



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, September 13, 2010
7:00 p.m.

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ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, July 26, 2010 (distributed previously); and*

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(2) *the minutes of the Special Council Meeting held on Tuesday, July 27, 2010; and*

CNCL-5

(3) *the minutes of the Regular Council Meeting for Public Hearings held on Tuesday, September 7, 2010.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



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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/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 18.)

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
- Amendments to the 5 Year Financial Plan (2010-2014) Bylaw No. 8568
- Middle Arm Waterfront Greenway Enhancements
- Social Financial Hardship Assistance Fund
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, October 18, 2010):
 - 9451 and 9471 Ferndale Road – Rezone from RS1/F to ZT69 (Turnberry Lane Holdings Ltd. – applicant)
 - 4220/4240 Pendlebury Road – Strata Title Conversion and rezone from RS1/E to RD1 (Wen L. Cho and Wei C. Cho – applicant)
 - 6731 Coltsfoot Drive/6740 Riverdale Drive – Rezone from RD1 to RS2/B (0775007 BC Ltd. – applicant)

5. *Motion to adopt Items 6 through 12 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

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- CNCL-11** (1) *the Finance Committee meeting held on Tuesday, September 7, 2010;*
 - CNCL-15** (2) *the General Purposes Committee meeting held on Tuesday, September 7, 2010;*
 - CNCL-19** (3) *the Planning Committee meeting held on Wednesday, September 8, 2010;*
 - CNCL-25** (4) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, July 27, 2010;*
- be received for information.*



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7. **AMENDMENTS TO THE 5 YEAR FINANCIAL PLAN (2010-2014)
 BYLAW NO. 8568**
 (File Ref. No.: 03-0970-00) (REDMS No. 2919188)

FIN-9

See Page FIN-9 of the Finance Committee agenda for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That the 5 Year Financial Plan be amended to reflect the following changes to the Council-approved 2010 Capital Budget to:*
 - (a) *increase the land acquisitions by \$24,837,500 to accommodate land purchases, funded from Accumulated Surplus, Parkland Acquisition DCC's and the Industrial Use Reserve;*
 - (b) *include the costs for the rehabilitation of No. 4 Road from Westminster Highway to Granville Avenue of \$574,000, funded from the Asphalt Paving Provision;*
 - (c) *include subject to the approval of a separate staff report at the Council meeting on September 13, 2010 the Middle Arm Waterfront Greenway project increase of \$312,000, funded from Parks DCC's;*
 - (d) *include the costs for the soil recycling project at the Sidaway site of \$150,000, funded from the Drainage Utility Reserve;*
 - (e) *increase the Hamilton Community Centre Expansion project by \$145,000, funded from the Minor Capital Equipment Provision, Hamilton Community Centre Association contribution and a reduction to the approved 2010 Building Improvement Capital Program; and*
 - (f) *include the Capital one time additional expenditure of \$115,000 for the Watermania Filter Replacement, funded from 2009 Surplus;*
- (2) *That the 5 Year Financial Plan be amended to reflect the following changes to the Council-approved 2010 Operating Budget to:*

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- (a) *include the Operating one time additional expenditures of \$1,964,703, funded from 2009 Surplus;*
 - (b) *include the removal of the concrete foundation, asphalt entrance and parking lot from the former Hamilton Fire Hall site for \$10,000, funded from Property Costs Provision;*
 - (c) *include the costs for the 2011 Tall Ships Maritime Festival operational plan of \$500,000, funded from the Major Events Provisional Fund;*
 - (d) *reclassify costs related to the newly acquired RCMP building from Capital to Operating in the amount of \$1,000,000 for moving related expenses;*
 - (e) *include the non-cash expenses for Amortization by \$50,406,364 for 2010 from Capital Equity; and*
- (3) *That the 5 Year Financial Plan (2010 – 2014) Bylaw No. 8568, Amendment Bylaw 8653, which would incorporate and put into effect the changes to the 2010 Capital and Operating Budgets (as summarized in Attachment1), be introduced and given first, second and third readings.*



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8. **MIDDLE ARM WATERFRONT GREENWAY ENHANCEMENTS**
(File Ref. No.: 06-2400-20-MARM1-01) (REDMS No. 2962958)

GP-11

See Page GP-11 of the General Purposes Committee agenda for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That \$312,000 be funded from Parks DCCs and be included as part of the 2010 Five Year Financial Plan Bylaw amendment to augment the Middle Arm Waterfront Greenway budget for enhanced recreational opportunities.



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9. **SOCIAL FINANCIAL HARDSHIP ASSISTANCE FUND**
(File Ref. No.: 03-0900-01) (REDMS No. 2971360)

GP-15

See Page GP-15 of the General Purposes Committee agenda for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That an interest-free loan of \$25,000 from the City's Social Financial Hardship Assistance Fund to the Richmond Therapeutic Equestrian Society, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.



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10. **TURNBERRY LANE HOLDINGS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9451 AND 9471 FERNDALE ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT69) – NORTH MCLENNAN (CITY CENTRE) IN ORDER TO DEVELOP A 20 UNIT THREE-STOREY TOWNHOUSE COMPLEX**
(File Ref. No.: 12-8060-20-8640, RZ 09-498765) (REDMS No. 2929517)

PLN-7

See Page PLN-7 of the Planning Committee agenda for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8640 for the rezoning of 9451 and 9471 Ferndale Road from “Single Detached, (RS1/F)” to “Town Housing (ZT69) North McLennan (City Centre)”, be introduced and given first reading.



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11. **APPLICATION BY WEN L. CHO AND WEI C. CHO FOR A STRATA TITLE CONVERSION AND REZONING AT 4220/4240 PENDLEBURY ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLING (RD1)**
(File Ref. No.: 12-8060-20-8644, RZ 10-509819, SC 10-527413) (REDMS No. 2955670)

PLN-31

See Page PLN-31 of the Planning Committee agenda for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Bylaw No. 8644, for the rezoning of 4220/4240 Pendlebury Road from “Single Detached (RS1/E)” to “Two-Unit Dwelling (RD1)”, be introduced and given first reading.*
- (2) *That the application for a Strata Title Conversion by Wen L. Cho and Wei C. Cho for the property located at 4220/4240 Pendlebury Road be approved on fulfilment of the following conditions:*
- (a) *Adoption of Bylaw No. 8644, rezoning the subject property from “Single Detached (RS1/E)” to “Two-Unit Dwelling (RD1)”;*
 - (b) *Payment of all City utility charges and property taxes up to and including the year 2010;*
 - (c) *Filing by the City of a restrictive covenant limiting the number of dwelling units to two;*
 - (d) *Registration of a flood indemnity covenant on Title; and*
 - (e) *Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.*

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(3) *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 2 have been satisfied.*



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12. **APPLICATION BY 0775007 BC LTD. FOR REZONING AT 6731 COLTSFOOT DRIVE/6740 RIVERDALE DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8645, RZ 10-531043) (REDMS No. 2960607)

PLN-43

See Page PLN-43 of the Planning Committee agenda for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8645, for the rezoning of 6731 Coltsfoot Drive/6740 Riverdale Drive from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

13. **2011 TALL SHIPS MARITIME FESTIVAL INFRASTRUCTURE**
(File Ref. No.:) (REDMS No. 2914343)

GP-5

See Page GP-5 of the General Purposes Committee agenda for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(Opposed: Cllr. G. Halsey-Brandt)

That a capital submission in the amount of \$1.10 million for the infrastructure development at Garry Point Park, as recommended, be considered as part of the 2011 Capital Budget process.



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PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

14. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1) TO LIGHT INDUSTRIAL (IL)**
(File Ref. No.: 12-8060-20-8648, **RZ 10-524476**) (REDMS No. 2969206)

PLN-61

See Page PLN-61 of the Planning Committee agenda for full report

PLANNING COMMITTEE RECOMMENDATION

(Opposed: Cllr. Steves)

That Bylaw No. 8648, to amend the “Light Industrial (IL)” zoning district and to rezone 16540 River Road from “Agriculture (AG1)” to “Light Industrial (IL)”, be introduced and given first reading.

15. APPOINTMENT OF SECOND ALTERNATES TO THE METRO VANCOUVER DIRECTORS

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Note: See procedural memorandum from the Director, City Clerk’s Office.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

CNCL-35

Francois Chong, to speak to the 2010 Property Tax and Home Owner’s Grant application deadlines.

17. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-37 Animal Control Regulation Bylaw No. 7932, Amendment **Bylaw No. 8598**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-39 Business Licence Bylaw No. 7360, Amendment **Bylaw No. 8619**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-43 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8149**
(7300 & 7340 Blundell Road, RZ 05-320327)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-45 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8150**
(7360, 7380 and 7420 Blundell Road, RZ 08-320332)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-47 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8310**
(8091 Gilbert Road, 6760 and 6800 Blundell Road, RZ 07-361150)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-53 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8371**
(4600 Steveston Highway, RZ 07-372498)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-55 Official Community Plan Bylaw No. 7100, Amendment **Bylaw No. 8427** and
Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8428**
(5891, 5931 No. 3 Road and 5900 Minoru Boulevard, RZ 06-341234)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-61 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8497**
(4071, 4091, 4111, and 4131 No. 4 Road, RZ 07-381074)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-63 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8482**
(9560 and 9620 Westminster Highway and 9571 Ferndale Road, RZ 07-
372179)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-65 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8504**
(8051, 8091, and 8111 Williams Road, RZ 08-417995)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-67 Official Community Plan Bylaw No. 7100, Amendment **Bylaw No. 8516** and
Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8517**
(7500 Alderbridge Way, RZ 07-402059)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-73 Zoning Bylaw No. 8500, Amendment **Bylaw No. 8581**
(Lots 61 to 70 Section 4 Block 4 North Range 4 West NWD Plan 1593, RZ 09-493545)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-77 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8587**
(9611 Ferndale Road, RZ 09-483465)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-79 Zoning Bylaw 8500, Amendment **Bylaw No. 8588**
(9650 and 9580 Alberta Road, RZ 09-495595)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-81 Zoning Bylaw No. 8500, Amendment **Bylaws No. 8634 and No. 8635**
(16780 River Road, RZ 09-503308)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-85 Zoning Bylaw No. 8500, Amendment **Bylaws No. 8604 and No. 8605**
(6951 Elmbridge Way, RZ 07-380222)
Opposed at 1st Reading – Cllr. G. Halsey-Brandt.
Opposed at 2nd/3rd Readings – None.

CNCL-91 Zoning Bylaw No. 8500, Amendment **Bylaw No. 8607**
(13091, 13131, 13080, 13120 Bathgate Place, the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way and portions of the existing Jacombs Road surplus City Road Right-of-Way, RZ 09-497385)
Opposed at 1st Reading – Cllr. Steves.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

18. RECOMMENDATION

**SEE
SEPARATE
DP BINDER**

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, July 28, 2010, Wednesday, August 11, 2010 and Wednesday, August 25, 2010, and the Chair's report for the Development Permit Panel meetings held on August 25, 2010, August 11, 2010, July 28, 2010, July 14, 2010, June 30, 2010, May 12, 2010, and March 24, 2010, be received for information.*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Variance Permit (DV 10-535569) for the property at 10780 Cambie Road;*
 - (b) *a Development Permit (DP 07-402062) for the property at 7500 Alderbridge Way;*
 - (c) *a Development Permit (DP 10-520511) for the property at 6951 Elmbridge Way;*
 - (d) *a Development Permit (DP 10-525175) for the property at 3200 Sweden Way, 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way, and portions of the existing Jacombs Road surplus City Road Right-of-Way;*
 - (e) *a Development Variance Permit (DV 10-529985) for the property at 5631 Parkwood Way;*
 - (f) *a Development Permit (DP 07-359083) for the property at 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a Surplus Portion of No. 3 Road;*
 - (g) *a Development Permit (DP 10-519994) for the property at 7300, 7340, 7360, 7380, and 7420 Blundell Road;*
 - (h) *a Development Permit (DP 09-506577) for the property at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road;*
 - (i) *a Development Permit (DP 10-517750) for the property at 9560 and 9580 Alberta Road;*
 - (j) *a Development Permit (DP 09-486487) for the property at 4071, 4091, 4111 and 4131 No. 4 Road; and*
 - (k) *a Development Permit (DP 09-504501) for the property at 8051, 8091, 8111 Williams Road;*

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- (3) *That the changes to the parking layout and building elevations of the high-rise tower residential development at 8228 Westminster Highway be deemed to be in general compliance with the Development Permit (DP 05-297678) issued for that property.*

ADJOURNMENT