



**Special Council  
Wednesday, December 20, 2017**

Place: Anderson Room  
Richmond City Hall

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

Corporate Officer – David Weber

Absent: Councillor Ken Johnston

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO. ITEM

The meeting was recessed at 4:01 p.m.

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The meeting reconvened at 4:42 following the Open and Closed Parks, Recreation and Cultural Services Committee meeting with Cllr. Johnston absent.



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RES NO.    ITEM

**PLANNING COMMITTEE**  
Councillor Linda McPhail, Chair

1.    **APPLICATION BY POLYGON DEVELOPMENT 302 LTD. FOR REZONING AT 9211/9251/9271/9291 ODLIN ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR31)**  
(File Ref. No. 12-8060-20-009755; RZ 17-778596) (REDMS No. 5505704 v. 5; 5508951)

SP17/5-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 to create the "Low Rise Apartment (ZLR31)" zone, and to rezone 9211/9251/9271/9291 Odlin Road from "Single Detached (RS1/F)" zone to "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.*

**CARRIED**

2.    **APPLICATION BY CONCORD PACIFIC FOR REZONING AT 8511 CAPSTAN WAY, 3280 AND 3360 NO. 3 ROAD, AND 3131 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F), ROADSIDE STAND (CR), AUTO-ORIENTED COMMERCIAL (CA), AND GAS AND SERVICE STATIONS (CG1) TO RESIDENTIAL/LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) - CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL AND INSTITUTIONAL USE (SI)**  
(File Ref. No. 12-8060-20-009780; RZ 17-769242) (REDMS No. 5677534 v. 2; 5677535; 5599036)



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SP17/5-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9780, to amend the site-specific “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)” zone to include 8511 Capstan Way, 3280 and 3360 No. 3 Road, and 3131 Sexsmith Road and for rezoning of 8511 Capstan Way, 3280 and 3360 No 3 Road, and 3131 Sexsmith Road from “Single Detached (RS1/F)”, “Roadside Stand (CR)”, “Auto-Oriented Commercial (CA)”, and “Gas and Service Stations (CG1)” to “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)” and “School and Institutional Use (SI)”, be introduced and given first reading.*

**CARRIED**

3.    **APPLICATION BY BENE NO. 4 DEVELOPMENT LTD. FOR REZONING AT 9980 WESTMINSTER HIGHWAY FROM THE “GAS & SERVICE STATIONS (CG2)” ZONE TO A NEW “TOWN HOUSING (ZT83) - NORTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009812; RZ 16-741722) (REDMS No. 5206079 v. 5; 5686380)

SP17/5-3

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9812, for the creation of a new “Town Housing (ZT83) – North McLennan (City Centre)” zone and for the rezoning of 9980 Westminister Highway from the “Gas & Service Stations (CG2)” zone to the “Town Housing (ZT83) - North McLennan (City Centre)” zone, be introduced and given first reading.*

**CARRIED**

4.    **RESPONSE TO REFERRAL: OPTIONS TO LIMIT HOUSE SIZE, FARM HOME PLATE AND HOUSE FOOTPRINT**

(File Ref. No. 08-4057-10) (REDMS No. 5674238 v. 3; 5691825)

SP17/5-4

It was moved and seconded

*(1) That the staff report titled “Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint” dated December 13, 2017 from the Director, Development and Senior Manager, Building Approvals be received for information; and*



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- (2) *That staff be directed to:*
- (a) *conduct public consultation regarding the options presented in this report (“Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint”) regarding house size, farm home plate and house footprint;*
  - (b) *receive comments regarding Provincial involvement to encourage farming;*
  - (c) *provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint; and*
  - (d) *provide sample pictures of houses with the proposed maximum sizes.*

The question on the motion was not called as discussion ensued with regard to (i) the public consultation process, (ii) options to reduce the house footprint and the overall house size on agricultural land, (iii) options to include the septic field in the farm home plate, and (iv) incorporating elements of the Provincial guidelines for house size on agricultural land into the proposed options.

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

SP17/5-5

It was moved and seconded

*That staff be directed to include the maximum house floor area of 5,380 ft<sup>2</sup> for houses on agricultural land, as noted in the Provincial guidelines, as an option in the public consultation process.*

**CARRIED**

Opposed: Cllrs. Loo  
McPhail

Discussion ensued regarding options to retain the existing regulations, and as a result of the discussion, the following **amendment motion** was introduced:



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SP17/5-6

It was moved and seconded

*That staff be directed to include the existing regulations on maximum house size on agricultural land as an option in the public consultation process.*

**CARRIED**

The question on the motion, which reads as follows:

- (1) *That the staff report titled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" dated December 13, 2017 from the Director, Development and Senior Manager, Building Approvals be received for information; and*
- (2) *That staff be directed to:*
  - (a) *conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, farm home plate and house footprint;*
  - (b) *receive comments regarding Provincial involvement to encourage farming;*
  - (c) *provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint;*
  - (d) *provide sample pictures of houses with the proposed maximum sizes;*
  - (e) *include the maximum house floor area of 5,380 ft<sup>2</sup> for houses on agricultural land, as noted in the Provincial guidelines, as an option in the public consultation process; and*
  - (f) *include the existing regulations on maximum house size on agricultural land as an option in the public consultation process.*

was then called and it was **CARRIED** with Cllr. Loo opposed.



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**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie made the following public announcement (attached to and forming part of these minutes as Schedule 1):

The City will be consulting with the public on green lane standards in January, based on interest and feedback received from the community. The City had previously announced plans to construct a paved lane along an unopened City lane dedication between Richmond Street and Broadway Street, from No. 1 Road to 2nd Avenue, following completion of sanitary sewer repairs along that corridor.

The public consultation will now be expanded to seek public input on a number of lane standard options, including:

- Paved Lane
- Green Swale Lane
- Country Lane
- Bikeway

Public consultation will take place during January 2018. Two public open houses will be held at the Steveston Community Centre, 4111 Moncton Street, on Wednesday, January 10, 2018 and Wednesday, January 17, 2018 from 5:00 to 7:00 p.m. in the Great West Room.

Information boards detailing the options and feedback forms will be available at the open houses. City staff will be in attendance to answer questions and provide additional information. Public input will also be sought on other design measures, including traffic calming options.

In addition, from Wednesday, January 10, 2018 through Sunday, January 28, 2018, interested individuals can visit [www.LetsTalkRichmond.ca](http://www.LetsTalkRichmond.ca) for more information on lane options and to complete feedback forms.



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While the consultation will be of primary interest to the residents along the lane currently being considered, all members of the public are invited to provide input as the City may utilize this feedback in the future.

It is important to note that the City has no specific plans to develop any other unopened lane dedications at this time. Consistent with Council Policy 9016, lanes will only be constructed where there is a City-owned lane dedication and access is required for sewer or other infrastructure replacement.

Residents with questions about the sewer repair project may contact:

Ben Dias, Manager, Sewerage and Drainage  
[bdias@richmond.ca](mailto:bdias@richmond.ca)  
604-244-1207

For lane design queries, contact:

Milton Chan, Manager, Engineering Design & Construction  
[mchan3@richmond.ca](mailto:mchan3@richmond.ca)  
604-276-4377

For questions regarding the public consultation, contact:

Ted Townsend, Director, Corporate, Communications and Marketing  
[ttownsend@richmond.ca](mailto:ttownsend@richmond.ca)  
604-276-4399

Also, Mayor Brodie announced that City Hall will be closed from Monday, December 25, 2017 and will re-open on Tuesday, January 2, 2018. He added that during the closure, residents can access on-line services or contact the Public Works 24-hour dispatch line at 604-270-8721.

**ADJOURNMENT**

SP17/5-7

It was moved and seconded  
*That the meeting adjourn (5:07 p.m.).*

**CARRIED**



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Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Wednesday, December 20, 2017.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)



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Schedule 1 to the Minutes of the Special meeting of Richmond City Council held on Wednesday, December 20, 2017.

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Note that City Hall is closed between December 22 and January 1. Any requests for service during this time can be directed to the Public Works 24-hour dispatch line at 604-270-8721.