
(File Ref. No. 12-8275-01) (REDMS No. 5035767 v. 2)

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In response to queries from Committee, Carli Edwards, Manager, Customer Services and Licencing, stated that (i) the proposed extension of hours past midnight is in compliance with existing bylaws (ii) new businesses are usually limited to liquor service up to midnight until they have been established and their business practices can be assessed (iii) the Province can grant a liquor licence with service up to midnight and any extension of hours goes through Council (iv) the applicant received their liquor licence in December 2015 and has been in operation for approximately six months and (v) staff consulted with the RCMP and there have been no noise complaints, bylaw concerns or concerns with the business's practices.

It was moved and seconded

*That the application from Happy Tree House BBQ Restaurant Ltd., for an amendment to increase their hours of liquor service under Food Primary Liquor Licence No. 304859 from 9:00 a.m. to midnight Monday to Sunday to 9:00 a.m. to 2:00 a.m. Monday to Sunday, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:*

- (1) Council supports the amendment for an increase in liquor service hours as the increase will not have a significant impact on the community;*
- (2) Council's comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
  - (a) The potential for additional noise and traffic in the area was considered;*
  - (b) The impact on the community was assessed through a community consultation process; and*
  - (c) Given that there has been no history of non-compliance with the operation, the amendment to permit extended hours of liquor service under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;*
- (3) As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents as follows:*
  - (a) Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and*
  - (b) 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;*

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*and*

(4) *Council's comments and recommendations respecting the view of the residents are as follows:*

(a) *That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*

**CARRIED**

2. **FORTHCOMING PROVINCIAL CONSULTATION ON NEW MODELS OF TRANSPORTATION, ACCOMMODATION SERVICES AND OTHER SHARING ECONOMY APPLICATIONS**

(File Ref. No.) (REDMS No. 5039583 v. 4)

In response to queries from Committee, Neonila Lilova, Manager, Economic Development, commented that staff have not received an indication of a timeline on this process from the Province and that City actions against bylaw violations involving Airbnb operations are currently pursued on a complaint basis.

Discussion ensued with regard to (i) City enforcement procedures (ii) Airbnb operations in the Agricultural Land Reserve and (iii) the status of a referral from the Planning Committee on the investigation of illegal rental units.

Ms. Lilova also stated, in response to questions from Committee, that (i) no deadline has been indicated for the comment period (ii) the invitation from the Province on comments is "high-level" at this time and (iii) the Province has not made any decisions regarding regulation and the request for comments is preliminary.

Discussion further ensued in regard to directing to Staff to clarify the details of the Provincial consultation process and adding further clarification to the recommendations outlined in the staff report.

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

It was moved and seconded

(1) *That the comments regarding regulation of new models of transportation, accommodation services and other sharing economy applications identified in the attached staff report, dated June 13, 2016 from the Manager, Economic Development, be endorsed for submission to the B.C. Minister of Community, Sport and Cultural Development; and*

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- (2) *That number four (4) in the recommended comments identified in the staff report be revised to state, "Develop fair and balanced regulations to encourage healthy competition among existing players and new entrants."*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**3. ODOUR MANAGEMENT FROM ORGANIC RECYCLING FACILITIES UPDATE**

(File Ref. No. 10-6175-02-01) (REDMS No. 5047110 v. 3)

In response to a query from the Chair, Peter Russell, Senior Manager, Sustainability and District Energy commented that Metro Vancouver uses feedback received to push for greater requirements from the proponent and that comments from the City would further this purpose.

It was moved and seconded

*That a letter be sent to the Metro Vancouver Board of Directors expressing Council's concerns with how long the Harvest Power air quality permit renewal process has taken, and requesting that negotiations for durable solutions for odour management be expedited in order to meet the firm September 30, 2016 permit deadline.*

The question on the motion was not called as discussion ensued concerning requirements for the proponent and the new facility under development in Surrey and the possibility of reducing volume to Harvest Power.

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

**PLANNING AND DEVELOPMENT DIVISION**

**4. APPLICATION BY CITY OF RICHMOND FOR ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET TO ADD "CHILD CARE" AS A PERMITTED USE TO THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND/OR THE STEVESTON MARITIME (ZC21) ZONES**

(File Ref. No.: ZT 16-735335) (REDMS No. 5053416 v. 2)

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Wayne Craig, Director, Development, offered comments that the staff report is in response to a referral from the June 20, 2016 General Purposes Committee meeting. Mr. Craig further commented that staff is recommending two bylaws that would allow for child care use at the specific location proposed by Generations Day Care Inc. Mr. Craig also explained that there is an alternative Official Community Plan Amendment Bylaw and a Zoning Amendment Bylaw for consideration in the report that would allow for a much broader application of child care use at that site.

In response to queries from Committee, Mr. Craig advised that (i) this proposal would not impact the Onni Development application for this site with the exception that the application includes a proposal for child care use throughout the site (ii) the staff recommendation is to limit child care use to the second floor of the proposed site (iii) child care use is permitted in approximately 70% of City zones and (iv) the recommended amendments would be site specific and not tied to a single operator.

Coralys Cuthbert, Child Care Coordinator, in response to a question from Committee, commented that a child care needs assessment is under way long with an analysis of the requirements and preferences of families, including public consultation. Ms. Cuthbert also commented that there is the potential for opportunities for new amenities from voluntary development contributions.

Mr. Craig, in response to questions from Committee, commented that there are potentially other options for child care facilities at other sites in Steveston and that current City zoning allows single family homes to have a daycare with a maximum of 10 children.

In response to queries from Committee, the operator of Generations Daycare, Agnes Lewis, stated that the current facility occupies approximately 3400 square feet in two sections and the proposed site on Bayview Street would be an increase in size to 5600 square feet. Ms. Lewis further commented that the larger space would mitigate the daycare's waiting list. Ms. Lewis further stated that the lease agreement with Onni Development would be for a five year term and would allow the day care sole rights of renewal.

It was moved and seconded

- (1) ***That Official Community Plan Amendment Bylaw 9589, to amend the land use definition of "Maritime Mixed Use" by adding limited Child Care use in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;***
- (2) ***That Bylaw 9589, having been considered in conjunction with:***
  - (a) ***The City's Financial Plan and Capital Program; and***

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*(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

*(3) That Bylaw 9589, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

*(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9590, to amend the "Steveston Maritime (ZC21)" zone by adding "Child Care" as an additional use on a limited basis, be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to the alternative option to expand child care use to the entire subject site.

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

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:41 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, July 4, 2016.

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Mayor Malcolm D. Brodie  
Chair

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Amanda Welby  
Acting Legislative Services Coordinator