



Regular Council

Monday, January 15, 2018

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

Corporate Officer – David Weber

Absent: Councillor Harold Steves

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

RES NO. ITEM

MINUTES

R18/1-1 1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on December 11, 2017, be adopted as circulated;***
- (2) the minutes of the Special Council meeting held on December 20, 2017, be adopted as circulated;***
- (3) the minutes of the Regular Council meeting for Public Hearings held on December 18, 2017, be adopted as circulated.***

CARRIED



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AGENDA ADDITIONS & DELETIONS

R18/1-2

It was moved and seconded

- (1) *That Road Closure and Removal of Road Dedication Bylaw 9738 (Road Adjacent To 8871 - 8971 & 8960 Douglas Street) and Disposition of the Closed Road Areas In Relation To RZ 15 – 704980” be added to the Council Agenda as Item No. 19A;*
- (2) *That “Proposed Plan for Major Events in 2018” be added to the Council Agenda as Item No. 22A; and*
- (3) *That the following recommendation be added to Item No. 10 as Part (3):*

That Councillors Loo, Day, Steves, and Au be appointed to the Major Events Advisory Group for 2018.

CARRIED

COMMITTEE OF THE WHOLE

R18/1-3

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. 16 – Draft Affordable Housing Strategy 2017-2027

Vincent Chiu, 4471 Westminster Highway, Richmond, and Chair of the Housing Task Force, Richmond Poverty Response Committee (PRC), spoke on behalf of the PRC on their concerns regarding the Draft Affordable Housing Strategy and read from his submission (attached to and forming Schedule 1 of these minutes).



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In response to questions from Council, Mr. Chiu noted that (i) the PRC has qualitative data from interactions within the organization or partner organizations and could look into collecting quantitative data, (ii) it is difficult to determine where evicted individuals go, some have to leave the community but it is a preference for most to stay in their units, (iii) the PRC is supportive of Council increasing the amount of affordable housing units but are concerned that the overall amount of families being displaced from traditional single-family home rental suites is greater than the affordable housing units being developed, and (iv) the recommendations from the PRC were created to focus on what is needed in Richmond.

- R18/1-4 4. It was moved and seconded
That Committee rise and report (7:12 p.m.).

CARRIED

CONSENT AGENDA

- R18/1-5 5. It was moved and seconded
That Items No. 6 through No. 22A be adopted by general consent.

The question on the motion was not called as direction was given to staff to provide Council with information regarding the average size of market rental units being constructed, rental suites lost due to demolition, and the number of secondary suites in the city. The question was then called and it was **CARRIED**.

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on December 12, 2017;*
- (2) *the General Purposes Committee meetings held on December 18, 2017 and January 8, 2018;*
- (3) *the Planning Committee meetings held on December 19, 2017 and January 9, 2018;*



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- (4) *the Parks, Recreation and Cultural Services Committee meeting held on December 20, 2017; and*
- (5) *the Finance Committee meeting held on January 8, 2018; be received for information.*

ADOPTED ON CONSENT

**7. LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE
INTEGRATED TEAM ANNUAL REPORT 2016/17**

(File Ref. No. 09-5350-12) (REDMS No. 5667362 v.2)

- (1) *That the report titled "Lower Mainland District Regional Police Service Integrated Team Annual Report 2016/17" from the General Manager, Community Safety, dated November 22, 2017, be received for information; and*
- (2) *That copies of the report be provided to:*
 - (a) *the Lower Mainland CAO/PCC (Chief Administrative Officer/Principal Police Contact) Forum to assist in future discussions surrounding cost allocation formulas for the various teams; and*
 - (b) *the Director of Police Services, Ministry of Public Safety for consideration during the Province's review of the governance of the Integrated Teams.*

ADOPTED ON CONSENT

**8. UPDATED DESIGN CONCEPT NO. 2 ROAD SOUTH DRAINAGE
PUMP STATION**

(File Ref. No. 10-6340-20-P.16309) (REDMS No. 5671785)

That the updated design concept for the No. 2 Road South Drainage Pump Station Upgrade as detailed in Attachment 1 of the staff report titled, "Updated Design Concept No. 2 Road South Drainage Pump Station," be endorsed.

ADOPTED ON CONSENT



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**9. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT
BYLAW NO. 9798 7951 ALDERBRIDGE WAY UNIT 160**

(File Ref. No. 12-8060-20-009798) (REDMS No. 5673613; 5673765)

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9798, which amends Schedule A of Bylaw No. 7538, to add the address of 7951 Alderbridge Way Unit 160 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.

ADOPTED ON CONSENT

10. MAJOR EVENTS ADVISORY GROUP TERMS OF REFERENCE

(File Ref. No. 01-0100-30-MEVE1-01) (REDMS No. 5680873)

- (1) That a Major Events Advisory Group, comprised of up to four members of Council, be established to help guide Richmond's Major Events as outlined in the report titled "Major Events Advisory Group Terms of Reference", dated December 14, 2017 from the Director, Arts, Culture and Heritage Services;*
- (2) That the Terms of Reference for the Major Events Advisory Group, as outlined in Attachment 1 of this report, be endorsed; and*
- (3) That Councillors Loo, Day, Steves, and Au be appointed to the Major Events Advisory Group for 2018.*

ADOPTED ON CONSENT

**11. UPDATE ON CANNABIS REGULATION WITHIN THE CITY OF
RICHMOND AND HEALTH CANADA PROPOSED APPROACH TO
REGULATION OF NON-MEDICAL CANNABIS**

(File Ref. No. 08-4430-03-10; 09-5000-03-03; 01-0140-20-HEAL1) (REDMS No. 2703766 v. 2; 5618849; 5658471 v. 5; 5671747)

- (1) That the status update and process details for site-specific rezoning applications for medical marihuana production facilities be received for information;*



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- (2) *That the responses summarized in the staff report titled “Health Canada Proposed Approach to Regulation of Cannabis”, dated December 19, 2017, from the General Manager, Community Safety be approved for submission to Health Canada and that a copy of the staff report be provided to the Council/School Board Liaison Committee;*
- (3) *That a letter be sent to the Premier (with copies to the Minister of Public Safety and Solicitor General, BC Leader of the Official Opposition, Leader of the BC Green Party, local MLAs, and local Members of Parliament) reiterating that the cultivation and processing of marihuana be considered an Industrial use to take place on Industrially-zoned land and not be considered a Farm Use;*
- (4) *That a letter be sent to the federal government reiterating Council’s previous position that the municipal share of revenue be at least 50 cents per gram; and*
- (5) *That staff report back to Council with bylaw amendments and information on required infrastructure and programs for the regulation of production, processing, and sale of cannabis (medical and recreational) in the City.*

ADOPTED ON CONSENT

12. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2017 ANNUAL REPORT AND 2018 WORK PROGRAM
(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 5276844; 5653938; 5665976; 5666042)

That the staff report titled “Richmond Community Services Advisory Committee (RCSAC) 2017 Annual Report and 2018 Work Program,” dated November 27, 2017, from the Manager of Community Social Development, be approved.

ADOPTED ON CONSENT



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13. **HOUSING AGREEMENT BYLAW NO. 9794 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 6840, 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD**
(File Ref. No. 12-8060-20-009794) (REDMS No. 5654965 v. 3; 5661534)

That Housing Agreement (6840, 6860 No. 3 Road and 8051 Anderson Road) Bylaw No. 9794 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit DP 15-708092.

ADOPTED ON CONSENT

14. **CHILD CARE OPERATOR SELECTION FOR KINGSLEY ESTATES CHILD CARE FACILITY, 10380 NO. 2 ROAD**
(File Ref. No. 07-3070-20-012; 03-1000-10-117) (REDMS No. 5676024)

That the YMCA be appointed as the child care operator for the City-owned facility currently under construction at 10380 No. 2 Road, subject to the Society entering into a lease for the facility that is satisfactory to the City, as outlined in the report titled "Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380 No. 2 Road," dated December 11, 2017, from the Manager of Community Social Development.

ADOPTED ON CONSENT

15. **CULTURAL HARMONY PLAN: GUIDING PRINCIPLES**
(File Ref. No. 08-4055-20-CHAR1) (REDMS No. 5643584 v. 5)

- (1) *That the Guiding Principles detailed in the staff report titled "Cultural Harmony Plan: Guiding Principles," dated December 14, 2017, from the Manager, Community Social Development, be endorsed; and*
- (2) *That the Guiding Principles be used to inform the strategic directions and actions of the draft Cultural Harmony Plan.*

ADOPTED ON CONSENT



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16. DRAFT AFFORDABLE HOUSING STRATEGY 2017-2027

(File Ref. No. 08-4057-05) (REDMS No. 5657869 v. 13; 5652097)

- (1) *That the recommended draft Affordable Housing Strategy 2017-2027 as outlined in the staff report titled, "Draft Affordable Housing Strategy 2017-2027", dated December 14, 2017 from the Manager, Community Social Development, be endorsed for the purpose of seeking public feedback on the implementation plan and future actions in the draft Affordable Housing Strategy 2017-2027; and*
- (2) *That the final Affordable Housing Strategy 2017-2027, including the results of the consultation, be reported back to Planning Committee at a later date.*

ADOPTED ON CONSENT

17. APPLICATION BY PIETRO NARDONE TO REZONE THE WEST PORTIONS OF 7151, 7171, 7191, 7211, 7231, AND 7251 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE; AND TO REZONE THE EAST PORTION OF 7191 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/C)" ZONE

(File Ref. No. 12-8060-20-009796; RZ 16-732490) (REDMS No. 3218459; 5500172; 5689249)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

ADOPTED ON CONSENT



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18. **APPLICATION BY PIETRO NARDONE FOR REZONING AT 7320, 7340 AND 7360 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009784; RZ 16-738953) (REDMS No. 3218459; 5596252; 5689323)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, be introduced and given first reading.

ADOPTED ON CONSENT

19. **APPLICATION BY 0951705 BC LTD. FOR REZONING AT 8871, 8891, 8911, 8931, 8951, 8971 AND 8960 DOUGLAS STREET FROM THE “LIGHT INDUSTRIAL (IL)” ZONE AND “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “COMMERCIAL (ZC45) – BRIDGEPORT VILLAGE” ZONE**

(File Ref. No. 12-8060-20-009815; RZ 15-704980) (REDMS No. 5687131; 5691092)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the “Commercial (ZC45) – Bridgeport Village” zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the “Light Industrial (IL)” zone and the “Auto-Oriented Commercial (CA)” zone to the new “Commercial (ZC45) – Bridgeport Village” zone, be introduced and given first reading.

ADOPTED ON CONSENT

- 19A **ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 9738 (ROAD ADJACENT TO 8871 - 8971 & 8960 DOUGLAS STREET) AND DISPOSITION OF THE CLOSED ROAD AREAS IN RELATION TO RZ 15 – 704980**

(File Ref. No. 12-8060-20-009738; 06-2290-20-166) (REDMS No. 5692450 v. 2)

- (1) *Road Closure and Removal of Road Dedication Bylaw 9738 (Road Adjacent to 8871 - 8971 & 8960 Douglas Street) be introduced and given 1st, 2nd and 3rd readings;*
- (2) *the required notice of road closure and disposition of the closed road be advertised prior to final adoption;*



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- (3) *staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) *staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±229.7 square metres (±2,472 sq. ft.) and transfer them to 0951705 BC Ltd. or its designate for \$482,136 plus applicable taxes; and*
- (5) *staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Road Closure and Removal of Road Dedication Bylaw 9738 (Road Adjacent to 8871 - 8971 & 8960 Douglas Street) and Disposition of the Closed road Areas in relation to RZ 15 - 704980" dated December 15, 2017 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

ADOPTED ON CONSENT

20. 2018 ENGAGING ARTISTS IN COMMUNITY PUBLIC ART PROJECTS

(File Ref. No. 11-7000-09-20-089) (REDMS No. 5627140)

That the concept proposals and implementation for the community public art projects at Hamilton McLean Neighbourhood Park, Minoru Arenas and Britannia Shipyards National Historic Site as presented in the staff report titled "2018 Engaging Artists in Community Public Art Projects," dated November 27, 2017, from the Director, Arts, Culture & Heritage Services, be endorsed.

ADOPTED ON CONSENT



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21. RECREATION AND SPORT STRATEGY FOCUS AREAS

(File Ref. No. 01-0370-20-003) (REDMS No. 5673951; 5674133 v. 6)

- (1) *That the 2018-2023 Recreation and Sport Strategy Focus Areas, as detailed in the staff report titled "Recreation and Sport Strategy Focus Areas," dated November 30, 2017, from the Interim Director, Parks and Recreation, be approved; and*
- (2) *That the Focus Areas, as described in the staff report titled "Recreation and Sport Strategy Focus Areas," dated November 30, 2017, from the Interim Director, Parks and Recreation, be used to guide the development of the 2018-2023 Recreation and Sport Strategy and that staff bring the 2018-2023 Recreation and Sport Strategy to Council for approval in 2018.*

ADOPTED ON CONSENT

22. PUBLIC ENGAGEMENT PLAN FOR THE STEVESTON COMMUNITY CENTRE CONCEPT DESIGN

(File Ref. No. 06-2050-20-SCC) (REDMS No. 5667612 v. 8)

- (1) *That the Public Engagement Plan described in the staff report titled "Public Engagement Plan for the Steveston Community Centre Concept Design," dated November 28, 2017, from the Interim Director, Parks and Recreation, be received for information; and*
- (2) *That the Steveston Community Centre Concept Design Guiding Principles as described in Attachment 1 of the staff report titled "Public Engagement Plan for the Steveston Community Centre Concept Design," dated November 28, 2017, from the Interim Director, Parks and Recreation, be approved.*

ADOPTED ON CONSENT

22A PROPOSED MAJOR EVENTS FOR 2018

(File Ref. No. 11-7400-01) (REDMS No. 5689731 v. 7)

- (1) *That the 2018 Major Events Plan, including the Cherry Blossom Festival, be approved for a total of \$1,095,000, as recommended by the Canada 150 Steering Committee;*



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- (2) *That the Harvest Festival be referred back to staff to work with the Major Events Advisory Group on a plan and for further discussion of the possibilities for a Chinese New Year event and a High School Concert Series; and*
- (3) *That an additional \$5000 be allotted to the 2018 Children's Arts Festival from the Rate Stabilization Account.*

ADOPTED ON CONSENT

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie congratulated Tim Wilkinson on his appointment as the new Fire Chief for Richmond-Fire-Rescue (RFR), noting that Mr. Wilkinson first joined RFR in 1986 and progressed through the ranks before taking on the role of Deputy Fire Chief in 2009.

Mayor Brodie noted that the 2nd public consultation on lane standards is to be held on Wednesday, January 17, 2018 at the Steveston Community Centre from 5:00 to 7:00 p.m. in the Great West Room. In addition, all members of the public are invited to provide feedback at letstalkrichmond.ca regarding the four lane standard options until January 28, 2018.

BYLAWS FOR ADOPTION

R18/1-6

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9541;

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9597; and

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9669.

CARRIED



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DEVELOPMENT PERMIT PANEL

- R18/1-7 23. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meetings held on November 16, 2017, November 29, 2017, and December 13, 2017, and the Chair's report for the Development Permit Panel meetings held on March 29, 2017, July 12, 2017, August 9, 2017, November 29, 2017, and December 13, 2017, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 16-740024) for the property at 3755 Chatham Street;*
 - (b) *a Development Permit (DP 17-760368) for the property at 9240, 9248 and 9260 Cambie Road;*
 - (c) *a Development Permit (DP 17-771210) for the property at 23100, 23120 and 23140 Westminster Highway; and*
 - (d) *a Development Variance Permit (DV 15-704583) for the property at 10455 Bridgeport Road;*
- be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

- R18/1-8 It was moved and seconded
That the meeting adjourn (8:17 p.m.).

CARRIED



**City of
Richmond**

Minutes

**Regular Council
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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 15, 2018.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Richmond City Council

January 15, 2018

CONSENT AGENDA ITEM 16: DRAFT AFFORDABLE HOUSING STRATEGY 2017-2027

(File Ref. No. 08-4057-01) (REDMS No. 5657869 v. 13)

My name is Vincent Chiu and I live at 4471 Westminster Highway, Richmond. I am here this evening on behalf of the Richmond Poverty Response Committee (PRC). As chair of our housing Task Force, I can say the PRC has some concerns over omissions in the Affordable Housing Strategy update report. Therefore I would like to speak to item 16, The Draft Affordable Housing Strategy.

A number of our member organizations as well as individuals have talked to us about the increasing number of Richmond demo-victions. We describe these as rent eviction notices where rental homes are being sold for redevelopment. It mostly happens in older, well-established neighbourhoods with single-family homes. Each house usually houses either one owner and one renter or two to three renters, many of them with families. In addition, in the City's drive to densify neighbourhoods, one Land Assembly will eat up three, four or five of these homes in one fell swoop. That could mean 10 or more rental accommodations lost all at once.

We in the PRC do not see that these types of affordable rentals are being accounted for in the numbers used for updating the Affordable Housing Strategy. This rental housing is affordable for ordinary working people. Housing losses in this area affect the average Richmond income earner who makes \$50,000 per year and rents. If 'affordable' truly means 30% that income, then affordable housing should not cost more than \$15,000 per year or \$1250 per month and this is definitely below-market. Where do you find this kind of below-market rental housing except in the older neighbourhoods?

If the City is serious about preserving as well as building rental accommodation, this type of affordable housing should be considered in the Affordable Housing Strategy.

The PRC proposes that the City account for the losses in affordable rental accommodations as a result of rezoning and densifying policies. Things to consider would be:

1. Comparing the record of all legal secondary suite addresses with all rezoning and rebuilding applications,
2. Recording the losses of affordable rental accommodation and inserting the losses into a revised affordable housing strategy
3. Asking each rezoning application:
 - Was this house rented out in the past year?
 - If so, how many families or individuals did it house?
 - How many unrelated people did it house?
 - Will a rental unit be built on this site?
 - If so, will the rent be below-market?

Thank you,

Vincent Chiu