



Regular Council

Monday, July 9, 2018

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R18/13-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on June 25, 2018, be adopted as circulated; and*
- (2) *the Metro Vancouver 'Board in Brief' dated June 22, 2018, be received for information.*

CARRIED



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PRESENTATIONS

- (1) Peter Russell, Senior Manager, Sustainability and District Energy, presented the 2018 District Energy Public Sector Leadership Award from the International District Energy Association in recognition of the City's commitment in deploying innovative and sustainable district energy.
- (2) With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Levi Higgs, Manager, Corporate Energy, and Jim Nelson, Senior Manager Marketing, BC Hydro, provided an update on the City's Corporate Energy Management Program, highlighting street lighting projects and energy efficient features in new City facilities.

COMMITTEE OF THE WHOLE

- R18/13-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).

CARRIED

3. Delegation from the floor on Agenda items.
Item No. 14 - Market Rental Housing Policy

John Roston, 12262 Ewen Avenue, spoke on the proposed policy, and suggested that the proposed mix of family-friendly units in market rental housing be increased from the proposed 40%.

- R18/13-3 4. It was moved and seconded
That Committee rise and report (7:13 p.m.).

CARRIED



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CONSENT AGENDA

- R18/13-4 5. It was moved and seconded
That Items No. 6 through No. 14 with the removal of Item No. 12, be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on June 26, 2018;*
 - (2) *the General Purposes Committee meeting held on July 3, 2018; and*
 - (3) *the Planning Committee meeting held on July 4, 2018;*
- be received for information.*

ADOPTED ON CONSENT

7. **LANE CLOSURE AND REMOVAL OF LANE DEDICATION BYLAW NO. 9851 (PORTION OF LANE ADJACENT TO 7811 ALDERBRIDGE WAY) AND DISPOSITION OF THE CLOSED LANE AREA IN RELATION TO RZ 17-765420**

(File Ref. No. 06-2290-20-169; 12-8060-20-009851) (REDMS No. 5835557)

- (1) *That Lane Closure and Removal of Lane Dedication Bylaw 9851 (Portion of Lane adjacent to 7811 Alderbridge Way) be introduced and given first, second, and third readings;*
- (2) *That the required notice of lane closure, removal of lane dedication and disposition of the lane closure area be advertised prior to adoption of Bylaw 9851;*



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- (3) *That staff be authorized to take all necessary steps to raise title to the road closure area totalling 1,052.5 square metres (~ 11,329 square feet) and transfer it to Onni 7811 Alderbridge Holding Corp. or its designate for consolidation with 7811 Alderbridge Way for \$1 plus applicable taxes and the transfer to the City of 1,052.5 square metres (~ 11,329 square feet) on eastern boundary of site for road purposes; and*
- (4) *That staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Lane Closure and Removal of Lane Dedication Bylaw No. 9851 (Portion of Lane adjacent to 7811 Alderbridge Way) and Disposition of the Closed Lane Area in relation to RZ 17-765420" dated May 28, 2018 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

ADOPTED ON CONSENT

8. ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 9849 (PORTION OF ROAD ADJACENT TO 7960 ALDERBRIDGE WAY AND 5333 AND 5411 NO. 3 ROAD) AND DISPOSITION OF THE CLOSED ROAD AREA IN RELATION TO RZ 15-692485

(File Ref. No.12-8060-20-009849; 06-2290-20-170) (REDMS No. 5835638)

- (1) *That Road Closure and Removal of Road Dedication Bylaw No. 9849 (Portion of Road adjacent to 7960 Alderbridge Way and 5333 and 5411 No. 3 Road) be introduced and given first, second, and third readings;*
- (2) *That the required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) *That staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*



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- (4) *That staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±955.9 square metres (±10,289 sq. ft.) and transfer them to 0989705 B.C. Ltd. or its designate for \$5,230,000 plus applicable taxes; and*
- (5) *That staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Road Closure and Removal of Road Dedication Bylaw No. 9849 (Portion of Road adjacent to 7960 Alderbridge Way and 5333 and 5411 No. 3 Road) and Disposition of the Closed Road Area in relation to RZ 15-692485" dated June 4, 2018 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

ADOPTED ON CONSENT

9. **BUILDING REGULATION BYLAW NO. 7230, AMENDMENT BYLAW NO. 9769 (BC ENERGY STEP CODE IMPLEMENTATION)**
(File Ref. No. 12-8060-20-009769) (REDMS No. 5790076)

That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769 be given second and third readings.

ADOPTED ON CONSENT

10. **NIKKEI MEMORIAL PUBLIC ART PROJECT CONCEPT**
(File Ref. No. 11-7000-09-20-238) (REDMS No. 5862219 v. 3)

That the concept proposal and installation of the Nikkei Memorial Public Art Project by Hapa Collaborative, as presented in the staff report titled, "Nikkei Memorial Public Art Project Concept," dated June 6, 2018, from the Director, Arts, Culture and Heritage Services, be endorsed.

ADOPTED ON CONSENT



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11. APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE FROM 1091919 BC LTD, AT 4000 NO 3 ROAD UNIT 3300

(File Ref. No. 12-8275-30-001; 18-816320) (REDMS No. 5863120)

- (1) *That the application from 1091919 BC Ltd., for a new Liquor Primary Liquor Licence to operate a karaoke lounge establishment, at premises located at 4000 No. 3 Road Unit 3300, with liquor service, be supported for:*
 - (a) *A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically a karaoke lounge with total person capacity of 160 persons; and*
 - (b) *Liquor service hours for Monday to Sunday, from 10:00 p.m. to 2:00 a.m.;*
- (2) *That a letter be sent to Liquor Control and Licensing Branch advising that:*
 - (a) *Council supports the applicant's new Liquor Primary Liquor Licence application and the hours of liquor service with the conditions as listed above;*
 - (b) *The total person capacity set at 160 persons is acknowledged; and*
 - (c) *Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:*
 - (i) *The impact of additional noise and traffic in the area of the establishment was considered;*
 - (ii) *The potential impact on the community was assessed through a community consultation process; and*
 - (iii) *Given that this is a new business, there is no history of non-compliance with this establishment;*
 - (d) *As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:*



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- (i) Residents, businesses and property owners within a 50 metre radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*
- (ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns; and*
- (e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:*
 - (i) The community consultation process was completed within 90 days of the application process; and;*
 - (ii) That based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community.*

ADOPTED ON CONSENT

12. **APPLICATION BY 1082009 BC LTD. FOR REZONING AT 10760, 10780 BRIDGEPORT ROAD AND 3033, 3091, 3111 SHELL ROAD FROM "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM3)"**

(File Ref. No. 12-8060-20-009834; RZ 16-754158) (REDMS No. 5685945; 5872333; 3387639)

Please see Page 10 for action on this matter.



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13. **APPLICATION BY TOWNLINE VENTURES INC. FOR REZONING AT 5591, 5631, 5651 AND 5671 NO. 3 ROAD FROM “OFFICE COMMERCIAL (ZC8)”, “OFFICE COMMERCIAL (ZC9)” AND “AUTO-ORIENTED COMMERCIAL (CA)” TO “HIGH DENSITY MIXED USE (ZMU38) - LANSDOWNE VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009860; RZ 17-779262) (REDMS No. 5863560 v. 4; 5878715; 5880992; 5879080; 5791093)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9860, to create the “High Density Mixed Use (ZMU38) - Lansdowne Village (City Centre)” zone, and to rezone 5591, 5631 5651 and 5671 No. 3 Road from “Office Commercial (ZC8)”, “Office Commercial (ZC9)” and “Auto-Oriented Commercial (CA)” to “High Density Mixed Use (ZMU38) - Lansdowne Village (City Centre)”, be introduced and given first reading; and*
- (2) *That staff be directed to prepare a Service Area Bylaw to provide district energy services to the development at 5591, 5631, 5651 and 5671 No. 3 Road.*

ADOPTED ON CONSENT

14. **MARKET RENTAL HOUSING POLICY**

(File Ref. No. 08-4057-08; 12-8060-20-009879/9886/9889) (REDMS No. 5812743 v. 7; 5322200; 5844542; 5768260; 5844493; 5852352; 5845150)

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, to incorporate the Market Rental Housing Policy into OCP Bylaw 9000 and a companion policy to ensure family-sized units are provided in all multi-family developments, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, to incorporate a Market Rental Housing Policy provision into the West Cambie Area Plan, be introduced and given first reading;*



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- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, and Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, 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 Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, and Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9889, 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 9886, to introduce new parking rates for market rental housing and new parking rates and other provisions related to secondary suites in townhouse units, be introduced and given first reading;*
- (6) *That upon adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9879, existing Council Policy 5012, "Strata Title Conversion Applications – Residential" be rescinded; and*
- (7) *That staff review the Market Rental Housing Policy in one year, and report back.*

ADOPTED ON CONSENT



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CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

In accordance with Section 100 of the *Community Charter*, Cllrs. Dang and Johnston declared to be in a conflict of interest as they own property in proximity to the subject site, and Cllrs. Dang and Johnston left the meeting – 8:05 p.m.

- 12. **APPLICATION BY 1082009 BC LTD. FOR REZONING AT 10760, 10780 BRIDGEPORT ROAD AND 3033, 3091, 3111 SHELL ROAD FROM “SINGLE DETACHED (RS1/F)” TO “MEDIUM DENSITY TOWNHOUSES (RTM3)”**

(File Ref. No. 12-8060-20-009834; RZ 16-754158) (REDMS No. 5685945; 5872333; 3387639)

R18/13-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9834, for the rezoning of 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM3)”, be introduced and given first reading.

The question on the motion was not called as discussion ensued with regard to the proposed setback, the proposed parking arrangement and the potential traffic in the area.

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

Cllrs. Dang and Johnston returned to the meeting – 8:10 p.m.



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NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE –

Councillor Harold Steves, Chair

15. **HOLLYBRIDGE WAY PUBLIC ART LANDMARK TERMS OF REFERENCE**

(File Ref. No. 11-7000-09-20-244) (REDMS No. 5831507 v. 2)

R18/13-6

It was moved and seconded

That the staff report titled, “Hollybridge Way Public Art Landmark Terms of Reference,” dated June 4, 2018, from the Director, Arts, Culture and Heritage Services, to issue the artist call for the Hollybridge Way Waterfront Park public art opportunity, be endorsed.

The question on the motion was not called as discussion ensued with regard to the dimensions of the proposed arts space, and it was noted that the size of proposed art pieces may vary and may not necessarily fill the entire space.

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

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that the YMCA of Greater Vancouver has been appointed as the early childhood development hub operator for the City-owned facility to be constructed at 3328 Carscallen Road.

Mayor Brodie acknowledged the passing of Kathleen Beaumont and commended her involvement in the community. On behalf of Council, Mayor Brodie expressed his condolences to the Beaumont family.



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BYLAW FOR ADOPTION

R18/13-7 It was moved and seconded
*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9582 be
adopted.*

CARRIED
Opposed: Cllr. Day

ADJOURNMENT

R18/13-8 It was moved and seconded
That the meeting adjourn (8:21 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
Monday, July 9, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)