



Regular Council Meeting

Tuesday, June 29th, 2004

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai

City Clerk – J. Richard McKenna

Absent: Councillor Sue Halsey-Brandt
Councillor Bill McNulty
Councillor Harold Steves

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R04/12-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council Meeting held on Monday, June 14th, 2004;*
 - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, June 21st, 2004; and*
 - (3) *the minutes of the Special Council Meeting held on Wednesday, June 23rd, 2004;*
- each be adopted as circulated, and that the GVRD "Board in Brief" dated May 26th, 2004, be received for information.*

CARRIED

1.



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PRESENTATION

Mayor Brodie, as Honorary President of Scouts Canada, presented the Silver Cross for Gallantry, one of Scouting's highest awards, to Mr. Jeff Watts, for his heroic efforts and bravery under extreme duress, in his capacity as a Paramedic. (File No.: 0083-01)

COMMITTEE OF THE WHOLE

- R04/12-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).

CARRIED

- 3. Delegations from the floor on Agenda items –
Item No. 7 – Cancer Presumption

Mr. Tim Wilkinson, President of IAFF Local 1286, spoke about the need for cancer presumptive legislation for firefighters.

Item No. 13 –Application by NCL Real Estate Management for Official Community Plan Amendment and Rezoning at 12251 No. 2 Road

Councillor Rob Howard, in accordance with Section 100 of the *Community Charter*, stated that he was in a potential conflict of interest as his company has an interest in this application, and he then left the meeting (7:11 p.m.).

Mr. Greg Rafter, of 5740 Moncton Street, stated that he was opposed to the proposed development because he felt that the size and height of the building to be constructed directly behind his home would have a negative impact on both his quality of life and the potential value of his property.

Mr. Pat Frew, representing the applicant, commented on the mass and height of the proposed building.



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Ms. Yvonne Kitade, representing Jennifer Nakai, the owner of property at 5620 Moncton Street, spoke about the height of the development and the shadowing effect which the building would have on Ms. Nakai's property. A copy of Ms. Nakai's submission is on file in the City Clerk's Office.

Ms. Peggy Takahashi, of 5580 Moncton Street, and representing nine Moncton Street property owners, expressed objection to the proposed development because of its mass and the impact which the building would have on their properties. A copy of Ms. Takahashi's submission is on file in the City Clerk's Office.

- R04/12-3 4. It was moved and seconded
That Committee rise and report (7:40 p.m.).

CARRIED

COMMUNITY SAFETY COMMITTEE –
Councillor Linda Barnes, Chair

- R04/12-4 5. It was moved and seconded
That the minutes of the Community Safety Committee meeting held on Tuesday, June 15th, 2004, be received for information.

CARRIED

(Cllr. Howard returned to the meeting – 7:41 p.m.)

- 6. EMERGENCY PROGRAMS 5 YEAR PROGRESS REPORT – 1999 - 2003
(Report: May 5-04, File No.: 09-5125-01 Vol 01) (REDMS No. 1182983)

- R04.12-5 It was moved and seconded
That the "Emergency Programs 5 Year Progress Report 1999-2003" be received for information and forwarded to the Provincial Emergency Program.

CARRIED



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7. **CANCER PRESUMPTION FOR FIREFIGHTERS**

(Report: May 14/2004, File No.: 05-1600-03-01/2004-Vol 01) (REDMS No. 1122128, 1301948, 1304568)

R04/12-6

It was moved and seconded

(1) *That the following 2003 UBCM AGM Resolution B133, recognizing cancer presumption for the fire service of British Columbia, be endorsed.*

“WHEREAS fire fighting is recognized as a hazardous occupation to the health for fire fighters;

AND WHEREAS recent medical and scientific studies show a strong association between working conditions experienced by fire fighters over time and the occurrence of certain diseases;

AND WHEREAS other provincial jurisdictions have adopted Workers’ Compensation legislation and regulations or are in the process of adopting legislation and regulations acknowledging the relationship between fire fighting and certain cancers;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities lobby the government of British Columbia to have cancer presumption recognized by the Workers’ Compensation Board for the fire service of British Columbia.”

(2) *That the Workers’ Compensation Board be requested to take the appropriate steps to include the types of cancer identified by Dr. Tee Guidotti (in his report dated March 26th, 2003, to the BC Professional Fire Fighters Association) in legislation as presumptively caused by the occupation of fire fighting without the need for further study.*

CARRIED

8. **CANADA-US AIR QUALITY AGREEMENT - REQUEST TO SUPPORT THE INCLUSION OF THE GEORGIA BASIN/PUGET SOUND AIRSHED**

(Report: May 22/2004, File No.: 10-6175-02-01) (REDMS No. 1264996)

R04/12-7

It was moved and seconded

That:



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- (1) *Richmond City Council send a letter to the Minister of Environment and US Environmental Protection Agency Administrator advising of the City's support for the inclusion of the Georgia Basin/Puget Sound airshed under a new or existing Annex to the Canada/US Air Quality Agreement; and*
- (2) *copies of the letter be sent to the Fraser Valley Regional District, the Greater Vancouver Regional District and the Ministry of Water, Land and Air Protection.*

CARRIED

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

- R04/12-8 9. It was moved and seconded
That the minutes of the General Purposes Committee meeting held on Monday, June 21st, 2004, be received for information.

CARRIED

10. STATUS REPORT - RICHMOND COMMUNITY SERVICES CENTRE HOUSING & EMERGENCY SHELTER PROJECT
(Report: June 16/04, File No.: 08-4057-20-RCSC2) (REDMS No. 1304551, 1300321)

R04/12-9 It was moved and seconded
That:

- (1) *The Richmond Community Services Centre, Housing and Emergency Shelter Project be terminated, (as identified in the report dated June 16th, 2004 from the Manager, Policy Planning).*
- (2) *Central Mortgage and Housing Corporation (CMHC), Health Resources Development Canada (HRDC), the Greater Vancouver Regional Steering Committee on Homelessness (RSCH) and the Richmond community project partners be notified of the termination of the project.*
- (3) *Staff report on options to proceed with the sale of the City properties at 8111 Granville Avenue and 8080 Anderson Road.*



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- (4) *Staff work with community partners to explore other feasible opportunities to implement the "Richmond Homelessness Needs Assessment and Strategy".*

CARRIED

11. "MATERIALLY AFFECTED" REFERRAL FROM NEW WESTMINSTER PROPOSED DESTINATION CASINO AT 350 GIFFORD STREET

(Report: June 16.04, File No.: 0155-20-NWES1) (REDMS No. 1301182, 1295185, 130+250)

R04/12-10

It was moved and seconded

- (1) *That, with regard to "Materially Affected" concerns:*
 - (a) *the City of New Westminster be advised that the City of Richmond is "materially affected" by the proposed destination casino at 350 Gifford Street, New Westminster;*
 - (b) *the City of New Westminster not conclude its "materially affected" consultation process until an agreement has been reached between the City of New Westminster and the City of Richmond regarding Richmond's "materially affected" concerns which include significant new policing costs and increased traffic with a significant impact on its highways;*
 - (c) *the BC Lottery Corporation be notified of Richmond's "materially affected" concerns; and*
 - (d) *Richmond City staff continue consultations with the City of New Westminster Staff and other interested groups, including the Farmers' Institute and Fraser Port, and report to Richmond City Council as required.*
- (2) *That, with regard to "Significant Land Use Concerns":*
 - (a) *the City of New Westminster be advised that the City of Richmond has "Significant Land Use" concerns due to the proposed destination casino at 350 Gifford Street, New Westminster;*



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- (b) *the City of New Westminster not conclude its “materially affected” consultation process until an agreement has been reached between the City of New Westminster and the City of Richmond regarding Richmond’s “Significant Land Use” concerns which include additional public consultation and land use incompatibility (noise) management concerns;*
 - (c) *the BC Lottery Corporation be notified of Richmond’s “Significant Land Use” concerns; and*
 - (d) *Richmond City staff continue consultations with the City of New Westminster Staff, affected property owners and other interested groups, and report to Richmond City Council as required.*
- (3) *That with respect to “Timing”, if:*
- (a) *New Westminster approves of the proposed casino before there is an agreement between New Westminster and Richmond regarding how Richmond’s “materially affected” concerns are to be satisfactorily addressed; and*
 - (b) *there is insufficient time for Richmond Council to meet within the required 10 day period to file an objection with the BCLC, then Richmond staff file an objection with the BCLC, and bring the matter to Council as soon as possible.*

CARRIED

PLANNING COMMITTEE –

Councillor Linda Barnes

- R04/12-11 12. *It was moved and seconded
That the minutes of the Planning Committee meeting held on Tuesday, June 22nd, 2004, be received for information.*

CARRIED

Councillor Rob Howard, in accordance with Section 100 of the *Community Charter*, stated that he was in a potential conflict of interest as his company has an interest in this application, and he then left the meeting (7:57 p.m.).



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RES NO. ITEM

- 13. APPLICATION BY NCL REAL ESTATE MANAGEMENT FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AT 12251 NO. 2 ROAD
(RZ 03-252028 Report: June 10/04, File No.: 8060-20-7722/7723) (REDMS No. 1296381, 1237193, 1237195, 1237224)

R04/12-12

It was moved and seconded

- (1) *That Bylaw No. 7722, to redesignate a portion of 12251 No. 2 Road from "Industrial" to "Multiple Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 7722, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7722, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7723, for the rezoning of a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/84)", be introduced and given first reading.*

The question on Resolution No. R04/12-12 was not called, as the following amendment was introduced:

R04-12-13

It was moved and seconded

That Resolution No. R04/12-12 be amended by adding the following as Part (5), "That Official Community Plan Amendment Bylaw No. 7722 and Zoning Amendment Bylaw No. 7723 be forwarded to the August, 2004 Public Hearing."

CARRIED

OPPOSED: Cllr. E. Halsey-Brandt

S.



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The question on Resolution No. R04/12-12, as amended by Resolution No. R04/12-13, was not called, as staff were directed to provide at the Public Hearing:

- (1) the results of a meeting with the developer about the feasibility of:
 - (a) 'flipping' the building design to relocate the courtyard to the north side of the property;
 - (b) reconfiguring (i.e. breaking up) the massing of the complex to reduce the impact on the neighbours and still remain functional;
- (2) a better depiction of the shadowing of the proposed complex on the neighbouring properties at different times of the day and months of the year, but particularly during the summer months;
- (3) detailed information on the history and status of the 1999 Trites Road area plan, and whether the plan was approved or rejected through the normal process;
- (4) landscaping and other changes which could be made to make the project less intrusive.

In additional, staff were also directed to request the developer to meet with the neighbours of the subject property to further address their concerns.

The question on Resolution No. R04/12-12, as amended by Resolution No. R04/12-13, was then called, and it was **CARRIED**.

R04/12-14

It was moved and seconded

That the August Public Hearing be rescheduled from Monday, August 16th, 2004 to Monday, August 23rd, 2004.

CARRIED

(Cllr. Howard returned to the meeting – 8:14 p.m.).



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RES NO. ITEM

- 14. APPLICATION FOR REZONING (WITH AN OFFICIAL COMMUNITY PLAN AMENDMENT) - DANA WESTERMARK
(RZ 02-199677 - Report: June 11/04, File No.: 8060-20-7750/7751) (REDMS No. 1079862, 1090635, 1087953, 1296303)

R04/12-15

It was moved and seconded

- (1) *That Bylaw No. 7750, to redesignate 3900, 3920, 3940, 3960 and 3980 Youngmore Road from "Low-Density Residential" to "Medium-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map), be introduced and given first reading.*
- (2) *That Bylaw No. 7750, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
- (3) *That Bylaw No. 7750, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 7751, to amend the minimum setbacks, maximum height and minimum lot size provisions of the "Comprehensive Development District (CD/121)", and to rezone 3900, 3920, 3940, 3960 and 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/121)", as amended, be introduced and given first reading.*

CARRIED



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- 15. APPLICATION FOR REZONING - RAJINDER TAKHAR
(RZ 04 -255365 - Report: May 25/2004, File No.: 8060-20-7743) (REDMS No. 1292768, 280098, 1197468, 1293102, 1294415, 1294416)

R04/12-16

It was moved and seconded

- (1) *That Lot Size Policy 5456, adopted by Council in July 1994, be forwarded to Public Hearing with the amendment to exclude the properties fronting Westminster Highway from Riverdale Drive to McCallan Road.*
- (2) *That Bylaw No. 7743, for the rezoning of 5988 Riverdale Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

16. APPLICATIONS FOR REZONING

- (A) CENTURY HOLDINGS LTD.
(RZ 04-266049 - Report: June 7 /04, File No.: 8060-20-7754) (REDMS No. 1289537, 1289540, 1289539)
- (B) BOSA PROPERTIES INC.
(RZ 04-267103 Report: June 7/04, File No.: 8060-20-7740) (REDMS No. 1266577, 1296204, 1266583, 1266802, 1266581, 1266580)
- (C) MIKE OLAK
(RZ 04-270141 - Report: June 1/04, File No.: 8060-20-7745) (REDMS No. 1295286, 1296362, 1296369)
- (D) POLYGON DEVELOPMENT 43 LTD.
(RZ 04-270156 - Report: June 10/04, File No.: 8060-20-7757) (REDMS No. 1296337, 1300111, 1300185)
- (E) RAV BAINS
(RZ 04-270746 Report: June 9 04, File No.: 8060-20-7756) (REDMS No. 1295582, 1299742, 1299747)
- (F) LES COHEN & AZIM BHIMANI
(RZ 04-270504 Report: June 2 04, File No.: 8060-20-7748) (REDMS No. 1295574, 1297504, 1297506)
- (G) MIKE MILIC
(RZ 04-270541 Report: June 1/04, File No.: 8060-20-7746) (REDMS No. 1295502, 1296385, 1296389)
- (H) VIGNARAJAH SELLATHURAI
(RZ 04-270555 Report: June 1 2004 File No.: 8060-20-7747) (REDMS No. 1295597, 1297018, 1297025)



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- (I) **MALHI CONSTRUCTION LTD.**
(RZ 04-270692 Report: June 3, 04, File No.: 8060-20-7749) (REDMS No. 1296086, 1299486, 1299446)
- (J) **PALLADIUM DEVELOPMENT CORP.**
(RZ 04-268857 - Report: June 5/04, File No.: 8060-20-7752) (REDMS No. 1230933, 1298433, 1298459)

R04/12-17

It was moved and seconded

That the following bylaws each be introduced and given first reading:

- (1) *Bylaw No. 7754, for the rezoning of 7571 and 7611 Alderbridge Way from "Limited Industrial Retail District (I4)" to "Downtown Commercial District (C7)";*
- (2) *Bylaw No 7740, for the rezoning of 5811 and 5851 No. 3 Road from "Automobile-Oriented Commercial District (C6)" to "Downtown Commercial District (C7)";*
- (3) *Bylaw No. 7745, for the rezoning of 8411 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - .6)";*
- (4) *Bylaw No. 7757, to amend Zoning and Development Bylaw 5300 by creating a new single-family residential zone, "Comprehensive Development District (CD/145)", and for the rezoning of 7251 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/146)";*
- (5) *Bylaw No. 7756, for the rezoning of 10620 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)";*
- (6) *Bylaw No. 7748, for the rezoning of 9411 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)";*
- (7) *Bylaw No. 7746, for the rezoning of 9231 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - .6)";*
- (8) *Bylaw No. 7747, for the rezoning of 4500 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)";*



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- (9) *Bylaw No. 7749, for the rezoning of 9591 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)"; and*
- (10) *Bylaw 7752, to amend Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/145)", and to rezone 9491, 9531, and 9551 Ferndale Road and 9520, 9540 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/145)".*

CARRIED

PUBLIC WORKS & TRANSPORTATION COMMITTEE –
Councillor Rob Howard, Chair

- R04 12-18 17. It was moved and seconded
That the minutes of the Public Works & Transportation Committee meeting held on Wednesday, June 23rd, 2004, be received for information.

CARRIED

18. CITY OF RICHMOND AND BC HYDRO PROTOCOL FOR TREE MANAGEMENT

(Report: May 12.04, File No.: 10-6550-01) (REDMS No. 1215699)

- R04 12-19 It was moved and seconded
- (1) *That the proposed City of Richmond and BC Hydro Protocol for Tree Management (attached to the report dated May 12th, 2004, from the Director, Engineering), be endorsed, and*
 - (2) *That the Director of Engineering be authorized to sign the protocol and forward it to BC Hydro for signing.*

CARRIED



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RES NO. ITEM

- 19. **CONTRACT T.1563 – 2004 WATERMAIN REPLACEMENT VIKING WAY (BRIDGEPORT RD. TO VULCAN WAY), BAKERVIEW SUBDIVISION AND MORES SUBDIVISION**
(Report: May 26/04, File No.: 03-1000-20-T.1563) (REDMS No. 1268521)

R04/12-20

It was moved and seconded

That the City enter into a contract with Pedre Contractors Ltd., in accordance with Contract T.1563 – 2004 Watermain Replacement, for the total amount of \$955,880.

CARRIED

- 20. **ALDERBRIDGE SANITARY PUMP STATION REHABILITATION**
(Report: June 4, 04, File No.: 10-5400-03) (REDMS No. 1297883)

R04/12-21

It was moved and seconded

That \$195,000 of excess funds from the 2002 Sanitary Pump Station Rehabilitation Account (No. 40610) be used to fund rehabilitation of the Alderbridge Sanitary Pump Station.

CARRIED

- 21. **SUSTAINABLE REGION SHOWCASE FOR GREATER VANCOUVER**
(Report: June 7, 04, File No.: 11-5500-01/2004 – Vol 01) (REDMS No. 1296591)

R04/12-22

It was moved and seconded

That a letter from the City be forwarded to the Chair of Board of Directors of the Greater Vancouver Transportation Authority (G.V.T.A) to request that Richmond be considered as a candidate municipality to participate in the following proposed initiatives under the Sustainable Region Showcase, (as described in the report dated June 7th, 2004, from the Acting Director, Transportation):

- (1) *the Hybrid Bus Demonstration Project; and*
- (2) *the Goods Movement Strategy.*

CARRIED



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RES NO. ITEM

22. APPOINTMENT OF MEMBERS TO THE RICHMOND PARKING ADVISORY COMMITTEE

R04/12-23

It was moved and seconded

(1) *That the following membership of the Richmond Parking Advisory Committee, with one additional seat being added to the original terms of reference, be appointed:*

- City Council Liaison* Cllr. Derek Dang
- Richmond Chamber of Commerce* Florence Gordon
- City Centre Community Association* Kuo Wong
- Tourism Richmond* Ron Hyde
- Urban Development Institute (UDI) (Richmond Chapter)* David Porte
- Business Owners and Management Association (BOMA) (BC)* Natalie McNabb
- Steveston Advisory Task Force on Parking* Shawn Lawson
- Retail Centres / Merchants* Bob Tai / Danny Leung / Judy Richards / Lorelei Guthrie
- Richmond Residents (one additional seat added)* Peter Mitchell / Harley Binder / Happy Tay
- Richmond Employee* Linda Fisher / Katherine Park

(2) *That staff initiate the above Richmond Parking Advisory Committee as endorsed by Council to gain input and advice on parking related issues in Richmond, and provide annual updates to Council on the Committee's accomplishments and planned initiatives.*

CARRIED



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DEVELOPMENT PERMIT PANEL

- R04/12-24 23. It was moved and seconded
- (1) *That the minutes and the Chair's report for the Development Permit Panel meeting held on Wednesday, June 16th, 2004, be received for information.*
 - (2) *That the recommendations of the Panel to DENY the issuance of a Development Variance Permit for property at 10700 Granville Avenue (DV 04-267698), be endorsed.*

CARRIED

BYLAWS FOR ADOPTION

Councillor Derek Dang, in accordance with Section 100 of the *Community Charter*, advised that he was in a potential conflict of interest as he has a business contract relating to Bylaw No. 7235 and 7236, and he then left the meeting (8:30 p.m.).

- R04/12-25 It was moved and seconded
- That the following bylaws be adopted:*
- Official Community Plan Bylaw No. 5300, Amendment Bylaw No. 7235 (20471, 20491, 20511, 20531, 20551, 20571, 20591 Westminster Highway, RZ 01-114257)*
- Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7236 (20471, 20491, 20511, 20531, 20551, 20571, 20591 Westminster Highway, RZ 01-114257)*

CARRIED

OPPOSED: Cllr. Barnes

(Cllr. Dang returned to the meeting – 8:31 p.m.)



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RES NO. ITEM

R04/12-26

It was moved and seconded

That the following bylaws be adopted:

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7630
(8200 Williams Road, RZ 03-239490)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7702
(10420 and 10440 Odlin Road, RZ 04-010768)*

Traffic Bylaw No. 5870, Amendment Bylaw No. 7724

*Parking (Off-Street) Regulation Bylaw No. 7043, Amendment Bylaw
No. 7725.*

CARRIED

ADJOURNMENT

R04/12-27

It was moved and seconded

That the meeting adjourn (8:32 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting of the
Council of the City of Richmond held on
Tuesday, June 29th, 2004.

Mayor (Malcolm D. Brodie)

City Clerk (J. Richard McKenna)