



General Purposes Committee

Date: Tuesday, November 6, 2018

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

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 October 15, 2018, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

1. **FEEDBACK ON THE ORGANIC MATTER RECYCLING REGULATION (OMRR) INTENTIONS PAPER 2018**

(File Ref. No. 10-6175-02-01) (REDMS No. 5972541 v. 7)

It was moved and seconded

That the comments in the report titled "Feedback on the Organic Matter Recycling Regulation (OMRR) Intentions Paper 2018" from the Senior Manager, Sustainability and District Energy, dated October 3, 2018 be forwarded to the BC Minister of Environment and Climate Change Strategy.

CARRIED

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2. **WESPAC TILBURY MARINE JETTY PROJECT- APPLICATION COMMENTS FOR THE BRITISH COLUMBIA ENVIRONMENTAL ASSESSMENT PROCESS**

(File Ref. No. 10-6125-30-007) (REDMS No. 6004736 v. 3)

In response to questions from Committee, Chad Paulin, Manager, Environment, advised that there would be an opportunity to oppose the project during the current screening process and that if approved, the City has an additional 180 days to address further concerns. In reply to further queries from Committee, Mr. Paulin noted that there are plans to expand the size of the Fortis B.C. plant; however they are waiting for the WesPac Tilbury Marine Jetty Project to go through the BC Environmental Assessment process to finalize those plans.

Discussion took place on submitting the information in the staff report regarding WesPac's application to the Ministry of Transportation and direction was given to staff to also forward staffs' comments to the BC Environmental Assessment Office regarding the project to the BC Minister of Transportation.

It was moved and seconded

That the comments regarding the WesPac Tilbury Marine Project Environmental Assessment Application to the BC Environmental Assessment Office for the proposed Liquefied Natural Gas Birthing and Loading Facility identified in the "WesPac Tilbury Marine Jetty Project – Application Comments for the British Columbia Environmental Assessment Process" report dated October 16, 2018, from the Director, Engineering, be endorsed for submission to the BC Environmental Assessment Office.

CARRIED

3. **PROPOSED ROAD SECTION TO BE ADDED TO TRANSLINK'S MAJOR ROAD NETWORK**

(File Ref. No. 01-0154-04) (REDMS No. 6017892)

It was moved and seconded

That the section of Cambie Road between No. 3 Road and No. 6 Road be added to TransLink's Major Road Network as described in the report titled "Proposed Road Section to be Added to TransLink's Major Road Network" dated October 31, 2018 from the Director, Transportation.

CARRIED

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COMMUNITY SERVICES DIVISION

4. **MINORU PLACE ACTIVITY CENTRE PROGRAM OPTIONS AS ARTS SPACE**

(File Ref. No. 06-2050-20-MP) (REDMS No. 5848811 v. 17)

In response to questions from Committee, Liesl Jauk, Manager, Arts Services, commented that the main advantages of Option 1 outlined in the staff report is keeping the existing commissary kitchen for programming opportunities, allowing for increased space for the media lab, and increased dance studio space and the addition of a pottery studio.

In further response to queries, Ms. Jausk advised that (i) the current proposal for the kitchen is to work with Lelem (Seyem' Qwantlen Business Group) to utilize and upgrade the kitchen space for programming use, (ii) the intended use of the flex lobby space is to provide meeting space for community groups, and (iii) spaces not utilized by programming would be rented out as available, similar to the cultural centre.

Discussion ensued regarding the estimated costs of the recommended option and staff were directed to provide a memorandum to Council regarding the details of the estimated \$2.5 million for the Arts Program-related costs.

In response to questions from Committee regarding parking, Victor Wei, Director, Transportation, advised that staff assessed the parking demand and concluded during off-peak hours there would be sufficient space on site. He further remarked that during peak times, parking available by the City Hall Annex building could accommodate parking for facility staff or overflow for visitors.

It was moved and seconded

- (1) ***That the recommended option, Option 1: Community Arts Education and Program Space with Pottery and Culinary Arts Studio, be approved as the preferred program of the Minoru Place Activity Centre as detailed in the staff report titled "Minoru Place Activity Centre Program Options as Arts Education and Program Space," dated August 29, 2018, from the Director, Arts, Culture and Heritage; and***
- (2) ***That a Capital request be considered during the 2019 budget process.***

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

5. **CANNABIS RELATED OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS IN RESPONSE TO CHANGES TO PROVINCIAL AGRICULTURAL LAND RESERVE LEGISLATION**

(File Ref. No. 08-4430-03-10; 12-8060-20-009928/009929) (REDMS No. 5962868 v. 1; 5994957; 5962994)

In response to question from Committee, Barry Konkin, Manager, Policy Planning, and Kevin Eng, Planner 2, advised that (i) the staff report is in response to a Council referral to bring City bylaws into alignment with provincial regulations on open cultivation, (ii) staff can engage with the development community to communicate the proposed bylaw amendments, (iii) staff will work with corporate communications to issue a press release following Council adoption, (iv) the provincial regulations ban the conversion of existing structures that was not purpose-built for crops, (v) under the licencing regulations, local government, fire-rescue, and police are made aware of upcoming federal applications for a licence, (vi) odour management is difficult for cannabis grown in fields, however indoor facilities are working with Metro Vancouver on obtaining air permits, and (viii) the proposed amendments maintain the restriction of one facility city-wide approach.

It was moved and seconded

- (1) *That Richmond Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9928, to revise Section 3.6.5 of Schedule 1 of the OCP on the City's land use policies for the management of cannabis production in response to changes to Provincial Agricultural Land Reserve (ALR) Regulation, be introduced and given first reading;*
- (2) *That Bylaw 9928, 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 and Management Plans;**is hereby found to be consistent with the said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan 9000, Amendment Bylaw 9928, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 477(3)(b) of the Local Government Act, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9929, to amend Section 3.4 and Section 5.13 of the Zoning Bylaw related to the production of cannabis in response to changes to Provincial ALR legislation, be introduced and given first reading.*

CARRIED
Opposed: Cllr. Au
4.

COUNCILLOR HAROLD STEVES

6. **RESIDENTIAL DEVELOPMENT ON AGRICULTURALLY ZONED LAND**

(File Ref. No. 08-4050-10; 04-4057-10) (REDMS No. 6013170; 5766488)

Wayne Craig, Director, Development and Barry Konkin, Manager, Policy Planning advised that staff recommend that restrictions on house size on Single Detached (RS1) zoned properties within the Agricultural Land Reserve (ALR) be added to the staff recommendations.

Background on residential development on agriculturally zoned land in Richmond was discussed and in response to questions from Committee, staff noted that:

- staff are waiting for a response from Ministry of Agriculture staff to confirm information on the grandfathering provision and will provide updated information when available;
- final results from the Agricultural Land Reserve revitalization workshops held earlier this year may provide further information regarding provincial actions to improve agricultural viability such as taxation of farmland, foreign ownership, and incentives for farmers and property owners to ensure agricultural productivity;
- under Bill 52, the *Agricultural Land Commission Amendment Act*, the City would need to amend the City's bylaw to remove the provision on secondary dwellings;
- the restriction of the farm home plate to a maximum size of 1000m² is measured abutting the front property line and must be contiguous;
- the seven day moratorium proposed in Part (4) of the staff recommendation is the minimum date allowable; and
- a development variance permit would be required for a single storey bungalow greater than 60% of the floor area, as proposed in the staff report.

John Roston, 12262 Ewen Avenue, referenced recent real estate listings for large homes in Richmond on agriculturally zoned land and expressed concern over the impact of real estate speculation should the staff recommendation be passed by Council. Mr. Roston further remarked that he was of the opinion that house size on agricultural land should be limited to a maximum of 300 m².

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Rupinder Dhiman, 9360 Sidaway Road, expressed concern regarding the proposed limitations on house size on agriculturally zoned land and was of the opinion that the proposed limitations were premature and should be delayed until the proposed provincial legislation is enacted. Mr. Dhiman further queried if the variance for existing farmers would still apply should the proposed bylaws be adopted.

Mr. Craig, in response to queries from Committee arising from the previous delegation's comments, noted that an application for a development variance could be made to allow for a house size that exceeds the City limit however Agricultural Land Commission approval would be required for any application that wished to exceed any legislated provincial maximum.

Jim Wright, 8300 Osgood Drive, expressed support for the proposed limitations on house size on agriculturally zoned land. Mr. Wright further expressed support for greater limitations on house size on Agricultural Land Reserve farmland to a maximum of 300m².

In response to questions from Committee, Mr. Wright remarked that he was of the opinion if large houses on ALR land are allowed, it causes residential housing development in the ALR instead of in urban neighbourhoods.

Davi Boyal, 6620 No. 6 Road, commented that he had recently purchased farm property that was under-utilized and remarked that he was of the opinion that large residential dwellings for family to be able to farm the land should be permitted.

Michelle Li, Richmond resident, distributed a report regarding ALR residential development in the City of Richmond and land economics assessment written to the City from Richard Wozny in 2017 (copy on file, City Clerk's Office.) Ms. Li expressed concern regarding speculation of farmland and real estate sales and expressed support for limiting house size on the ALR to the maximum allowable on residential City lots.

Brad Doré, 9051 Blundell Road, offered comments regarding the design process for developments in Richmond and noted that the use of design guidelines by Vancouver allow development to fit into specified environments based on zoning. He further remarked that he was of the opinion that having design guidelines in Richmond would be beneficial.

In response to questions from Committee regarding the previous delegation's comments, Mr. Craig advised that in order for the City to have any form and character review of single-family development, a development permit area would be required. He further advised that the guidelines referenced by Mr. Doré are a part of the *Vancouver Charter*, and not applicable to other municipalities.

Roland Hoegler, 6560 No. 4 Road, expressed concern over the proposed limitations on house size on agriculturally zoned properties and the impact to farmers and property value.

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George Pope, 8280 No. 2 Road, offered comments regarding the taxation of agriculturally developed land and noted that he was of the opinion that agricultural development for taxations purposes should be further defined.

In response to comments from the previous delegation, the Chair advised that taxation and rules of assessment are under provincial authority.

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

It was moved and seconded

- (1) *That staff be directed to prepare a bylaw that limits residential development on lots 0.2 ha (0.5 acres) or larger in the Agriculture (AG1) zone, in accordance with Option 1 presented in Table 1 of the staff report titled “Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger” dated March 13, 2018 from the Manager, Policy Planning, and specifically in accordance with the following provisions:*
 - (a) *a maximum house size of 500 m² (5,382 ft²);*
 - (b) *a maximum two storey building height;*
 - (c) *a maximum house footprint of 60% of the total floor area;*
 - (d) *a maximum farm home plate of 1000 m² (10,764 ft²); and*
 - (e) *requiring the septic field to be located within the farm home plate;*
- (2)
 - (a) *That staff be directed to prepare a bylaw to limit house size on RS1 zoned lots in the Agricultural Land Reserve to a maximum of 500 m² (5,382 ft²); and*
 - (b) *That staff be directed to prepare a bylaw that limits residential development on lots less than 0.2 ha (0.5 acres) in the Agriculture (AG1) zone in accordance with the following provisions:*
 - (i) *a maximum two storey building height;*
 - (ii) *a maximum house footprint of 60% of the total floor area; and*
 - (iii) *requiring the septic field to be located within the farm home plate;*
- (3) *That the aforementioned bylaws be brought forward to the November 13, 2018 Regular Open Council agenda for Council consideration;*

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- (4) *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

Whereas Council has directed staff to prepare bylaws further limiting residential development in the Agricultural Land Reserve:

Therefore be it resolved that staff bring forward all building permit applications for residential development on lots located within the Agricultural Land Reserve, received more than 7 days after the passage of this resolution, to determine whether such applications are in conflict with the proposed bylaws to limit residential development for properties in the Agricultural Land Reserve.

The question on the motion was not called as in further response to Committee's queries staff advised that (i) the footprint regulation could be crafted as a maximum 60% of the maximum floor area for a bungalow which would allow for a 3300 square foot single-storey house or 60% of the maximum proposed floor area (500m²), and (ii) the process for applying for a variance for a larger home is outlined in the Official Community Plan (OCP) and that staff could provide further clarifications on the process.

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

FINANCE AND CORPORATE SERVICES DIVISION

7. **2019 COUNCIL MEETING SCHEDULE**

(File Ref. No. 01-0105-01) (REDMS No. 5927023 v. 2)

The Chair noted a correction to Part 1(a) of the staff recommendation and advised that the second August date of the Regular Council meeting is August 26.

It was moved and seconded

That the 2019 Council and Committee meeting schedule as shown in Attachment 1 to the staff report dated October 18, 2018, from the Director, City Clerk's Office, be approved with the following revisions as part of the regular August meeting break and December holiday season:

- (1) *That the Regular Council meetings (open and closed) of August 12, August 26, and December 23, 2019 be cancelled; and*
- (2) *That the August 19, 2019 Public Hearing be rescheduled to September 3, 2019 at 7:00p.m. in the Council Chambers at Richmond City Hall.*

CARRIED

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:09 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, November 6, 2018.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator