



City Council

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, September 22, 2008
7:00 p.m.**

Pg. # ITEM

MINUTES

1. ***Motion to adopt:***
(1) the minutes of the Regular Council Meeting held on Monday, September 8, 2008 (distributed previously).

AGENDA ADDITIONS & DELETIONS

PRESENTATION

Mr. Murray Steer, Director on the Public Works Association of BC, to present the American Public Works Association 2008 Public Works Projects of the Year Award to the City of Richmond.

COMMITTEE OF THE WHOLE

2. ***Motion to resolve into Committee of the Whole to hear delegations on agenda items.***

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS - ITEM NO. 19.)

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes.
- Integrated Partnership for Regional Emergency Management
- Bill 23 – Public Health Act
- Re-Scheduling of October 14, 2008 Regular Council meeting
- Land use applications for first reading (to be further considered at the Public Hearing on October 20, 2008):
 - 6451 Princess Lane – Rezone from (12) to (CD/115) (Penta Homes Ltd. – applicant).
 - 7660 Acheson Road – Rezone from (R1/E) to (CD/28) (Townline Ventures 15 Limited – applicant).
 - 6471/6475 Williams Road – Rezone from (R5) to (R1/J) (Sadiq H. Khan – applicant).
 - 8364 Ruskin Place – Rezone from (R1/E) to (R1/B) (Peter and Ewa Schwarz – applicant).
 - 7620 Acheson Road – Rezone from (R1/E) to (CD/28) (Timothy C.W. Tse – applicant).
- Green Roofs and Other Options Bylaw
- Telecommunication Tower Proposals at No. 2 Road and Moncton Street
- Housing Agreement Bylaw No. 8344
- Housing Agreement Bylaw No. 8377

Pg. # ITEM

5. *Motion to adopt items 6 through 14 by general consent.*

Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- 1 (1) *the Community Safety Committee meeting held on Tuesday, September 9, 2008;*
- 7 (2) *the General Purposes Committee meeting held on Monday, September 15, 2008;*
- 10 (3) *the Planning Committee meeting held on Tuesday, September 16, 2008; and*
- 23 (4) *the Public Works & Transportation Committee meeting held on Wednesday, September 17, 2008,*
be received for information.

Consent
Agenda
Item

- 26 7. **INTEGRATED PARTNERSHIP FOR REGIONAL EMERGENCY MANAGEMENT (IPREM)**

(Report: August 11, 2008, File No.: 09-5125-01/2008-Vol 01) (REDMS No. 2475473)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Council consent to the adoption of Greater Vancouver Regional District Regional Emergency Management Service Establishment Bylaw Number 1079, 2008.

Consent
Agenda
Item

- 45 8. **BILL 23 - PUBLIC HEALTH ACT**

(Report: August 28, 2008, File No.: 01-0151-01/2008-Vol 01) (REDMS No. 2450461)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *Amarjeet Rattan, Director, Corporate Programs Management Group (CPMG) be appointed, as the City Liaison to Richmond Health Services, a branch of the Vancouver Coastal Health Authority; and*
- (2) *The City notify Richmond Health Services of this appointment.*

Pg. # ITEM

Consent
Agenda
Item

58 9. **RE-SCHEDULING OF OCTOBER 14, 2008 REGULAR COUNCIL MEETING DUE TO FEDERAL ELECTION**
(Report: September 9, 2008, File No.: 01-0105-01/2008-Vol 01) (REDMS No. 2500920)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the regular open and closed Council meetings scheduled for Tuesday, October 14, 2008 be re-scheduled to the same times on Wednesday, October 15, 2008 to accommodate the Federal General Election.*
- (2) *That the Community Safety Committee meeting, scheduled for Wednesday, October 15, 2008 be re-scheduled to 4:00 pm on Wednesday, October 8, 2008.*

Consent
Agenda
Item

60 10. **APPLICATIONS FOR REZONING**

- (A) **PENTA HOMES LTD.**
(RZ 07-361828 - Report: August 25, 2008, File No.: 12-8060-20-8418) (REDMS No. 2486891, 145442, 2493992)
- (B) **TOWNLINE VENTURES 15 LIMITED**
(RZ 07-396695 - Report: September 3, 2008, File No.: 12-8060-20-8423) (REDMS No. 2474432, 2494473)
- (C) **SADIQ H. KHAN**
(RZ 08-419773 - Report: August 26, 2008, File No.: 12-8060-20-8421) (REDMS No. 2489002, 2018922, 2490477)
- (D) **PETER AND EWA SCHWARZ**
(RZ 08-423764 - Report: August 26, 2008, File No.: 12-8060-20-8422) (REDMS No. 2490493, 292539, 2494832)
- (E) **TIMOTHY C.W. TSE**
(RZ: 06-350380, Report: September 3, 2008, File No.: 12-8060-20-8426) (REDMS No. 2494731, 2494733)

PLANNING COMMITTEE RECOMMENDATION

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

- 60** (1) *Bylaw No. 8418, for the rezoning of a portion of 6451 Princess Lane from “Light Industrial District (I2)” to “Comprehensive Development District (CD/115)”*
- 74** (2) *That Bylaw No. 8423, for the rezoning of 7660 Acheson Road from “Single-Family Housing District, Subdivision Area (R1/E)” to “Comprehensive Development District (CD/28)”;*
- 97** (3) *Bylaw No. 8421, for the rezoning of 6471/6475 Williams Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area J (R1/J)”;*
- 111** (4) *Bylaw No. 8422, for the rezoning of 8364 Ruskin Place from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”;* and

Pg. # ITEM

- 124 (5) *Bylaw No. 8426, for the rezoning of 7620 Acheson Road from “Single-Family Housing District, Subdivision Area (R1/E)” to “Comprehensive Development District (CD/28)”*,

- 146 11. **GREEN ROOFS AND OTHER OPTIONS BYLAW**
(Report: September 4, 2008, File No.: 12-8060-20-8385, xr 08-4040-07-01) (REDMS No. 2484619v3, 2498222)

PLANNING COMMITTEE RECOMMENDATION

That “Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385” be introduced and given first, second and third reading.

- 163 12. **TELECOMMUNICATION TOWER PROPOSALS AT NO. 2 ROAD AND MONCTON STREET**
(Report: September 3, 2008, File No.: 01-0140-02 xr 12-8060-20-5300/08-4000-00) (REDMS No. 2498165)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That information on the two telecommunication towers proposed by Cascadia Tower Inc. and Rogers Wireless contained in the report from the Director of Development dated September 3, 2008, be received for information;*
- (2) *That City staff review and bring forward amendments to the Zoning and Development Bylaw 5300 to establish appropriate locational and siting parameters for telecommunication towers; and*
- (3) *That City staff review and bring forward a policy that establishes a Local Telecommunications Tower Siting and Consultation Protocol.*

- 169 13. **HOUSING AGREEMENT BYLAW NO. 8344 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – COONEY ROAD/ANDERSON ROAD/ECKERSLEY ROAD**
(Report: August 12, 2008, File No.: 12-8060-20-8344, xr 06-2280-30-002) (REDMS No. 2347457, 2485118, 2434226)

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8344 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).

Consent
Agenda
Item

- 196 14. **HOUSING AGREEMENT BYLAW NO. 8377 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – 6351/6391/6491 MINORU BOULEVARD**

(Report: August 12, 2008, File No.: 12-8060-20-8377, xr 06-2280-30-018) (REDMS No. 2450776, 2476255)

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8377 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PLANNING COMMITTEE –
Councillor Harold Steves, Chair

- 224 15. **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 5891, 5931 NO. 3 ROAD, 5900 MINORU BOULEVARD AND A SURPLUS PORTION OF NO. 3 ROAD FROM "LIMITED INDUSTRIAL RETAIL DISTRICT (I4)" AND "AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/198)"**

(Report: September 4, 2008, File No.: 12-8060-20-8427/8428) (REDMS No. 2495121, 2495773, 2493044, 2499095, 2497718, 2497866)

COMMITTEE RECOMMENDATION

(1) *That Bylaw No. 8427, to amend the land use designation with the addition of "Institution" to 5891, 5931 No. 3 Road & 5900 Minoru Boulevard in the Generalized Land Use Map (2031) and Specific Land Use Map: Lansdowne Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as being amended by OCP Amendment Bylaw 8383, be introduced and given first reading.*

(2) *That Bylaw No. 8427, 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. 8427, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8428, to create “Comprehensive Development District (CD/198)” and for the rezoning of 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/198)", be introduced and given first reading.*



- 295 16. **APPLICATION BY 0768807 B.C. LTD. FOR REZONING AT 11900 NO. 1 ROAD FROM "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)" AND 4091 & 4111 CHATHAM STREET FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)" TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)”**

(Report: September 4, 2008, File No.: 12-8060-20-8432/8433) (REDMS No. 2470640, 2500190, 2474574, 2452960, 2500718, 2499449, 2498717)

COMMITTEE RECOMMENDATION (Cllr. Steves opposed)

- (1) *That Bylaw No. 8432, to redesignate 11900 No. 1 Road, 4091 and 4111 Chatham Street:*
 - (a) *from “Neighbourhood Service Centre” to “Mixed-Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and*
 - (b) *from “Commercial” to “Multiple Family” in the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)**be introduced and given first reading;*
- (2) *That Bylaw No. 8432 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 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. 8432, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*

- (4) *That Bylaw No. 8433 to create “Comprehensive Development District (CD/199)” and for the rezoning of 11900 No. 1 Road, 4091 and 4111 Chatham Street from “Steveston Commercial (Two-Storey) District (C4)” and “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/199)” be introduced and given first reading; and*
- (5) *That the 4091 Chatham Street Heritage Building be relocated to the Steveston Museum site at 3811 Moncton Street.*

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- 17. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

347

Michelle Candido from TransLink to speak about the Ride-Share week promotional campaign.

- 18. *Motion to rise and report.*

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

349 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 7963**
(22760, 22780, 22800, 22820, and 22840 Westminster Hwy, RZ 04-278250)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

351 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8249**
(11560 Williams Road, RZ 06-333519)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

353 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8275**
(6340 Francis Road and 6351 Maryniuk Place, RZ 06-334710)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

355 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8331**
(8440 Pigott Road, RZ 07-391404)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

357 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8411**
(3099 Corvette Way, RZ 08-406081)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

359 19. RECOMMENDATION
(1) *That the minutes of the Development Permit Panel meeting held on Wednesday, August 27, 2008, and the Chair's report for the Development Permit Panel meeting held on February 13, 2008, be received for information.*

Pg. # ITEM

- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 05-315321) for the property at 22760, 22780, 22800, 22820 and 22840 Westminster Highway be endorsed, and the Permit so issued.*

ADJOURNMENT