



Regular Council

Monday, February 24, 2025

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R25/4-1 1. It was moved and seconded
That minutes of the Regular Council meeting held on February 10, 2025, be adopted as circulated.

CARRIED

COMMITTEE OF THE WHOLE

R25/4-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED



Regular Council
Monday, February 24, 2025

3. Delegations from the floor on Agenda items – None.

R25/4-3

4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

R25/4-4

5. It was moved and seconded
That Items No. 6 through No. 11 and No. 13 and No. 14 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on February 11, 2025;*
- (2) *the General Purposes Committee meeting held on February 18, 2025;*
- (3) *the Planning Committee meeting held on February 19, 2025; and*
- (4) *the Public Works and Transportation Committee meeting held on February 19, 2025;*

be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, February 24, 2025

7. OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE ONE PUBLIC ENGAGEMENT SUMMARY AND PHASE TWO (NEXT STEPS)

(File Ref. No. 08-4045-30-08) (REDMS No. 7902635)

- (1) *That the report entitled “Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning, be received for information; and*
- (2) *That staff report back on proposed strategic policy directions related to Housing Affordability, Equity, Environmental Protection and Enhancement and Climate Mitigation and Adaptation as outlined in the report entitled “Official Community Plan Targeted Update–Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning.*

ADOPTED ON CONSENT

8. ADDITIONAL INFORMATION ON 2025 HEALTH, SOCIAL AND SAFETY GRANT APPLICANTS

(File Ref. No. 08-4055-01) (REDMS No. 7956007, 7963864)

- (1) *As outlined in the report titled “Additional Information on 2025 Health, Social and Safety Grant Applicants”, dated February 11, 2025, from the Director, Community Social Development:*
 - (a) *That Parish of St. Alban’s (Richmond) receive additional one-time funding of \$26,416 to support its Hamper and Community Meal Programs in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*
 - (b) *That Church on Five receive additional one-time funding of \$85,000 to support its After Hours Outreach Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*
 - (c) *That The Salvation Army receive one-time funding of \$20,000 to support its Mobile Feeding Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*



Regular Council
Monday, February 24, 2025

- (d) *That Christian Addictions Recovery Ministries Society receive one-time funding of \$2,500 to support its Substance Use Prevention Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*
- (2) *That the total additional funding of \$133,916 for implementation of these recommendations be funded from the Council Community Initiative Account and that the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly.*

ADOPTED ON CONSENT

9. RICHMOND SENIORS ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 7919212, 7860059, 7884905)

- (1) *That the Richmond Seniors Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Seniors Advisory Committee’s 2025 Work Program be approved.*

ADOPTED ON CONSENT

10. RICHMOND YOUTH ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM

(File Ref. No. 07-3425-01; 01-0100-30-RYAD1-01) (REDMS No. 7909088, 7921199, 7909018)

- (1) *That the Richmond Youth Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Youth Advisory Committee’s 2025 Work Program be approved.*

ADOPTED ON CONSENT



Regular Council
Monday, February 24, 2025

11. YOUTH STRATEGY HIGHLIGHTS REPORT 2023–2024

(File Ref. No. 07-3425-01) (REDMS No. 7898279, 7909268)

- (1) *That the Youth Strategy Highlights Report 2023–2024, as outlined in the staff report titled, “Youth Strategy Highlights Report 2023–2024”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care; and posted on the City website.*

ADOPTED ON CONSENT

12. APPLICATION TO AMEND HOUSING AGREEMENT BYLAW 9952 (RICHMOND CENTRE PHASE ONE)

(File Ref. No. 12-8060-20-010634; 08-4057-05) (REDMS No. 7907728, 7940806, 7898540)

See Page 7 for action on this item.

13. AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)

(File Ref. No. 12-8060-20-010636) (REDMS No. 7909335, 7914556)

That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:

- (1) *Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;*



Regular Council
Monday, February 24, 2025

- (2) *Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and*
- (3) *Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);*

be introduced and given first, second and third reading.

ADOPTED ON CONSENT

**14. DISASTER RESILIENCE AND INNOVATION FUND (DRIF) –
NORTH DIKE PRELIMINARY DESIGN PROJECT GRANT
APPLICATION**

(File Ref. No. 03-1087-01) (REDMS No. 7921545)

- (1) *That the application to the Disaster Resilience and Innovation Fund (DRIF) as outlined in the staff report titled “Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application” dated January 15, 2025 from the Director, Engineering, be endorsed; and*
- (2) *That should the grant application be successful, the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized on behalf of the City to negotiate and execute a funding agreement with the Province of British Columbia for the above mentioned project.*

ADOPTED ON CONSENT



Regular Council
Monday, February 24, 2025

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

12. **APPLICATION TO AMEND HOUSING AGREEMENT BYLAW 9952
(RICHMOND CENTRE PHASE ONE)**
(File Ref. No. 12-8060-20-010634; 08-4057-05) (REDMS No. 7907728, 7940806, 7898540)

R25/4-5

It was moved and seconded

*That Housing Agreement (6551 No.3 Rd) Bylaw No. 9952, Amendment
Bylaw No. 10634 be introduced and given first, second, and third readings.*

The question on the motion was not called as in reply to queries from Council staff advised that (i) there are other similar applications currently under review, (ii) the report addresses changing the rent rates only, (iii) the rates are benchmarked against Canada Mortgage and Housing Corporation (CMHC) and will adjust automatically, (iv) individuals with a lower income may still apply for a Low-End Market Rental (LEMR) unit, however will still be required to pay the set rent, and (v) should the CMHC average decrease, any new tenants for the LEMR units after the decrease would be charged the lower rate.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

NON-CONSENT AGENDA ITEM

PLANNING COMMITTEE
Councillor Bill McNulty, Chair

15. **REFERRAL RESPONSE: CHARGING FEES FOR PARKING
ALLOCATED TO LOW-END MARKET RENTAL (LEMR) UNITS IN
TRANSIT-ORIENTED AREAS (TOA)**
(File Ref. No. 08-4057-05) (REDMS No. 7894496)



Regular Council
Monday, February 24, 2025

R25/4-6

It was moved and seconded

- (1) *That, as described in the report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, dated January 18, 2025, from the Director, Housing Office, changes to the terms of affordable housing agreements used to secure LEMR units to permit a charge for parking as outlined in Option 2 be endorsed by Council;*
- (2) *That the terms used to enable owners of LEMR units to charge for the use of parking be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of February 24, 2025, notwithstanding the terms of any executed rezoning considerations letter; and*
- (3) *That the terms used to enable owners of LEMR units to charge for the use of parking, be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.*

The question on the motion was not called as in reply to queries from Council, staff noted that (i) the recommendation is to allow the owner of the Low-End Market Rental (LEMR) units to charge for parking across the City, (ii) costs for installing parking stalls can cost an upwards of \$100k, (iii) a potential risk of not charging for parking in a Transit-Oriented Area (TOA) is that, under current provincial legislation, parking stalls are not required, (iv) developments that are currently prohibited from charging for parking must come to Council for bylaw amendments, and (v) new legislation does require accessible parking.

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

R25/4-7

It was moved and seconded

That the staff report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, be referred back to staff to recommend limits to parking fees and other options for parking stalls for Low-End Market Rental units.

CARRIED



Regular Council
Monday, February 24, 2025

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

Olivia Hui was re-appointed to the Vancouver International Airport Environmental Advisory Committee as a representative from the Advisory Committee on the Environment for a two-year term to expire December 31, 2026.

David I. Semczyszyn was re-appointed to the Advisory Design Panel for a two-year term to expire on December 31, 2026.

BYLAWS FOR ADOPTION

R25/4-8

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10485 be adopted.

CARRIED

Opposed: Cllr. Wolfe

With the implementation of Bylaw No. 10573 (SSMUH) Bylaw, Bylaw No. 10485 is now rezoning from RS2/K to RSM/S zone.

R25/4-9

It was moved and seconded

That Revenue Anticipation Borrowing (2025) Bylaw No. 10632 be adopted.

CARRIED

DEVELOPMENT PERMIT PANEL

R25/4-10

16. It was moved and seconded

(1) That the Chair's report for the Development Permit Panel meeting held on August 21, 2024, be received for information; and



Regular Council
Monday, February 24, 2025

- (2) *That the recommendations of the Panel to authorize the issuance of Development Permit (DP 24-011767) for the property at 11388 Steveston Highway, be endorsed and the Permit so issued.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R25/4-11 17. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:58 p.m.).

CARRIED

Belinda Boyd, Co-Chair, Richmond Food Aid Delivery Coalition, & Hugh Freiburg, After Hours Street Outreach Worker, provided the following information:

- statistics on homelessness in Richmond;
- statistics on meals provided in Richmond;
- costs for community meals; and
- services provided in addition to meals.

It was requested that an evaluation be conducted to assess how effectively the allocated funds are being utilized by the City-funded Outreach workers and the clients, ensuring that the funds are being spent efficiently and maximizing their impact and the City continue to allocate the appropriate amount of funding to continue food delivery in the community.

- R25/4-12 18. It was moved and seconded
That Committee rise and report (8:09 p.m.).

CARRIED



**Regular Council
Monday, February 24, 2025**

ADJOURNMENT

R25/4-13

It was moved and seconded
That the meeting adjourn (8:10 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, February 24, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)