



General Purposes Committee

Date: Tuesday, September 8, 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 (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:01 p.m.

AGENDA ADDITION

It was moved and seconded

That a Mask Policy for City Buildings be added to the agenda as Item No. 9.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meetings of the General Purposes Committee held on July 20, 2020, and the Special General Purposes Committee held on July 27, 2020 be adopted as circulated.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. HOUSING AGREEMENT BYLAW NO. 10036 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 3208 CARSCALLEN ROAD

(File Ref. No. 08-4057-05) (REDMS No. 6497341)

It was moved and seconded

That Housing Agreement (3208 Carscallen Road) Bylaw No. 10036 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 12-610011 be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR AN AGRICULTURAL LAND RESERVE SUBDIVISION AT 3031 NO. 7 ROAD

(File Ref. No. AG 20-891572) (REDMS No. 6494333 v. 3)

Staff reviewed the application, noting that the proposed subdivision would facilitate estate planning for the applicant and that should the application proceed, it will be forwarded to the Agricultural Land Commission (ALC) for review.

Discussion ensued with regard to (i) concerns related to the potential future sale or residential development on the subject property, (ii) proposed future farming activity on-site, (iii) historical aspects of the ALC land severance policy, and (iv) dimensions of the current residential building on-site.

In reply to queries from Committee, staff noted that the applicant has committed to retain the proposed severed homesite parcel for a minimum of five years. Also, it was noted that the proposed subdivided agricultural property will be subject to a legal agreement on-title to ensure no residential development is permitted on the remainder parcel, and such an agreement can be discharged at the discretion of Council.

Bob Holtby, Regency Consultants Ltd., spoke on behalf of the applicant, noting that the proposed subdivision would facilitate estate planning for the applicant's children and allow for financing.

David May, applicant, spoke on his application and the history of the property, noting that he is planning his retirement from farming and would like stay on the homesite parcel. Also, he noted that he would like to transfer parcels of the property to his children to continue farming the land.

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It was moved and seconded

That the application by Dagneault Planning Consultants Ltd. for an Agricultural Land Reserve Subdivision at 3031 No. 7 Road be forwarded to the Agricultural Land Commission.

The question on the motion was not called as discussion ensued with regard to exploring financing options without subdivision of land.

Cllr. Steves left the meeting (4:48 p.m.).

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

It was moved and seconded

That the staff report “Application by Dagneault Planning Consultants Ltd. for an Agricultural Land Reserve Subdivision at 3031 No. 7 Road,” from the Director, Planning, dated August 25, 2020, be referred back to staff to explore financing options without subdivision of the subject site.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Loo
McNulty
McPhail

Cllr. Steves returned to the meeting (4:51 p.m.).

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

3. **APPLICATION BY POLYGON TALISMAN PARK LTD. TO CREATE THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 8671, 8731, 8771, 8831/8851 CAMBIE ROAD, 8791 CAMBIE ROAD/3600 SEXSMITH ROAD, AND 3480, 3500, 3520, 3540/3560 SEXSMITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010198; RZ 18-836123) (REDMS No. 6491719 v. 6)

Discussion ensued with regard to (i) installing electric charging stations in the visitor parking stalls, (ii) the application’s proposed tree retention plan, (iii) the application’s proposed sustainability features, (iv) the proposed soil recovery and relocation to the Garden City Lands, (v) the cost of soil relocation, (vi) the public art contributions and options to develop an arts centre, (vii) alternative locations for the proposed City park, and (viii) development of affordable housing units within the project.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198 to create the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the “Single Detached (RS1/F)” zone to the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” zone and the “School and Institutional Use (SI)” zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Wolfe

4. **FUNDING AGREEMENT WITH TRANSPORT CANADA RAIL SAFETY IMPROVEMENT PROGRAM FOR WILLIAMS ROAD-SHELL ROAD INTERSECTION UPGRADE**

(File Ref. No. 01-0140-20-TCAN1-06) (REDMS No. 6492913 v. 3)

It was moved and seconded

- (1) *That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to execute the Rail Safety Improvement Program funding agreement with Transport Canada for the Williams Road-Shell Road intersection; and*
- (2) *That the Revised Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*

The question on the motion was not called as discussion ensued with regard to intersection safety and potential impact to the Environmental Sensitive Area.

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

ENGINEERING AND PUBLIC WORKS DIVISION

5. **CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO. 10187**

(File Ref. No. 12-8060-20-009921) (REDMS No. 6465455 v. 2)

It was moved and seconded

That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10187 presented in the “City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10187” report dated June 10, 2020, from the Director, Sustainability and District Energy be introduced and given first, second, and third readings.

CARRIED

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6. SUPPORT FOR BC SALMON RESTORATION PROJECTS IN STURGEON BANK

(File Ref. No. 10-6160-04) (REDMS No. 6517459 v. 14)

It was moved and seconded

That, as described in the staff report titled “Support for BC Salmon Restoration Projects in Sturgeon Bank,” dated August 25, 2020 from the Director, Sustainability and District Energy and the Director, Engineering:

- (1) The scope of the three projects to be included in the Expression of Interest prepared by the South Coast Conservation Land Management Program for submission to the BC Salmon Restoration and Innovation Fund, be supported; and*
- (2) That in-kind contributions for the projects outlined in the Expression of Interest be endorsed.*

The question on the motion was not called as discussion ensued with regard to the proposed projects’ impact to salmon habitat.

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

7. 13740 WESTMINSTER HIGHWAY – UNAUTHORIZED WATERCOURSE CROSSING AND DECORATIVE WALL

(File Ref. No. 10-6060-01) (REDMS No. 6511999 v. 5)

It was moved and seconded

(1) Pursuant to the authority provided in Sections 72, 73 and 75 of the Community Charter, that:

- (a) the infill and culvert in the watercourse fronting the property located at 13740 Westminster Highway, and having a legal description of Lot 2 Section 8 Block 4 North Range 5 West New Westminster District Plan 12960 (Parcel Identifier: 001-703-269) (the “Property”) be declared as having obstructed, filled up or damaged the watercourse fronting the Property without the City’s approval or consent (the “Unauthorized Watercourse Crossing”); and*
 - (b) the decorative wall located at the Property, be declared as creating an unsafe condition;*
- (2) Pursuant to Sections 72 and 73 of the Community Charter, the following remedial action requirements be imposed on Swarn Singh Panesar and Gurbax Kaur Panesar, as the registered owner of the Property (the “Owners”):*
- (a) to demolish the decorative wall at the Property; and*

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- (b) to remove all debris from the decorative wall in accordance with any applicable federal, provincial and municipal laws;*
- (3) Pursuant to Sections 72 and 75 of the Community Charter, and Part 7 of the Watercourse Protection and Crossing Bylaw No. 8441, the following remedial action requirements be imposed on the Owners:*
 - (a) to remove the Unauthorized Watercourse Crossing in and about the watercourse fronting the Property; and*
 - (b) to undertake and complete the restoration work identified in the Scope of Work, attached as Attachment 6 of the report to committee titled 13740 Westminster Highway – Unauthorized Crossing and Decorative Wall, dated August 14, 2020, from the Director, Engineering (the “Report”);*
 - (c) to undertake and complete the restoration work identified in the Construction Environmental Management Plan for 13740 Westminster Highway dated October 2, 2018 by Madrone Environmental Services Ltd., attached as Attachment 7 of the Report;*
 - (d) to undertake any additional measures as directed by the General Manager, Engineering and Public Works, to restore the watercourse to its previous condition; and*
 - (e) to dispose of all material associated with the removal of the Unauthorized Watercourse Crossing at a permitted site under the guidance of a Qualified Professional, in compliance with all applicable federal, provincial and municipal laws;*
- (4) That the time limit for completion of all the remedial action requirements described above be set as 5:00 pm on October 30, 2020; and*
- (5) That staff be authorized to take all appropriate action in accordance with Section 17 [Municipal Action at Defaulter’s Expense] of the Community Charter to ensure compliance with all remedial action requirements imposed on the Owners, provided that:*
 - (a) the Owners have not fully completed the remedial action requirements on or before the time limit specified by Council; and*
 - (b) all costs incurred by the City to fulfill the remedial action requirements shall be at the expense of the Owner, and subject to Section 17 of the Community Charter, such costs shall be recovered from the Owner as a debt owed to the City of Richmond.*

CARRIED

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8. **INVESTING IN CANADA INFRASTRUCTURE PROGRAM - MINORU PLACE ACTIVITY CENTRE CONVERSION TO ARTS CENTRE**

(File Ref. No. 10-6000-01) (REDMS No. 6507675 v. 5)

It was moved and seconded

- (1) *That the submission to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream, requesting funding of up to \$2.4 million as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development be endorsed;*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the government for the aforementioned project should it be approved for funding, as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development;*
- (3) *That the Minoru Place Activity Centre Project capital budget be increased by \$749,000, which will be funded by Project Developments 2020 Operating Budget account “Infrastructure Replacement” and that the Revised Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly; and*
- (4) *That the Revised Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly should the aforementioned project be approved for funding as outlined in the report titled, “Investing in Canada Infrastructure Program - Minoru Place Activity Centre Conversion to Arts Centre,” dated August 5, 2020 from the Director, Facilities and Project Development.*

The question on the motion was not called as discussion ensued with regard to (i) the grant application process, (ii) the proposed location of the proposed solar panel equipment, and (iii) estimated costs of the proposed solar equipment installation.

In reply to queries from Committee, staff noted that the estimated life of the solar equipment would be approximately 10 years or greater and that there are options to salvage the solar equipment and relocate to another location if required.

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

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9. **MASK POLICY FOR CITY BUILDINGS**

(File Ref. No.)

It was moved and seconded

That staff review the development of a mask policy for all City buildings, and report back.

The question on the motion was not called as it was suggested that staff review the development of a mask policy with a consideration of the different age groups, activity levels, and indoor and outdoor spaces. Also, it was suggested that staff consult with relevant organizations such as WorkSafe BC and Vancouver Coastal Health during the review.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:31 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 Tuesday, September 8, 2020.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator