



General Purposes Committee

Date: Monday, July 6, 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 (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (entered the meeting at 4:10 p.m. – attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

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 15, 2020, be adopted as circulated.

CARRIED

COUNCILLOR KELLY GREENE

1. **TRANSLINK EMERGENCY OPERATING FUNDING**

(File Ref. No.)

Discussion took place on the need for funding for TransLink to ensure adequate travel options for frontline and essential workers.

General Purposes Committee
Monday, July 6, 2020

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

It was moved and seconded

That the City of Richmond calls upon the federal and provincial governments to provide emergency operating funds and to protect vital public transportation services. Letters to be written to the Parliamentary Secretary for TransLink; provincial Ministers of Transportation, Environment, and Finance; and federal Ministers of Transportation and Finance; with copies to Richmond MLAs and MPs.

Councillor Harold Steves entered the meeting (4:10 p.m.).

The question on the motion was not called as discussion further took place on (i) TransLink proactively working to obtain funding from the Provincial and Federal Governments, (ii) ridership during the pandemic, and (iii) physical distancing on the skytrain and buses.

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

FINANCE AND CORPORATE SERVICES DIVISION

2. **UPDATE ON CITY OF RICHMOND COVID-19 ECONOMIC RESPONSE AND RECOVERY MEASURES**

(File Ref. No. 08-4150-01) (REDMS No. 6477062)

In reply to queries from Committee, staff noted that (i) there has been a significant increase in engagement in the Economic Development Program, (ii) the City has issued 6 temporary patio licences, (iii) information and photos about the temporary patio program is recirculated often through the City's social media channels, (iv) any programs that fits criteria announced through the Infrastructure Ministry or any other ministries are being closely monitored, (v) small businesses are adopting a larger e-commerce presence, (vi) with the CERB program businesses are having difficulties finding employees; however, the most important thing is to implement approved COVID-19 safety plans, (vi) the City and public health agencies are making health and safety of the consumers a priority, (vii) every effort is being made to ensure timely issuance of permits and licences, (ix) the Richmond Business Resilience Program was launched in mid-June and is a one-year program, and (x) the City has an active business licence directory that lists all operational business licences.

Staff were directed to provide a categorized list of the businesses in Richmond.

General Purposes Committee
Monday, July 6, 2020

It was moved and seconded

That the staff report titled “Update on City of Richmond COVID-19 Economic Response and Recovery Measures”, dated June 26, 2020, be received for information.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

3. **TILBURY PHASE 2 LNG EXPANSION PROJECT**

(File Ref. No. 10-6125-30-010) (REDMS No. 6432227 v. 10)

In reply to queries from Committee, staff noted that this is the opportunity to provide any additional request or comments. Staff clarified that both small and large tankers can be used, with some additional dredging of the Fraser River.

Discussion took place on the appropriateness of this location for this expansion and concerns regarding the proximity to residential and industrial areas.

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

It was moved and seconded

- (1) *That Council states its opposition to the Tilbury Phase 2 LNG Expansion Project;*
- (2) *That if the project proceeds, the comments outlined in the staff report titled “Tilbury Phase 2 LNG Expansion Project”, dated June 1, 2020, from the Director, Sustainability and District Energy be endorsed and submitted to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessments;*
- (3) *That meetings with the appropriate federal and provincial ministers be scheduled;*
- (4) *That copies of the comments and the staff report be sent to our local Members of Parliament and Members of Legislative Assembly; and*
- (5) *That copies of the comments and the staff report be sent to all Mayors of Metro Vancouver municipalities asking for their respective Council’s support.*

The question on the motion was not called as discussion took place on receiving comments from various interested groups and organizations regarding the project.

General Purposes Committee
Monday, July 6, 2020

Direction was provided to staff to send out a media release to ensure the community and organizations, such as the Fraser River Estuary Management Group, have an opportunity to provide input on the project.

Staff was requested to provide a memorandum on an LNG project being planned in Boston.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

COMMUNITY SAFETY DIVISION

4. **SOIL USE FOR THE PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT 5800 NO. 7 ROAD (MAHAL)**

(File Ref. No. 12-8080-12-01) (REDMS No. 6471502 v. 12)

Staff provided an overview of the application noting that (i) the applicant wants to convert a cranberry farm into a vegetable and ornamental tree farm, (ii) the top soil will be removed and soil that is appropriate for vegetable and ornamental tree farming will be brought in, (iii) the applicant is providing a significant performance bond to the City to guarantee the farming aspect of the project.

In reply to a query from Committee, Paul Mahal, Owner, 5800 No. 7 Road, advised that the family will be farming the land.

In reply to further queries from Committee, staff noted that the applicant has guaranteed they will use Richmond soil wherever they are able and Richmond can only obtain a maximum of \$15,000 in performance bonds as per the city's bylaws.

In response to queries from Committee, Jessica Stewart, Agrologist, and Tom Elliot, Agrologist, Madrone Environmental Services Ltd., provided details on (i) soil composition, (ii) high water table on the property, (iii) removal of the top soil, (iv) the high cost of hiring outside labourers to farm the land, (v) the surrounding ditches and berms of the property, (vi) high cost and reliability of a pump system all year round, and (vii) artificially suppressing the water table.

General Purposes Committee
Monday, July 6, 2020

It was moved and seconded

- (1) *That the 'Soil Use for the Placement of Fill' application submitted by Paul Mahal (the "Applicant") proposing to deposit soil on the property located at 5800 No. 7 Road to transition a former cranberry bog to allow for the growing of vegetables and ornamental trees be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements, provided that the fill soil be sourced from Richmond and Delta; and*
- (2) *That the City recommend to the Agricultural Land Commission (ALC) that a further significant performance bond be required.*

The question on the motion was not called as in reply to a query from Committee, staff advised that application meets city requirements and has been reviewed by various departments.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

Discussion then took place on examining increasing the size of the City bonds required for soil fill applications.

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

It was moved and seconded

That staff examine the potential size of bonds in relation to soil fill applications.

CARRIED

5. **OPTIONS FOR A RESIDENTIAL BACKYARD CHICKEN PROGRAM**

(File Ref. No. 12-8000-01) (REDMS No. 6483312)

In response to a query from Committee, staff noted that regulations of the program will not be strictly enforced unless complaints are received and variances are not permitted on density.

It was moved and seconded

That "Option 2: Allow the keeping of backyard chickens on all ALR properties and properties outside of the ALR with a parcel size of no less than 2,000 m²" as outlined in the staff report titled "Options for a Residential Backyard Chicken Program" from the General Manager, Community Safety, dated June 22, 2020, be approved.

General Purposes Committee
Monday, July 6, 2020

The question on the motion was not called as in reply to queries from Committee, staff advised that Canada has a low risk of contracting avian flu and the proposed licencing fee for backyard chickens is similar to dog licencing fees.

Discussion took place on (i) the need for comprehensive backyard chicken regulations, (ii) endorsing option 3 as outlined in the staff report with some amendments, and (iii) setting a minimum and maximum number of chickens.

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

It was moved and seconded

That option two be amended to allow the keeping of 2 to 8 chickens.

The question on the amendment motion was not called as in response to queries from Committee, staff advised that regulations are enforced on a complaint basis and chicken coops need to be kept clean and sanitized.

The question on the amendment motion was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves and Wolfe opposed.

In reply to further queries from Committee, staff noted that backyard chickens require daily maintenance and owners are responsible for the care of the chickens.

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

That "Option 2: Allow the keeping of backyard chickens on all ALR properties and properties outside of the ALR with a parcel size of no less than 2,000 m²", as outlined in the staff report titled "Options for a Residential Backyard Chicken Program" from the General Manager, Community Safety, dated June 22, 2020 and allowing the keeping of 2-8 chickens, be approved.

was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves and Wolfe opposed.

General Purposes Committee
Monday, July 6, 2020

COMMUNITY SERVICES DIVISION

6. STEVESTON TRAM FEASIBILITY STUDY

(File Ref. No. 11-7000-01) (REDMS No. 6474329)

It was moved and seconded

That Option 1: Maintain Current Tram Program as detailed in the report titled “Steveston Tram Feasibility Study”, dated May 29, 2020, from the Director, Arts, Culture & Heritage Services be endorsed.

The question on the motion was not called as discussion took place on (i) potentially duplicating the tram while maintaining the spirit of the tram, (ii) a trackless tram system, and (iii) an automatic or battery powered tram system.

Staff was requested to flag the Steveston Tram matter for future discussions and not lose sight of the potential for the project.

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

PLANNING AND DEVELOPMENT DIVISION

7. QUADRICYCLE BUSINESS – PROPOSED VEHICLE FOR HIRE BYLAW AMENDMENT TO PERMIT PERMANENT OPERATION

(File Ref. No. 12-8275-06) (REDMS No. 6468151)

It was moved and seconded

(1) *That the third reading of Vehicle for Hire Bylaw No. 6900, Amendment Bylaw No. 10128, to add regulations and requirements for the operation of a quadricycle, be rescinded.*

(2) *That Vehicle for Hire Bylaw No. 6900, Amendment Bylaw No. 10128, to add revised regulations and requirements for the operation of a quadricycle, be given third reading.*

CARRIED

General Purposes Committee
Monday, July 6, 2020

8. **APPLICATION BY CITY VANCOUVER ACADEMY INC. FOR A TEMPORARY COMMERCIAL USE PERMIT FOR THE PROPERTY AT UNITS 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 AND 2170 - 8766 MCKIM WAY**

(File Ref. No. TU 20-890760) (REDMS No. 6486096)

It was moved and seconded

- (1) *That the application by City Vancouver Academy Inc. for a Temporary Commercial Use Permit (TCUP) for the property at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way to permit education use (limited to an independent school offering grades 10 to 12) be considered for one year from the date of issuance; and*
- (2) *That this application be forwarded to the September 8, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

The question on the motion was not called as in reply to queries from Committee, staff noted that (i) education commercial allows for tutoring; however, does not permit K-12 instruction, (ii) the applicant is aware of the zoning issue and is requesting the temporary allowance while they search for a permanent location, and (iii) should the applicant require an extension, they would require Council approval.

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

9. **APPLICATION BY IBI GROUP ARCHITECTS TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN) AND REZONE 5740, 5760, AND 5800 MINORU BOULEVARD FROM “INDUSTRIAL RETAIL (IR1)” TO “SCHOOL AND INSTITUTION USE (SI)” AND “HIGH DENSITY MIXED USE AND AFFORDABLE RENTAL HOUSING (ZMU46) – LANSDOWNE VILLAGE (CITY CENTRE)”**

(File Ref. No. RZ 18-807640) (REDMS No. 6401336)

Staff provided an overview of the application and highlighted that (i) all commercial tenants have been relocated, (ii) the two social service agencies will have first right of refusal when the building is complete, (iii) a non-profit housing operator has been secured, (iv) keeping all the affordable housing units in one area is preferable for operational efficiencies, (v) the affordable housing units will be increased from 47 units to 88 units, (vi) the City Centre Area Plan will be amended to grant additional affordable housing density bonus, and (vii) residents of the affordable housing units will have access to the outdoor amenity spaces and an indoor amenity space.

General Purposes Committee
Monday, July 6, 2020

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10136, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:*
 - (a) *Section 2.2 “Jobs and Business” and the “Specific Land Use Map: Lansdowne Village”, to encourage office development along the east side of Minoru Boulevard (between Ackroyd Road and Alderbridge Way) and pedestrian-oriented retail uses at grade along Lansdowne Road (between No. 3 Road and Minoru Boulevard); and*
 - (b) *Section 4.0 “Implementation & Phasing Strategies”, to clarify City Centre Area Plan density bonusing requirements with respect to the Richmond Affordable Housing Strategy and Official Community Plan Market Rental Housing Policy, and permit bonus density to be increased, on a site-specific basis, for rezoning applications that provide additional affordable housing to address community need,*
be introduced and given first reading.
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10137, for amending Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to facilitate the construction of a high-rise, high density, mixed use development, including the designation of a 7 m (23 ft.) wide strip of land along the north side of 5740 Minoru Boulevard as City “Park” and the remainder of 5740, 5760, and 5800 Minoru Boulevard as “Village Centre Bonus” area (to permit an additional 1.0 floor area ratio for office use only), be introduced and given first reading.*
- (3) *That Bylaw 10136 and Bylaw 10137, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.

- (4) *That Bylaw 10136 and Bylaw 10137, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10138, to create the “High Density Mixed Use and Affordable Rental Housing (ZMU46) - Lansdowne Village (City Centre)” zone, and to rezone*

General Purposes Committee
Monday, July 6, 2020

5740, 5760, and 5800 Minoru Boulevard from "Industrial Retail (IRI)" to "School and Institution Use (SI)" and "High Density Mixed Use and Affordable Rental Housing (ZMU46) - Lansdowne Village (City Centre)", be introduced and given first reading.

The question on the motion was not called as in reply to queries from Committee, staff noted that the design of the green space will be refined through the Development Permit process and all affordable housing units, non-profit organization offices and amenity space will be consolidated into one building.

The question on the motion was then called and it was **CARRIED** with Cllr. Greene opposed.

10. **REPORT BACK ON TEMPORARY ROAD CHANGES IN STEVESTON VILLAGE FOR CANADA DAY**

(File Ref. No.)

It was moved and seconded

That staff continue to monitor pedestrian, cyclist and motorist operations in Steveston Village for crowding and when necessary, report back on the need for temporary road changes to add additional space.

The question on the motion was not called as a staff memorandum dated July 6, 2020 was referenced (attached to and forming part of these Minutes as Schedule 1) and in reply to a query from Committee, staff noted that if the same configuration as Canada Day was done on a Friday to Sunday basis, the estimated cost would be about 15% more than option two as outlined in the memorandum.

The question on the motion was then called and it was **CARRIED** with Cllrs. Greene and Wolfe opposed.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:48 p.m.).

CARRIED

General Purposes Committee
Monday, July 6, 2020

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 6, 2020.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate

ON TABLE ITEM

Date: July 6, 2020
Meeting: General Purposes
Item: 10

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE



City of
Richmond

Memorandum

Planning and Development Division
Transportation

To: Mayor and Councillors
From: Lloyd Bie, P.Eng.
Director, Transportation
Date: July 6, 2020
File: 10-6360-06-01/2020-Vol 01
Re: Report Back on Temporary Road Changes in Steveston Village for Canada Day

As directed at the June 22, 2020 Council meeting, this memorandum summarizes staff observations and merchant feedback regarding the temporary road changes in Steveston Village implemented on July 1st for Canada Day.

Staff Observations

Staff were on site throughout the day to observe attendance, business operations, and the impacts of the temporary road changes on pedestrian, cyclist and motorist circulation through Steveston Village. Overall, the cool and overcast weather with afternoon showers contributed to a smaller number of visitors compared to recent weekends.

The temporary road changes were implemented without incident and vehicle traffic generally flowed well with the presence of traffic control personnel. Occasional minor but typical delays were observed on Third Avenue between Moncton Street and Chatham Street for northbound motorists at Chatham Street due to left turning vehicles. Sufficient on- and off-street parking was available with ample space available north of Moncton Street. With the one-way system on Bayview Street, the widened temporary pathway better accommodated two-way pedestrian and cyclist traffic. Cyclists typically transited through the area and did not stop; as a result, there was sufficient bike parking.

Feedback from Steveston Businesses

The notice distributed to businesses on June 25, 2020 encouraged merchants to provide post-implementation feedback by noon on July 3rd. A total of five responses were received from businesses, including one sent prior to the implementation of the road changes. One business (located on Moncton Street) was supportive of road closures during weekends and busy times for the summer months while the other four businesses (two on Moncton Street and two on First Avenue) were opposed to any further or extended closures, citing on-street parking loss and increased vehicle circulation due to the one-way operation on Bayview Street.



PHOTOCOPIED

JUN 06 2020

RG.
& DISTRIBUTED



Next Steps

While pedestrian and cyclist volumes on Canada Day were lower than typical, staff anticipate increased crowds in Steveston Village as the warmer summer season and re-opening measures progress. Table 1 identifies three options for Council’s consideration to address the potential that pedestrian and cyclist volumes will consistently exceed the capacity of existing infrastructure and additional space will be needed to maintain physical distancing guidelines.

Table 1: Options to Maintain Physical Distancing in Steveston Village

Option	Scope
1 Monitor	<ul style="list-style-type: none"> • Staff continue to monitor pedestrian, cyclist and motorist operations for crowding • When necessary, report back on the need for temporary road changes to add additional space
2 One-Way Moncton St & Bayview St	<ul style="list-style-type: none"> • Implement one-way systems on Moncton St and Bayview St on weekends only • One-way system on Moncton St will preserve some on-street parking • Implementation could be weather-dependent (only when fair weather forecast) • Estimated cost per day: \$12,000
3 One-Way Bayview St	<ul style="list-style-type: none"> • Implement one-way system on Bayview St on weekends only • One-way system on Bayview St only will preserve two-way vehicle movements and all on-street parking on Moncton St • Implementation could be weather-dependent (only when fair weather forecast) • Estimated cost per day: \$6,000

Staff will be available to discuss the options at the General Purposes Committee to be held July 6, 2020. In the interim, if you have any questions, please contact me at 604-516-9934.



Lloyd Bie, P.Eng.
 Director, Transportation

LB:jc

cc: SMT