



Regular Council

Monday, January 23, 2017

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R17/2-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on January 9, 2017, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on January 16, 2017, be adopted as circulated.*

CARRIED



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PRESENTATIONS

- (1) Marie Fenwick, Manager, Parks Programs, with the aid of a PowerPoint presentation, introduced the winners of the 2017 Street Banner Contest. Ms. Fenwick noted that the contest aims to promote local artwork in Richmond and that all residents had the opportunity to submit an original piece. The total of 300 submissions were posted on the City's Facebook page and the top two submissions as voted by residents were selected along with nine others chosen by panel members. Each winner was called to unveil their banner.
- (2) John Watson, Chair, Gateway Theatre Board of Directors and Camilla Tibbs, Executive Director, Gateway Theatre, with the aid of a PowerPoint presentation (copy on file, City Clerk's Office) presented on the Gateway Theatre 2015-2016 activities, operations and funding.

In reply to questions, Ms. Tibbs noted that the consultation process is in the preliminary stages. Ms. Tibbs noted that the information on the demographics of the attendees is not currently tracked. Strategies for attracting the younger demographic are being undertaken, such as accessible pricing changes, a student rush ticket price, and social media marketing.

COMMITTEE OF THE WHOLE

- R17/2-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:24 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.



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Item No. 9 – Electric Vehicle Charging Infrastructure in Private Developments

John Roston, 12262 Ewen Avenue, representing Plug-in Richmond, spoke in favour of the item and suggested that the consultation questions be expanded to seek input on the installation of existing electric vehicle charging infrastructure in existing residential buildings and suggestions for how the City might promote the use of electric vehicles in Richmond.

Mr. Roston also suggested that City Council add the companies selling electric cars in Richmond to the stakeholder groups being consulted. Mr. Roston further spoke to the alternative capabilities of electric vehicles as potential power sources in emergency situations.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Michael Wolfe, 9731 Odlin Road, spoke in opposition and urged City Council to skip the public consultation process and direct staff to prepare a bylaw to restrict building in zones in AG1 and RS1. Mr. Wolfe thanked the Planning Committee for directing staff to analyze the problems and then spoke to the scenarios which could be potentially faced based on the report's options.

Mr. Wolfe noted that the consultation process would provide little action and would instead result in a land grab. Mr. Wolfe concluded by re-stating that all parties could benefit if there was a bylaw implemented immediately to regulate the size of homes.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Michelle Li, 10350 Hollybank Drive, spoke to the history and rationale behind the creation of the Agricultural Land Commission and the Agricultural Land Reserve and noted that local governments should be encouraging farming practices. Ms. Li also mentioned that Richmond is a Zone 1 agricultural area and is the best land to use for farming and concluded that farmland is a non-renewable resource which needs to be protected in order to ensure food security.



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Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Deirdre Whalen, 13631 Blundell Road, noted that she lives in the Agricultural Land Reserve (ALR) and mentioned that the issue raised in 2010 regarding setbacks was handled incorrectly by the Council at the time. Ms. Whalen noted that the development of a mega home within the ALR takes away farmland which could be used by farmers to increase agricultural production. People who opt to build large homes are focusing solely on profit through development rather than farming. Ms. Whalen urged City Council to take quick action to limit the size of houses within the ALR.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Gary Berar, 9571 No. 6 Road, identified himself as a farmer with strong farming roots. Mr. Berar urged City Council to consult with land owners to find a compromise for a comfortable living arrangement. Mr. Berar noted the importance of having an extended family on the farm in order to continue farming operations through generations. In reply to questions on home sizes on farmland, Mr. Berar stated that those with farmland often sacrifice certain amenities, like proximity to parks and community centres, while living on the ALR.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Glenn Anderson, a Richmond resident, noted that he lives within the ALR on Dike Road for the past 8 years. Mr. Anderson presented a few slides of large homes being built on the ALR. Mr. Anderson commented on the various vacant homes, property taxes, and the potential or current sale values. Mr. Anderson concluded that he felt most of the homes were being built for profit, instead of the land being farmed, and that no further development should occur until consultation takes place.



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John Baines, 11620 No. 4 Road, noted that the lack of action on the part of City Council has caused the price of agricultural land to rise significantly and therefore making it inaccessible to farmers. Mr. Baines also mentioned that foreign owners are not required to pay the foreign tax on farmland and therefore being encouraged to purchase these properties. Mr. Baines stated that the combination of increasing costs along with the lack of enforcement for those who chose to buy the properties solely for building a big home is causing the deterioration of farmland in Richmond and urged City Council to act expeditiously.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Charan Sethi, 10571 Granville Avenue, stated that he farms fruit and that he is comfortable with his current living arrangement. Mr. Sethi noted that he only needs a home of five thousand to seven thousand square feet in order to house his entire family, including grandchildren. Mr. Sethi commented that he does not believe anyone should require a forty thousand square foot home but recommended that City Council consult with the farmers who do need extra space in order to house their extended families, as sustainable farming does require the lowering of costs through affordable living arrangements.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Ron Hung, 6440 No. 6 Road, noted that he farms in Richmond and was pleased that City Council is taking action to protect farmland. Mr. Hung advised City Council that the loss of farmland is caused by the size of the home plate and provided examples to illustrate the rate at which farm owners are developing large homes. Mr. Hung noted that the loss of farmland due to development is minor in comparison to the construction of golf courses, schools, churches, temples and mosques, which amount to approximately 900 acres of lost farmland. Mr. Hung urged City Council to limit the size of farm home plates rather than focusing on regulating the size of homes.



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Tisa Hinch, 5331 Blundell Road, voiced her troubles with locating farmland in Richmond for leasing purposes. Ms. Hinch explained various channels she used to locate a property and mentioned that many of the farm areas are left abandoned and/or unfarmed, with owners who are uninterested in long term-leases. Ms. Hinch stated that most owners are only interested in selling the property rather than leasing and that Council should pay attention to the potential productivity of the property when policing the issue.

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Laura Galanders, [REDACTED], explained that the rise of housing prices in Richmond has caused the development of large homes on farms and that high prices will serve as a barrier for new farmers looking to enter the farming industry. Ms. Galanders pointed out that after building a large home on the land, it becomes difficult for new owners to demolish the house and return the area to farmland. In conclusion, Ms. Galanders noted that small houses enable smaller families with a lower income to enter the farming industry.

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Gurdial Badh, 2831 Westminster Highway, noted that he is in favour of sending the item to consultation. Mr. Badh expressed his concerns with members of the public who expressed their opposition to the item without having any farming experience and emphasized the importance of having multiple family members to help with farming tasks. Mr. Badh noted that, in addition to developing homes, buyers and investors in the ALR contribute to the restoration of farmland which may have been neglected by the previous owners.



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In response to a question, Mr. Badh noted that he put his home on the market due to the lowering profit margin on the crops he was growing. Mr. Badh noted that residents often don't understand the costs associated with farming, the working conditions, and stated that consultation would be the best option for Council to consider. Mr. Bath also recommended that Council consider using varying property taxes as a means to regulate the large homes. Mr. Badh explained that: (i) his family farm functions as one unit and it would be inefficient to have multiple homes, and (ii) it is difficult to change crops due to time constraints and other financial challenges.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Scott Stewart, 10680 Southridge Road, commented on inconsistencies in the arguments being made in favour of the allowance of large houses on the ALR. Mr. Stewart explained that although farmers claim to need more space, the development of homes with more than 10 bathrooms is unnecessary to achieve these goals. Mr. Stewart urged City Council to act quickly to prevent any other developers from building large homes.

Item No. 21 – Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve

Katherine McCreary, 7560 Glacier Crescent, stated that she supports proposed Bylaw 9665 for the reason that the residential farmland plate is regulated and hopes that the City takes the bylaw for consultation. Ms. McCreary urged the public to focus on preserving farmland.



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Item No. 9 – Electric Vehicle Charging Infrastructure in Private Developments

Donald Flintoff, 6071 Dover Road, commented that the amount of electric vehicles currently in the Province is much lower than the amount of gas vehicles. Mr. Flintoff noted that forcing developers to include infrastructure to support electric vehicles would add to the costs of the building and would eventually fall onto owners. Mr. Flintoff also voiced his concerns with the overloading of the distribution system and electric grid for the charging stations. Mr. Flintoff suggested that City Council examine the Tesla charging station. Mr. Flintoff also raised concerns with suggestions provided by an earlier delegation to use electric vehicles as power sources for safety reasons such as hazards to electrical systems and potential combustible materials in the battery.

- R17/2-3 4. It was moved and seconded
That Committee rise and report (9:02 p.m.).

CARRIED

CONSENT AGENDA

- R17/2-4 5. It was moved and seconded
That Items No. 6 through No. 20 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on January 10, 2017;*
- (2) the General Purposes Committee meeting held on January 16, 2017;*



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- (3) *the Planning Committee meeting held on January 17, 2017;*
(4) *the Public Works and Transportation Committee meeting held on January 18, 2017;*
be received for information.

ADOPTED ON CONSENT

7. REGULATIONS FOR MARIHUANA DISPENSARIES

(File Ref. No. 12-8060-20-009671; 5264707) (REDMS No. 5232673 v. 6)

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 9671 to add a definition of “marihuana dispensary” and add this use to the non-permitted uses and definitions (Section 3.5) of the Richmond Zoning Bylaw No. 8500 to prohibit “marihuana dispensary” in all zones, be introduced and given first reading.

ADOPTED ON CONSENT

8. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2016 ANNUAL REPORT AND 2017 WORK PROGRAM

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 5248121; 5262299; 5262301)

That the staff report titled, “Richmond Community Services Advisory Committee (RCSAC) 2016 Annual Report and 2017 Work Program”, dated December 20, 2016, from the General Manager, Community Services, be approved.

ADOPTED ON CONSENT

9. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN PRIVATE DEVELOPMENTS

(File Ref. No. 10-6125-07-02; 10-6460-03) (REDMS No. 5258357 v. 4)

That the stakeholder consultation program to consult on the development and implementation of electric vehicle charging infrastructure in new private developments, as described in the staff report titled “Electric Vehicle Charging Infrastructure in Private Developments” from the Director, Engineering, dated December 12, 2016, be endorsed.

ADOPTED ON CONSENT



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**10. APPLICATION BY GRAFTON ENTERPRISES LTD. FOR A STRATA
TITLE CONVERSION AT 2551 NO. 6 ROAD**

(File Ref. No. SC 16-734026; 08-4105-03-02) (REDMS No. 5071719 v. 3)

- (1) *That the application for a Strata Title Conversion by Grafton Enterprises Ltd. for the buildings located on the property at 2551 No. 6 Road, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*
- (a) *payment of all City utility charges and property taxes up to and including the year 2017;*
 - (b) *registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC;*
 - (c) *registration of an aircraft noise sensitive use covenant on title;*
 - (d) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
 - (e) *submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency; and*
- (2) *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 1 have been satisfied.*

ADOPTED ON CONSENT



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11. **APPLICATION BY 1004732 BC LTD. FOR REZONING AT 6840 & 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” TO “CITY CENTRE HIGH DENSITY MIXED USE WITH OFFICE (ZMU31) – BRIGHOUSE VILLAGE”**

(File Ref. No. 12-8060-20-009510; RZ 14-678448) (REDMS No. 5247325 v. 2; 5258408; 5114578; 5258185; 5258462; 5281400)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 to create the “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village” zone, and to rezone 6840 & 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” to “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village”, be introduced and given first reading.

ADOPTED ON CONSENT

12. **APPLICATION BY XIUFENG ZHANG AND SHUFANG ZHANG FOR REZONING AT 8140/8160 LUNDY ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009664; RZ 16-734667) (REDMS No. 5244412; 1094871; 5253403)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9664, for the rezoning of 8140/8160 Lundy Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, be introduced and given first reading.

ADOPTED ON CONSENT

13. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING 9700, 9720, 9800 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) AND SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT81) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009667; RZ 15-700431) (REDMS No. 5258398 v. 3; 5259321)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 to create the “Town Housing (ZT81) – Williams Road” Zone, and to rezone 9700, 9720 and 9800 Williams Road from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to “Town Housing (ZT81) – Williams Road”, be introduced and given first reading.

ADOPTED ON CONSENT



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14. **APPLICATION BY TRELIS SENIORS SERVICES LTD. FOR REZONING AT 23100, 23120 AND 23140 WESTMINSTER HIGHWAY FROM SINGLE DETACHED (RS1/F) TO SENIOR'S CARE FACILITY (ZR11) – HAMILTON VILLAGE (HAMILTON)**

(File Ref. No. 12-8060-20-009669; RZ 16-738480) (REDMS No. 5265610 v. 2; 5255723; 5264374)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 to create the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, and to rezone 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)", be introduced and given first reading.

ADOPTED ON CONSENT

15. **TRAFFIC SAFETY ADVISORY COMMITTEE – PROPOSED 2017 INITIATIVES**

(File Ref. No. 01-0100-30-TSAD1-01) (REDMS No. 5222032)

- (1) That the proposed 2017 initiatives for the Traffic Safety Advisory Committee, as outlined in the staff report titled "Traffic Safety Advisory Committee - Proposed 2017 Initiatives" dated November 22, 2016 from the Director, Transportation, be endorsed; and*
- (2) That a copy of the above staff report be forwarded to the Richmond Council-School Board Liaison Committee for information.*

ADOPTED ON CONSENT

16. **RICHMOND ACTIVE TRANSPORTATION COMMITTEE – PROPOSED 2017 INITIATIVES**

(File Ref. No. 01-0100-20-RCYC1) (REDMS No. 5227687 v. 2)

- (1) That the proposed 2017 initiatives of the Richmond Active Transportation Committee, as outlined in the staff report titled "Richmond Active Transportation Committee - Proposed 2017 Initiatives" dated December 15, 2016 from the Director, Transportation, be endorsed; and*
- (2) That a copy of the above report be forwarded to the Richmond Council-School Board Liaison Committee for information.*

ADOPTED ON CONSENT



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17. DIKE MASTER PLAN - PHASE 2

(File Ref. No. 10-6045-09-01) (REDMS No. 5178299 v. 3; 5295349)

That the public and key external stakeholders be consulted to provide feedback on the medium and long term dike improvements required for part of Richmond's West Dike (between Williams Road and Terra Nova Rural Park) and part of the North Dike (between Terra Nova Rural Park to No. 6 Road) as identified in the staff report titled "Dike Master Plan – Phase 2" from the Director of Engineering, dated December 6, 2016.

ADOPTED ON CONSENT

18. DCC RESERVE FUND EXPENDITURE (4000 MAY DRIVE) BYLAW NO. 9643

(File Ref. No. 03-1000-08-030; 12-8060-20-009643) (REDMS No. 5203346 v. 5; 5212483; 5160298)

That DCC Reserve Fund Expenditure (4000 May Drive) Bylaw No. 9643 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

19. WATER SHORTAGE RESPONSE PLAN – PROPOSED CHANGES

(File Ref. No. 10-6650-09-01) (REDMS No. 5268702 v. 3)

That the comments on Metro Vancouver's proposed changes to the Water Shortage Response Plan, as summarized in the staff report titled "Water Shortage Response Plan – Proposed Changes," dated January 3, 2017, from the Director, Engineering be submitted to Metro Vancouver.

ADOPTED ON CONSENT

20. T.5651 - 2016 PAVING PROGRAM (LAFARGE CANADA INC.) CONTRACT EXTENSION AND CHANGE ORDER FOR 2017 PAVING PROGRAM

(File Ref. No. 10-6340-20-P.16207; 03-1000-20.T.5651) (REDMS No. 5267595)

That Contract T.5651 – 2016 Paving Program with Lafarge Canada Inc. be extended to include the 2017 Paving Program, and that a Change Order be issued to increase the value of this Contract by \$2,700,000.

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

21. REFERRAL RESPONSE: REGULATING THE SIZE OF LARGE HOUSES IN THE AGRICULTURAL LAND RESERVE

(File Ref. No. 08-4057-10; 12-8060-20-009665/9666/9678/9679) (REDMS No. 5251835 v. 3; 5257098; 5281021; 5257105; 5281033)

Wayne Craig, Director, Development, with the aid of a PowerPoint (copy on file, City Clerk's Office) presented a summary of the staff report and provided information on the comparison of the proposed bylaws to regulations imposed by the Ministry and neighbouring municipalities.

In response to questions, Wayne Craig, Director, Development, and Ivy Wong, Manager, Revenue, and Gavin Woo, Senior Manager, Building Approvals provided information regarding the (i) farming operations and exemptions from residential taxation, (ii) duration of consultation process, and (iii) number of in-stream applications.

City Council discussed the proposed public consultation, the options for regulating the size of homes in the ALR, and overall need to protect farmland.

R17/2-5

It was moved and seconded

- (1) That the staff report titled, "Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve", dated January 10, 2017, from the Director of Development and the Manager of Policy Planning, be received for information; and***
- (2) That staff be directed to conduct public consultations house size, farm home plate and setbacks, including residential accessory buildings in the Agricultural Land Reserve including the Bylaw options presented in this report ("Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve").***

The question on Part (1) of Resolution R17/2-5 was then called and it was **CARRIED.**



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The question on Part (2) of Resolution R17/2-5 was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.

BYLAWS FOR ADOPTION

R17/2-6

It was moved and seconded

That the following bylaws be adopted:

Business Regulation Bylaw No.7538 Amendment Bylaw No. 9639

CARRIED

DEVELOPMENT PERMIT PANEL

R17/2-7

22. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on January 11, 2017, and the Chair's report for the Development Permit Panel meetings held on July 13, 2016, and December 14, 2016, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Permit (DP 11-566011) for the property at 15111 Williams Road and Richmond Key 1095; and

(b) a Development Permit (DP 15-696896) for the property at 7120 No. 3 Road;

be endorsed, and the Permits so issued.

CARRIED

ADJOURNMENT

R17/2-8

It was moved and seconded

That the meeting adjourn (10:54 p.m.).

CARRIED



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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 23, 2017.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)