



## General Purposes Committee

Date: Monday, November 16, 2020

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (by teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by 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 November 2, 2020, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **AWARD OF CONTRACT 6722P – SUPPLY AND DELIVERY OF COMPUTER EQUIPMENT AND RELATED SERVICES**  
(File Ref. No. 04-1300-01) (REDMS No. 6520987 v. 8)

It was moved and seconded

- (1) *That contract 6722P – Supply and Delivery of Computer Equipment and Related Services for an initial three-year term estimated at \$845,910 exclusive of taxes, with an option to renew for one further two-year term for a maximum of five years, be awarded to Compugen, Inc.; and*

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- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract with Compugen, Inc.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**2. ENERGY STEP CODE REQUIREMENTS FOR PART 9 RESIDENTIAL AND PART 3 HOTEL BUILDINGS**

(File Ref. No. 10-6125-07-02; 12-8060-20-010205) (REDMS No. 6506519 v. 27; 6506222)

In reply to queries from Committee, Norm Connolly, Manager, Sustainability, by teleconference, spoke to the proposed Energy Step Code requirements for Part 9 residential and Part 3 hotel buildings and in particular, he commented on the following:

- greenhouse gas intensity;
- low carbon energy systems as defined for Part 3 buildings (on-site energy system supplying a minimum 70% of a building's annual heating, cooling and domestic hot water demand);
- the City's requirement for district energy-ready low carbon energy systems in new developments in the City Centre area; and
- the City's Building Regulation bylaw as it relates to thicker walls and floor area ratio calculations.

It was moved and seconded

- (1) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205, which updates existing Step Code requirements for Part 9 residential buildings and introduces Step Code requirements for Group C occupancy hotels, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first reading; and*
- (2) *That for Part 3 Hotels and Motel buildings, and for Part 9 buildings currently required to build to Step 1 and requiring a Development Permit (e.g. duplexes), notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205:*
- (a) *If a Development Permit has been issued prior to December 15, 2020, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with energy efficiency requirements applicable prior to the adoption of Bylaw 10205; or*

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- (b) *If an acceptable Development Permit application has been submitted to the City prior to adoption of Bylaw 10205, is considered and endorsed by the Development Permit Panel prior to December 15, 2021, and has a complete Building Permit application acceptable to the City submitted prior to December 15, 2021, the owner may apply for a Building Permit in compliance with energy efficiency requirements applicable prior to adoption of Bylaw 10205.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

4. **APPLICATION BY WYDANCO CONSULTANTS LTD. TO RESCIND THIRD READING OF AMENDMENT BYLAWS 9628 AND 9629 AND TO UPDATE REZONING CONSIDERATIONS TO AMEND THE PROPOSED “HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY” ZONE FOR THE PROPERTIES AT 8320, 8340, 8360 & 8440 BRIDGEPORT ROAD AND 8311 & 8351 SEA ISLAND WAY**  
(File Ref. No. ZT 19-575774/RZ 13-628557; 12-8060-20-009626/00) (REDMS No. 6470377 v. 10)

In reply to queries from Committee, by teleconference, Wayne Craig, Director, Development, advised that the Applicant is seeking to relocate the proposed educational uses from Area A (Phase 1) to Area C (Phase 2) in order to postpone construction of a post-secondary educational facility as a result of changes in market demand for that use. He stated that a legal agreement will restrict strata titling of the education space whether it is constructed as education space or office space; also Mr. Craig commented on sustainability features, noting that the proposed application has been updated to reflect the provision of a low carbon energy plant, for which ownership would be transferred to the City as per the City’s current District Energy Utility standards.

It was moved and seconded

- (1) *That Third Reading of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, for the subject properties, be rescinded;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, as amended, to amend the Bridgeport Village Specific Land Use Map- Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:*
- (a) *adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and*

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*(b) for the above-noted properties, providing for up to 50% of the 1.0 Floor Area Ratio (FAR) Village Centre Bonus floor area to be allocated to education uses;*

*be forwarded to a new Public Hearing;*

*(3) That Bylaw 9628, as amended, 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;*

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

*(4) That Bylaw 9628, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*

*(5) That Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, for the subject properties, be rescinded;*

*(6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, as amended, which would:*

*(a) create the "High Rise Commercial (ZC39) – Bridgeport Gateway" zone and rezone the subject properties from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) – Bridgeport Gateway"; and*

*(b) to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8351 Sea Island Way;*

*be forwarded to a new Public Hearing.*

**CARRIED**

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3. **APPLICATION BY PC URBAN (VIKING WAY) HOLDINGS CORP. FOR STRATA TITLE CONVERSION AT 3671 & 3691 VIKING WAY AND 13511 & 13520 CRESTWOOD PLACE**

(File Ref. No. SC 20-893905; SC 20-895413; SC 20-895414) (REDMS No. 6471629 v. 4; 77594; 6488062)

In response to queries from Committee, Bob Cabral, Chief Operating Officer, Dan Cupa, Director, Development, Bob Reid, Senior Development Manager, and Louise Tagulao, Director, Creative Marketing and Communications, PC Urban, provided the following information by teleconference:

- PC Urban does not wish accelerate the termination of leases with tenants who will not stay;
- PC Urban is committed to trying to find ways to make current tenants owners;
- PC Urban will continue to offer tenants opportunities to stay short-term on a case-by-case basis;
- PC Urban will fund a Strata Reserve Fund at the start of stratification and in keeping with the *Strata Property Act*, the fund will be 5% of the strata budget; and
- PC Urban believes that stratification offers small businesses greater autonomy over their destiny by providing ownership opportunities.

It was moved and seconded

***(1) That the three applications for Strata Title Conversion by PC Urban (Viking Way) Holdings Corp. for the properties located at 3671 & 3691 Viking Way and 13511 & 13520 Crestwood Place be approved on the fulfilment of the following conditions within 180 days of the date of this resolution:***

- (a) Payment of all City utility charges and property taxes up to and including the current year;***
- (b) Registration of a flood indemnity covenant on title;***
- (c) Registration of an aircraft noise indemnity covenant on title;***
- (d) Registration of a covenant on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall;***
- (e) Completion of remediation works identified in the Building Code Compliance Report prepared by CFT Engineering Inc., to the satisfaction of the Building Approvals Department;***

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- (f) Receipt of a Letter of Credit in the amount of \$36,410 to secure the provision of six additional accessible vehicle parking spaces, 24 Class 2 bicycle parking spaces, and pedestrian connections from the buildings to the sidewalk; and*
- (g) Submission of appropriate plans and documents to the City and execution of the same by the Approving Officer; and*
- (2) That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

The question on the motion was not called as discussion ensued and the following Committee comments were noted:

- based on the tenant surveys received, a little over half of the tenants support the proposed application;
- it would be ideal for the Applicant to offer long-term leasing opportunities to existing tenants; and
- given the age of the building, 5% of the strata budget for the reserve fund seems low.

In reply to a query from Committee, Mr. Craig advised that, in comparison to a single ownership parcel, re-development of a stratified building may be more challenging because there are more owners involved.

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

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

It was moved and seconded

*That the three applications for Strata Title Conversion by PC Urban (Viking Way) Holdings Corp. for the properties located at 3671 & 3691 Viking Way and 13511 & 13520 Crestwood Place be referred back to staff for further discussion with the Applicant.*

**CARRIED**

- 4. **APPLICATION BY WYDANCO CONSULTANTS LTD. TO RESCIND THIRD READING OF AMENDMENT BYLAWS 9628 AND 9629 AND TO UPDATE REZONING CONSIDERATIONS TO AMEND THE PROPOSED “HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY” ZONE FOR THE PROPERTIES AT 8320, 8340, 8360 & 8440 BRIDGEPORT ROAD AND 8311 & 8351 SEA ISLAND WAY**  
(File Ref. No. ZT 19-575774/RZ 13-628557; 12-8060-20-009626/00) (REDMS No. 6470377 v. 10)

Please see Page 3 for action on this matter.

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**LEGAL AND LEGISLATIVE SERVICES DIVISION**

**5. 2021 COUNCIL AND COMMITTEE MEETING SCHEDULE**  
(File Ref. No. 01-0105-01) (REDMS No. 6556849)

It was moved and seconded

- (1) That Option 2 be selected as the preferred option for the 2021 Council and Committee Meeting Schedule, as detailed in Attachment 2 of the staff report dated November 3, 2020, from the Director, City Clerk's Office; and*
- (2) That the following revisions as detailed in the staff report title "2021 Council and Committee Meeting Schedule" dated November 3, 2020, from the Director, City Clerk's Office, be approved:*
  - (a) That the Regular Council meetings (open and closed) of August 9 and August 23, 2021 be cancelled; and*
  - (b) That the August 16, 2021 Public Hearing be rescheduled to September 7, 2021 at 7:00pm in the Council Chambers at Richmond City Hall.*

**CARRIED**

**COUNCILLOR KELLY GREENE**

**6. INCLUSION OF THE UN SUSTAINABLE DEVELOPMENT GOALS IN THE CITY OF RICHMOND'S ANNUAL REPORT OR OTHER ANNUAL REPORT**  
(File Ref. No.)

It was moved and seconded

*For staff to provide analysis on inclusion of the UN Sustainable Development Goals in the City of Richmond's Annual Report or other annual report basis.*

The question on the referral motion was not called as Councillor McPhail served a Notice of Motion and requested additional information on the matter.

As a result, Mayor Brodie advised that the "Inclusion of the UN Sustainable Development Goals in the City of Richmond's Annual Report or Other Annual Report" would be placed on the November 30, 2020 General Purposes Committee agenda.

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7. **SIDEWALK WIDTH STANDARDS FOR ARTERIAL AND MINOR ARTERIAL ROADS**  
(File Ref. No.)

Councillor McPhail served a Notice of Motion.

As a result, Mayor Brodie advised that the “Sidewalk Width Standards for Arterial and Minor Arterial Roads” would be placed on the November 30, 2020 General Purposes Committee agenda.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:06 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, November 16, 2020.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Legislative Services Associate