



Regular Council Meeting

Monday, January 11, 2010

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Director, City Clerk's Office – David Weber

Absent: Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt

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

RES NO. ITEM

MINUTES

- R10/1-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council Meeting held on Monday, December 14, 2009;*
 - (2) *the minutes of the Special Council Meetings held on Tuesday, December 22, 2009 and Monday, January 4, 2010; and*
 - (3) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, December 21, 2009;*



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each be adopted as circulated;

and to receive for information the Metro Vancouver "Board in Brief" dated December 11, 2009.

CARRIED

AGENDA ADDITIONS

R10/1-2

It was moved and seconded

That Council liaison appointments to the Richmond Centre for Disability and Greater Vancouver Regional Labour Relations Bureau be added to the Council Agenda as Item 10A.

CARRIED

COMMITTEE OF THE WHOLE

R10/1-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 10 – Proposal to work with BC Housing Management Commission and other potential partners to develop affordable housing on City-owned land at 8111 Granville Avenue/8080 Anderson Road

Peter Mitchell, 6271 Nanika Crescent, was of the opinion that the site recommended for the proposed development of affordable housing is a very suitable location as it is near rapid transit, various social services, and other convenient amenities.



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Item No. 7 – City Response to Abandoned Buildings

Mr. Mitchell spoke of the concept of establishing community gardens on privately owned property that is anticipated to be redeveloped in the future. He noted that the City has many tools to recover costs associated to abandoned buildings and the notion of community gardens on private land should be studied further as the City of Vancouver experience a decrease in tax revenues in the order of \$650,000 by implementing a similar program. Also, Mr. Mitchell commented on potential implications to renters should the City consider demolition incentives for properties awaiting redevelopment.

- R10/1-4 4. It was moved and seconded
That Committee rise and report (7:06 p.m.).

CARRIED

CONSENT AGENDA

- R10/1-5 5. It was moved and seconded
That Items 6 through 9 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on Tuesday, December 15, 2009;*
- (2) *the Finance Committee meetings held on Monday, December 21, 2009 and Monday, January 4, 2010;*
- (3) *the General Purposes Committee meetings held on Monday, December 21, 2009 and Monday, January 4, 2010; and*
- (4) *the Planning Committee meetings held on Tuesday, December 22, 2009 and Tuesday, January 5, 2010;*

be received for information.

ADOPTED ON CONSENT



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- 7. **CITY RESPONSE TO ABANDONED BUILDINGS**
 (File Ref. No.: 12-8080-05) (REDMS No. 2737129)

That:

- (i) *the BC Assessment Authority be requested to assess hazardous, abandoned premises to determine the appropriate tax value, upon identification of appropriate premises by the City; and*
- (ii) *staff investigate the possibility and implications of the temporary use of abandoned sites for community gardens or for other suitable uses.*

ADOPTED ON CONSENT

- 8. **IMPACT OF HARMONIZED SALES TAX (HST) TO THE CITY**
 (File Ref. No.: 03-0900-01/2009-Vol 01) (REDMS No. 2758155)

That a letter be sent to the Premier, the Finance Minister, local MLAs, and local MPs, stressing the importance that the HST remain cost neutral to the City of Richmond in the short and long run.

ADOPTED ON CONSENT

- 9. **2009 ANNUAL REPORT AND 2010 WORK PROGRAM: RICHMOND SENIORS ADVISORY COMMITTEE**
 (File Ref. No.: 01-0100-20-SADV1-01) (REDMS No. 2785533, 2756398)

That, as per the General Manager, Planning and Development report dated December 18, 2009, entitled: "2009 Annual Report and 2010 Work Program: Richmond Seniors Advisory Committee", the Richmond Seniors Advisory Committee 2010 Work Program (Attachment 1) be approved.

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
 CONSENT AGENDA**



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COMMUNITY SERVICES DEPARTMENT

10. PROPOSAL TO WORK WITH BC HOUSING MANAGEMENT COMMISSION AND OTHER POTENTIAL PARTNERS TO DEVELOP AFFORDABLE HOUSING ON CITY-OWNED LAND AT 8111 GRANVILLE AVENUE/8080 ANDERSON ROAD

(File Ref. No.: 06-2270-20-03/Vol 01) (REDMS No. 2787598)

R10/1-6

It was moved and seconded

- (1) *That the City work with BC Housing Management Commission, and potential community partners to formulate a suitable affordable housing development plan for the City-owned 8111 Granville Avenue/8080 Anderson Road site on the basis that no further financial contributions be provided by the City of Richmond, and report back to General Purposes Committee with a detailed proposal; and*
- (2) *That letters of support for this proposed affordable housing development to assist the partners in leveraging funding, under the Mayor's signature, be authorized.*

CARRIED

- R10/1-7 10A. COUNCIL LIAISON APPOINTMENTS TO THE RICHMOND CENTRE FOR DISABILITY AND GREATER VANCOUVER REGIONAL LABOUR RELATIONS BUREAU

(File Ref. No.: 01-0157-20-LREL1/2010-Vol 01, 01-0100-20-RCDI1-01/2009-Vol 01)

It was moved and seconded

- (1) *That Councillor Bill McNulty be appointed as Council liaison to the Richmond Centre for Disability until December 13, 2010; and*
- (2) *That Mayor Brodie be appointed as second alternate to the Greater Vancouver Regional Labour Relations Bureau.*

CARRIED



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PUBLIC ANNOUNCEMENTS ARISING FROM CLOSED COUNCIL

- (1) **Items Arising from the Closed Council Meetings of January 19, 2009 and January 26, 2009 Relating to an Agreement with Tourism Richmond:**

(From January 19, 2009)

(1) That the General Manager, Business & Financial Services, be authorized to execute on the City's behalf the Agreement between the City of Richmond and the Richmond Tourism Association substantially in the form attached to the Report (dated January 15, 2009) provided that the agreement: (a) provide for City approval as a condition of renewal; and (b) be ratified by Tourism Richmond on or before January 31st, 2009.

(2) That staff be authorized to communicate with Tourism Richmond in this regard.

(From January 26, 2009)

(1) That the General Manager, Business & Financial Services, be authorized to execute on the City's behalf the Agreement between the City of Richmond and the Richmond Tourism Association in the form attached to this report.

(2) That staff be authorized to release details of the agreement to the public once both parties have executed the agreement.

- (2) **Item Arising from the Closed Council Meeting of February 9, 2009 Relating to Fire Hall #1 and Community Safety Building Headquarters Site Options:**

That:

(1) the existing Fire Hall #1 site is endorsed as the location for the replacement Fire Hall #1;

(2) Emergency Vehicle Repair (EVT) and Fire Training functions be relocated from FH#1 to FH#3 with additional funding added to the



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Fire Hall #3 budget;

(3) the Traffic Control Centre be included as part of the Fire Hall #1 replacement project; and

(4) the separate RCMP Community Safety Building be further investigated.

- (3) Item Arising from the Closed Council Meetings of July 27, 2009 Relating to the Acquisition of 9600 Cambie Road, 9611 Odlin Road, and 9611 Alexandra Road:

That:

(1) the acquisitions of the properties at 9600 Cambie Road, 9611 Odlin Road and 9611 Alexandra Road be approved for Park acquisition at purchase prices of \$2,750,000, \$2,700,000 and \$2,850,000, respectively, and other primary business terms as detailed in the staff report dated July 7, 2009 from the General Manager, Business and Financial Services; and

(2) staff take all necessary steps to negotiate and complete the matters, including authorizing the Manager, Real Estate Services, to execute all documentation to effect the transactions including all contracts and Land Title Office documentation.

- (4) Item Arising from the Closed Council Meeting of February 9, 2009 Relating to a Funding Agreement for Universally Accessible Play Elements on the Middle Arm Waterfront Greenway:

(1) That the General Manager, Parks, Recreation & Cultural Services be authorized to finalize and execute the Accessible Playground Venue Agreement with 2010 Legacies Now, Ronald McDonald House Charities and Rick Hansen Man in Motion Foundation (the "Agreement"), and any related agreements or documentation to give effect to the Agreement; and

(2) That the "Funding Agreement for Universally Accessible Play Elements on the Middle Arm Waterfront Greenway" report (dated January 21, 2009 from the Director of Parks and Public Works Operations) be released publicly at the same time the "Strategic Operational Plan Update" report (dated January 16, 2009 from the



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Director, Olympic Business Office) is released publicly.

- (5) Item Arising from the Closed Council Meeting of March 9, 2009 Relating to the **Corporate Facilities Implementation Plan:**

That:

(1) the "Corporate Facilities Implementation Plan" report, dated January 28, 2009 from the Director, Engineering, be received for information;

(2) the priority facilities be endorsed subject to grant funding or other new sources of funding becoming available;

(3) the additional building reserve funding levels be included in the review of the City's Long Term Financial Management Strategy Policy; and

(4) given external grant and partnership funding opportunities, staff be directed to report back on public private partnerships, and referendum as options to fund priority facilities.

- (6) Item Arising from the Closed Council Meeting of March 23, 2009 Relating to an **Encroachment Agreement for a Skybridge over River Road from 8888 River Road to 8811 River Road:**

That:

(1) the City be authorized to enter into an agreement with the Great Canadian Gaming Corporation (GCGC) to permit the construction, maintenance and use of a walkway over River Road between the new parkade and hotel structure (as to be constructed per DP #07-359529 and RZ #07-359525 at 8840 River Road) and the existing River Rock Casino building at 8811 River Road, which overhead walkway covers a land area of 116.5 square meters (1,254 square feet), upon an up front lump sum payment to the City of \$94,050.00 for the initial term plus a renewal option of 20 years, which initial term is to expire on the earlier of December 13, 2040, the date that GCGC ceases operation of the River Rock Casino or the date that GCGC's lease of the River Rock Casino lands is surrendered or otherwise terminated; and

(2) staff be authorized to take all necessary steps to complete the



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matter as detailed in this report, including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction.

- (7) Item Arising from the Closed Council Meeting of April 6, 2009 Relating to the **O Zone and Holland Heineken House:**

That:

(1) the City enter into a License and/or Lease (the "Agreement") with Heineken Nederland B.V. for the establishment of the Holland Heineken House in the Richmond O Zone incorporating the material terms and conditions outlined in this report together with such minor changes as the Chief Administrative Officer may require;

(2) the Chief Administrative Officer, or his designate, be authorized to execute the Agreement on the City's behalf as well as any related documentation; and

(3) staff be authorized to publicize this matter at the appropriate time.

- (8) Item Arising from the Closed Council Meeting of April 27, 2009 Relating to a **Lease at Unit 204 – 8091 Granville Avenue:**

That:

(1) the lease of Unit 204 – 8091 Granville Avenue to Lily Gao for three years, including an option to terminate the lease in favour of the City upon four months notice, at gross annual rental rates of \$7,200 for Years 1 & 2 and \$7,800 for Year 3 be approved as detailed in the staff report dated March 31, 2009; and

(2) staff be authorized to take all necessary steps to complete the matter and authorize the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transaction.

- (9) Items Arising from the Closed Council Meetings of April 27, 2009 and May 25, 2009 Relating to the **Acquisition of 6131 and 6220 No.8 Road (Gilmore Farm) by the Vancouver Fraser Port Authority / East Richmond Drainage Project Agreements and Update:**



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(From April 27, 2009)

(1) That the staff report dated April 15, 2009, from the General Manager, Business & Financial Services, entitled "Acquisition of 6131 and 6220 No. 8 Road (Gilmore Farm) by the Vancouver Fraser Port Authority – East Richmond Drainage Project Update", be received for information.

(2) That staff draft an analysis and a reply to the correspondence dated April 9, 2009, received from the Vancouver Port Authority; and

(3) That staff advise as to the effect of the potential development of the property on the irrigation improvements in the area.

(From May 25, 2009)

That:

(1) the following agreements for property interests required for the East Richmond Agricultural Land Drainage and Irrigation Upgrade Program be approved:

(a) a 20-year ground lease with the Vancouver Fraser Port Authority (the "Port") over a combined area of $\pm 12,257$ m² at 6131 No. 8 Road ($\pm 6,588.6$ m²) and 6220 No. 8 Road (5,668.4 m²) for a prepaid rental amount of \$146,427 as detailed in the staff report dated May 4, 2009;

(b) the acquisition of a statutory right of way over a combined $\pm 4,845.3$ m² area of 6131 No. 8 Road ($\pm 2,423.9$ m²) and 6220 No. 8 Road ($\pm 2,421.4$ m²) for \$118,020 with an option to purchase/dedicate the area for \$1.00;

© the purchase of a $\pm 2,414$ m² portion of 6211 Nelson Road for \$58,829; and

(2) staff be authorized to take all necessary steps to complete the above matters including authorizing the Manager, Real Estate Services to negotiate and execute all documentation, including all contracts and Land Title documents, to effect the transactions.



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(3) That further to the Staff Report dated May 4, 2009 as it relates to the acquisition costs for property interests in lands owned by the Vancouver Fraser Port Authority (6131 and 6220 No. 8 Road), a letter be sent from the City of Richmond to Port Metro Vancouver (the "Port") advising them that Council requests a meeting between the Chief Executive Officer of the Port and senior City staff prior to the Port's Board meeting on June 9, 2009. The objective of this meeting is to reach a mutually satisfactory agreement for a reduction in the acquisition costs of the property interests required to complete the East Richmond Drainage Project at 6131 and 6220 No. 8 Road.

- (10) Item Arising from the Closed Council Meeting of May 25, 2009 Relating to the Board of Education 2009/2010 Five Year Capital Plan and Eligible School Sites Proposal:**

That the Board of Education, School District No. 38 (Richmond), be advised that:

(1) City Council accepts the 2009/2010 Five Year Capital Plan proposed by the Board of Education, School District No. 38 (Richmond) (in correspondence dated April 15, 2009 from Mrs. Linda McPhail, Chairperson); and

(2) City staff have made no changes to the existing dwelling unit projections that the City and the Board of Education, School District No. 38 (Richmond) jointly agreed to use in 2004 for calculating school site acquisition charges (e.g., 19,580 dwelling units City-wide between years 2009 – 2019, with 11,448 of these dwelling units being located in the revised City Centre Area).

- (11) Item Arising from the Closed Council Meeting of June 8, 2009 Relating to the Economic Development Strategy "Getting to Know Richmond" (now re-branded as the "Richmond Revealed" Program):**

(1) That Council endorse the proposed "Getting to Know Richmond" economic development strategy framework outlined in this report provided that there is no additional cost to the City;

(2) That staff continue to pursue community partners to execute the "Getting to Know Richmond" program; and



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(3) That staff review and report back on the progress of this matter by October 1, 2009.

(12) Item Arising from the Closed Council Meeting of June 22, 2009 Relating to the Acquisition of 10191 No.2 Road:

(1) The purchase of the property at 10191 No. 2 Road in the amount of \$690,000, plus up to \$33,000 for repair and closing costs be approved;

(2) Staff be authorized to lease out 10191 No. 2 Road for the short term on a monthly basis at no less than \$2,200 per month; and

(3) Staff be authorized to take all necessary steps to negotiate and complete the above matters including authorizing the Manager, Real Estate Services to execute all agreements and documentation to effect the transactions, including all contracts and Land Title documents.

(13) Item Arising from the Closed Council Meeting of July 13, 2009 Relating to 2651 No.3 Road – Statutory Right of Way for Storm Sewer Purposes:

That:

(1) Staff be authorized to proceed with acquiring a statutory right of way for storm sewer purposes on the site at 2651 No. 3 Road for \$1.00; and

(2) Staff be authorized to take all necessary steps to negotiate and complete this matter and the Manager, Real Estate Services be authorized to execute all documentation to effect the transaction including all contracts and Land Title Office documentation.

(14) Item Arising from the Closed Council Meeting of July 13, 2009 Relating to 12851 Rice Mill Road BC Ferries Property Acquisition:

That:

(1) The purchase of the property at 12851 Rice Mill Road for an amount not greater than \$1,800,000, to be funded from the existing



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available funding within the Parkland Acquisition DCC Projects, be approved;

(2) Staff be authorized to take all the necessary steps to complete the matter including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction, including all contracts and Land Title Office documents; and,

(3) Staff advise on the options for future non-park uses for 12851 Rice Mill Road after which the Parkland Acquisition DCC Reserve will be reimbursed from other City accounts or from the sale of the property.

- (15) Item Arising from the Closed Council Meeting of July 27, 2009 Relating to the RCMP Community Safety Building at 11411 No.5 Road:**

That:

(1) the property at 11411 No. 5 Road be purchased for \$20,200,000 plus other costs of acquisition (estimated at \$50,000) for a Community Safety (RCMP) Headquarters;

(2) staff be authorized to take all necessary steps to negotiate and complete the matter including authorizing the General Manager, Business & Financial Services to execute all documentation to effect the transaction, including all purchase and sale and Land Title Office documentation;

(3) a submission be made to the 2010 Capital Program for the renovations and furnishings for the Headquarters; and

(4) staff be directed to consider and report back on:

(a) future land uses for the city hall precinct; and

(b) on a continued police presence in the city centre area including the possibility of having community police stations.



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- (16) Item Arising from the Closed Council Meeting of July 27, 2009 Relating to **5640 Hollybridge Way – Statutory Right of Way for Lansdowne Road Extension Between Gilbert Road and Hollybridge Way:**

That:

(1) staff be authorized to proceed with acquiring a statutory right of way for the construction of the extension of Lansdowne Road for the purposes of underground utilities and public rights of passage on and over the property at 5640 Hollybridge Way for \$1.00; and

(2) staff be authorized to take all necessary steps to negotiate and complete this matter and that the Manager, Real Estate Services be authorized to execute all documentation to effect the transaction including all contracts and Land Title Office documentation.

- (17) Items Arising from the Closed Council Meeting of July 27, 2009 and October 13, 2009 Relating to **2500 River Road Acquisition:**

(From July 27, 2009)

That staff be authorized to enter into negotiations with the owner of 2500 River Road and report back to Council for approval of the acquisition.

(From October 13, 2009)

(1) the purchase of the property at 2500 River Road be approved at a total cost of \$1,128,000, which includes other minor costs of acquisition; and

(2) staff be authorized to take all the necessary steps to complete the matter including authorizing the Manager, Real Estate Services to negotiate and execute all documentation to effect the transaction, including all contracts and Land Title Office documents.



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BYLAWS FOR ADOPTION

R10/1-8

It was moved and seconded

That the following bylaws be adopted:

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8415
(8460 Francis Road, RZ 07-380103)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8460
(9460 & 9480 Westminster Highway, RZ 08-427931)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8434
(5011 Moncton Street, RZ 07-380166)*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8467
(8171 No. 1 Road, RZ 08-437909)*

CARRIED

ADJOURNMENT

R10/1-9

It was moved and seconded

That the meeting adjourn (7:19 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, January 11, 2010.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)