



Regular Council

Monday, March 13, 2017

Place: Council Chambers
Richmond City Hall

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

Acting Corporate Officer – Claudia Jesson

Absent: Councillor Derek Dang

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

RES NO. ITEM

MINUTES

R17/5-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on February 27, 2017, be adopted as circulated; and*
- (2) *the Metro Vancouver 'Board in Brief' dated February 24, 2017, be received for information.*

CARRIED



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COMMITTEE OF THE WHOLE

- R17/5-2 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

3. Delegations from the floor on Agenda items.

Item No. 8 – Acute Care Tower at Richmond Hospital

Kelly Greene, New Democratic Party Candidate for Richmond-Steveston, stated that the BC NDP support and have committed to the replacement of the acute care tower at Richmond Hospital. Ms. Greene spoke of various deficiencies of the 50 year old tower, and emphasized the need to replace it.

Item No. 8 – Acute Care Tower at Richmond Hospital

Lyren Chiu, New Democratic Party Candidate for Richmond-North Centre, spoke in favour of a new acute care tower at Richmond Hospital, stating that she would like this project to move forward. Ms. Chiu spoke of her background in hospital administration, remarking that the hospital's current tower should be replaced as it is inadequate and does not meet Richmond's needs.

Councillor Loo left the meeting (7:08 p.m.) and returned (7:11 p.m.).

In accordance with Section 100 of the *Community Charter*, Councillor Carol Day declared herself to be in a conflict of interest with respect to Item No. 14 as her husband owns a bed and breakfast and left the meeting at 7:12 p.m.

Item No. 14 – Short-Term Rentals – Proposed Bylaws and Options

Matthew Yung, Richmond resident, provided statistical information regarding Airbnb operations in Richmond, noting that, based on his calculations, 99% of all Airbnb bookings in Richmond were problem free. Mr. Yung spoke of earnings reported by Airbnb operators, and was of the opinion that \$5,900 is not a significant source of income.



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Item No. 14 – Short-Term Rentals – Proposed Bylaws and Options

Lynda ter Borg, Sandpiper Court resident, spoke of past staff reports regarding short-term rental regulations and was of the opinion that the proposed regulations do not address Council's direction to staff. Ms. ter Borg read from her submission attached to and forming part of these Minutes as Schedule 1.

Item No. 14 – Short-Term Rentals – Proposed Bylaws and Options

Andy Hobbs, Richmond resident, remarked that although he supports short-term rentals in general, he does not believe such operations should be at the detriment of Richmond's residential neighbourhoods. Mr. Hobbs commented on what is currently allowed in other Lower Mainland municipalities with regard to bed and breakfast regulations, citing that the dwelling has to be owner occupied. Also, he queried whether the permitted three rooms with two occupants may be too high for an average Richmond home with a bed and breakfast.

Councillor Day returned to the meeting at 7:40 p.m.

Item No. 14 – Short-Term Rentals – Proposed Bylaws and Options

Michael Wolfe; 9731 Odlin Road; Green Party Candidate – Richmond-Queensborough, requested to speak on Item No. 14.

In accordance with Section 100 of the *Community Charter*, Councillor Carol Day declared herself to be in a conflict of interest with respect to Item No. 14 as her husband owns a bed and breakfast and left the meeting at 7:42 p.m.

Item No. 14 – Short-Term Rentals – Proposed Bylaws and Options

Mr. Wolfe cited concerns regarding the proposed short-term rental regulations, stating that the regulations do not require that a bed and breakfast operator be the owner of the dwelling. He expressed concern regarding densification, and was of the opinion that rezoning of single-family homes into multi-family homes is contributing to affordable housing issues.

Councillor Day returned to the meeting at 7:44 p.m.



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Item No. 8 – Acute Care Tower at Richmond Hospital

Mr. Wolfe spoke of the approval process for a new acute care tower at Richmond Hospital and suggested that Council cease densification applications until a time when the hospital can adequately serve Richmond's population.

- R17/5-2 4. It was moved and seconded
That Committee rise and report (7:46 p.m.).

CARRIED

CONSENT AGENDA

- R17/5-3 5. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on February 28, 2017;*
 - (2) the General Purposes Committee meeting held on March 6, 2017;
and*
 - (3) the Planning Committee meeting held on March 7, 2017;*
- be received for information.*

ADOPTED ON CONSENT



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7. **PROGRAMMING AT MCDONALD BEACH PARK**
(File Ref. No. 06-2345-20-MCDO1) (REDMS No. 5315665 v. 5)

That no changes be undertaken to the existing dog off-leash area at McDonald Beach Park as detailed in the staff report titled "Programming at McDonald Beach Park," dated February 10, 2017, from the Senior Manager, Parks.

ADOPTED ON CONSENT

8. **ACUTE CARE TOWER AT RICHMOND HOSPITAL**
(File Ref. No. 01-0155-03-02, 01-0150-20-HEAL1-01)

That a letter be written to the Premier, the Minister of Health, the Minister of Finance, Richmond MLAs, the Leader of the Opposition and Vancouver Coastal Health calling on the provincial government to commit to a new hospital tower to replace the north tower in Richmond.

ADOPTED ON CONSENT

9. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 11671 AND 11691 CAMBIE ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "LOW DENSITY TOWNHOUSES (RTL4)" ZONE**
(File Ref. No. RZ 12-8060-20-009293; 14-670471) (REDMS No. 5304096 v. 3, 4563973, 2221494, 5304096, 5317090, 4728092)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, for the rezoning of 11671 and 11691 Cambie Road from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

ADOPTED ON CONSENT

10. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8480 NO. 5 ROAD FROM "AGRICULTURE (AG1)" TO "ASSEMBLY (ASY)"**
(File Ref. No. 12-8060-20-009537; RZ 14-674068) (REDMS No. 4929297 v. 8, 3651855, 4978849)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, for the rezoning of 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)", be introduced and given first reading.

ADOPTED ON CONSENT

5.



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11. **APPLICATION BY HARJ JOHAL FOR REZONING AT 9051 AND 9071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” TO “COMPACT SINGLE DETACHED (RC2)”**

(File Ref. No. 12-8060-20-009646; RZ 16-728719) (REDMS No. 5223594, 5242215)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9646, for the rezoning of 9051 and 9071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

12. **APPLICATION BY BENN PANESAR FOR REZONING AT 10140 AND 10160 FINLAYSON DRIVE FROM “SINGLE DETACHED (RS1/D)” TO “SINGLE DETACHED (RS2/B)”**

(File Ref. No. 12-8060-20-009684; RZ 15-713737) (REDMS No. 5303933, 3370153, 5307000)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9684, for the rezoning of 10140 and 10160 Finlayson Drive from “Single Detached (RS1/D)” to “Single Detached (RS2/B)”, be introduced and given first reading.

ADOPTED ON CONSENT

13. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9880 GRANVILLE AVENUE AND 7031 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/F)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. 12-8060-20-009686; RZ 15-708960) (REDMS No. 5235558 v. 2, 3218459, 5318220)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9686, for the rezoning of 9880 Granville Avenue and 7031 No. 4 Road from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

In accordance with Section 100 of the *Community Charter*, Councillor Carol Day declared herself to be in a conflict of interest with respect to Item No. 14 as her husband owns a bed and breakfast and left the meeting at 8:20 p.m.



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

14. **SHORT-TERM RENTALS – PROPOSED BYLAWS AND OPTIONS**
(File Ref. No. 08-4430-03-12, 12-8060-20-009691/9647/9692/9649/9650/9651/9652) (REDMS No. 5324334 v. 8, 5221655, 5285428, 5323398, 5327463, 5330921, 5327641, 5327538, 5327683, 5327968, 5314950, 5329717, 5329719, 5285428, 5324903, 5223335, 5328066, 5223981, 5224058, 5224243, 5224239)

Councillor Steves left the meeting (8:21 p.m.) and returned (8:23 p.m.).

It was moved and seconded

In respect to bed and breakfast (“B&B”) uses in single-family and agricultural zones, implementing a distance buffer between B&B establishments and to the enhanced enforcement of such short-term rental regulation:

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9691, which amends Official Community Plan Bylaw 9000 by adding a provision for a 500 meter buffer between B&B establishments be introduced and given first reading;*
- (2) *That Bylaw 9691, having been considered in conjunction with:*
 - (a) *the City’s financial plan and capital program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans in accordance with section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9691 be sent to the Agricultural Land Commission for comment;*



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- (4) *That Bylaw 9691, having been considered in accordance with section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9647 to amend definitions, be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9692 to require a distance buffer between B&Bs, be introduced and given first reading;*
- (7) *To incorporate enhanced business licencing requirements and increase fees and penalties, that:*
 - (a) *Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9649;*
 - (b) *Business Licence Bylaw No. 7360, Amendment Bylaw No. 9650;*
 - (c) *Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9651; and*
 - (d) *Consolidation Fees Bylaw No. 8636, Amendment Bylaw No. 9652;**each be introduced and given first, second and third readings;*
- (8) *That the proposed communication plan described in Attachment 12 of this report explaining the proposed changes (identified in the above recommendation) to the short-term rental regulations be endorsed; and*
- (9) *That:*
 - (a) *the information regarding tax requirements including whether a hotel tax should apply to short-term rentals provided in this report be received for information; and*
 - (b) *staff be directed to engage the Province of British Columbia to discuss regulatory changes to the Provincial Sales Tax in regards to the Municipal and Regional District Tax, including the definition of accommodation providers;*



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- (10) *That staff conduct a one-year review of the City's proposed short-term rental regulation, and include issues surrounding a requirement for the operator of the short-term rental to be the owner of the property and report back to Council;*
- (11) *That staff consider options and report back on the issue of short-term rentals for multi-family dwellings; and*
- (12) *That staff formulate a robust public engagement process to address additional options and regulatory and enforcement gaps for future consideration.*

The question on the motion was not called as with the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Cecilia Achiam, Director, Administration and Compliance, accompanied by Carli Edwards, Manager, Customer Services and Licencing, highlighted the following regarding the proposed changes to short-term rental regulations:

- existing regulations will be enhanced and enforcement will be intensified along with increased fines and penalties;
- "short-term rental" will be defined;
- B&B operators must notify their neighbours of their business and provide operator contact information;
- Bed and Breakfast (B&B) operations will not be permitted in homes with secondary suites, granny flats, or coach houses;
- B&B operators will be encouraged to carry adequate liability and property damage insurance;
- B&B operations will be limited to maximum of three bedrooms with a maximum of two people per room;
- a 500 metre buffer between all new B&B operations will be implemented;
- primary residence of B&B operator will be verified annually; and
- "agri-tourism accommodation" on Agricultural Land Reserve land will require rezoning.



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Discussion took place on the potential to revise the proposed bylaws to require that a B&B operator be the owner of the property, and that such definition be extended to the owner’s immediate family only.

In reply to a query, Ms. Achiam advised that staff could bring forward revised bylaws in a timely manner in order to comply with the April 2017 Public Hearing deadlines.

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

R17/5-4

It was moved and seconded

That the recommendations and the staff report titled “Short-term Rentals – Proposed Bylaws and Options” dated February 27, 2017 from the Director Administration and Compliance, be referred back to staff to continue with the existing approach subject to:

- (1) an additional requirement for a short-term rental operator to be the owner of his/her principal residence;*
- (2) the definition applying to an individual, not a corporate owner; and*
- (3) the definition applying to an owner’s direct family members;*

and report back to the March 27, 2017 Regular (open) Council meeting with the revised Bylaws.

CARRIED

Councillor Day returned to the meeting at 9:02 p.m.

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

- 15. **APPLICATION BY 1056023 HOLDINGS LIMITED PARTNERSHIP FOR REZONING AT 12320 TRITES ROAD (FORMERLY 12280/12320 TRITES ROAD) FROM “LIGHT INDUSTRIAL (IL)” ZONE TO “SINGLE DETACHED (ZS23) – STEVESTON” ZONE**
(File Ref. No. 12-8060-20-009675; RZ 16-723761) (REDMS No. 5267412 v. 2, 5325193, 5317216)



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R17/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, for the rezoning of 12320 Trites Road (Formerly 12280/12320 Trites Road) from the "Light Industrial (IL)" zone to the "Single Detached (ZS23) – Steveston" zone, be introduced and given first reading.

Councillor Au left the meeting (9:05 p.m.) and returned (9:07 p.m.).

The question on the motion was not called as discussion took place regarding the subject area's zoning history and the potential to allow a mix of industrial and residential uses. As a result of the discussion, the following **referral** was introduced:

R17/5-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, for the rezoning of 12320 Trites Road (Formerly 12280/12320 Trites Road) from the "Light Industrial (IL)" zone to the "Single Detached (ZS23) – Steveston" zone, be referred back to staff to examine the potential to maintain light industrial uses in conjunction with residential uses.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Johnston
Loo
McNulty
McPhail

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

FINANCE AND CORPORATE SERVICES DIVISION

16. **CEREMONY TO COMMEMORATE THE 100TH ANNIVERSARY OF THE BATTLE OF VIMY RIDGE**
(File Ref. No. 01-0093-01) (REDMS No. 5335514)



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R17/5-7

It was moved and seconded

That a jointly hosted ceremony between the City, the Royal Canadian Legion Branch 291, and the Army, Navy and Air Force Unit 284 to be held at City Hall plaza on April 9, 2017, to commemorate the 100th anniversary of the Battle of Vimy Ridge, be approved.

CARRIED

PUBLIC ANNOUNCEMENT

Mayor Brodie announced that the City is releasing 3 reports providing updates on the One Administration / Five Business Program, the Richmond Olympic Oval Corporation, Lulu Island Energy Company, and VROX. Copies of the 3 reports will be posted on the City's website.

BYLAWS FOR ADOPTION

R17/5-8

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9560 (5411/5431 Clearwater Drive, RZ 15-700420) be adopted.

CARRIED

ADJOURNMENT

R17/5-9

It was moved and seconded

That the meeting adjourn (9:27 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, March 13, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

March 13, 2017

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 13, 2017.

Council's Direction to Staff and Public

Jan..... Option 2 BAN SHORT TERM RENTALs (STR)

Feb..... direct staff BAN STRATA Short Term Rentals

B&B's owner operated

B&B Insurance

Spot Zoning

NONE of this happened short term rentals are rolled into B&B's

Richmond Business Regulation Bylaw No 7538 required B&B to have Tourism BC approved accommodation rating. This rating required owner/operator status and B&B insurance. This was not voluntary as the staff report has misled the legal department but a regulation requirement for licence in Richmond. For over 5 years B&B's were required to be owner operators with B&B insurance.

Proposed B&B regulation is for operator to have a telephone bill for ID and to be available by phone. I sell real estate and believe me some realtors answer their phones in Hawaii and direct me to a lockbox for a key to the premises that allows me entry to home. I have insurance.

These new B&B's have... No onsite.. oversight!

Staff say "encourage" for insurance "" This is ineffectual as ~~was~~ "persuasion" was a disaster to preventing 3 storey houses in LUC's

3 bedroom limits in ALR B&B's in purpose built 10 to 20 bedroom mansions will be next to impossible to enforce. Where is the teeth in this bylaw.

Party houses, gambling houses, maternity houses, hotels, this B&B bylaw does not help restrict activity in ALR megamansions. Make them owner operator.

City's new definition of "residential rental accommodation" means the accommodation of guests in all or a portion of a dwelling....

* See Bylaw 9649 Part 22 B&B Business Reg Bylaw 7538
added definition (h)

B&B's is considered secondary use and cannot be the primary permitted use of a residential dwelling. This definition is in violation of the Official Community Plan and the Zoning Bylaw as the B&B...the SHORT term RENTAL ...can not be conducted "IN ALL" of the dwelling.

It is not just your election platform but the law...You must protect the quality of our single family neighbourhoods.

You want to review in a year... do it right the first time... we don't need to grandfather bad decisions.

Presented by:
Lyn for Borg
Sanderson Oct

3 attachments



The Richmond First Council Team is running on an eight point platform:

1. Controlling city spending and respecting taxpayer dollars
2. Working to create road and transit solutions to reduce traffic gridlock
3. Ensuring support for public safety and first responders
4. Calling for increased transparency for your tax dollars at City Hall, the Richmond Oval and other city facilities
5. Balancing growth with the need to preserve the character of single family neighborhoods
6. Ensuring new development pays their fair share towards community infrastructure and amenity improvements
7. Working with Vancouver Coastal Health to encourage expansion of medical services for our growing and aging community
8. Protecting Richmond's farmland and supporting local food production

*platforms
& OCP must
be followed.*

8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) [Bylaw 8672, Jan 24/11]

8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H; J-K). The **zone** is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives. [Bylaw 8672, Jan 24/11]

8.1.2 Permitted Uses

- housing, single detached

8.1.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite
- bed and breakfast

8.1.4 Permitted Density

1. The maximum density is one principal dwelling unit per lot.
2. For **single detached housing** zoned RS1/A-H, J-K [Bylaw 8672, Jan 24/11], the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to "0.4" is increased to a higher **density** of "0.55" if:
 - a) the building contains a secondary suite; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to "0.4" in Section 8.1.4.3 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b)
 - i) 100% of the **lots** contain **secondary suites**; or [Bylaw 9641, Jan 16/17]
 - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or [Bylaw 9641, Jan 16/17]



**Business Regulation Bylaw No. 7538,
Amendment Bylaw No. 9649**

The Council of the City of Richmond enacts as follows:

1. **Business Regulation Bylaw No. 7538**, as amended, is further amended by deleting Part 22 and replacing it with the following:

**“PART TWENTY-TWO: BED & BREAKFAST ESTABLISHMENT
REGULATIONS”**

22.1. Without first obtaining a **licence** to do so, persons must not provide guests with **residential rental accommodation** for rental periods of less than 30 days.

22.2 **Bed and Breakfast Establishments** shall be subject to the following regulations:

22.2.1. the premises must be the **operator’s principal residence**;

22.2.2. the **operator** must permit the **City’s Licence Inspector** to inspect the operator’s guest register maintained pursuant to the *Hotel Guest Registration Act* to determine whether the applicable zoning bylaw restrictions on the number of guests permitted in the premises are being complied with;

22.2.3. the **operator** must prepare a fire evacuation plan showing the location of exits, fire extinguishers and smoke detectors, install and maintain the fire safety equipment, and post a copy of the fire evacuation plan in each bedroom used for guest accommodation; and

22.2.4. the **operator** must not provide or install any equipment or facilities used for the preparation of food in any bedroom or sleeping unit used for guest accommodation.”

2. **Business Regulation Bylaw No. 7538**, as amended, is further amended at Part 23 by deleting Section 23.1 and replacing it with the following:

“23.1 Any **licencee, operator**, or any other person who:

- (a) violates or contravenes any provision of this bylaw, or who causes or allows any provision of this bylaw to be violated or contravened; or
- (b) fails to comply with any of the provisions of this bylaw; or

- (c) neglects or refrains from doing anything required under the provisions of this bylaw or the **Business Licence Bylaw**; or
- (d) fails to maintain the standard of qualification required for the issuing of a **licence**; or
- (e) makes any false or misleading statement,

commits an offence and upon conviction shall be liable to a fine of not more than Ten Thousand Dollars (\$10,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.”.

3. **Business Regulation Bylaw No. 7538**, as amended, is further amended at Section 26.1 by:

- (a) adding the following as the definition of “**boarding and lodging**” in alphabetical order:

“**boarding and lodging** means **boarding and lodging** as defined in the City’s zoning bylaw.”;

- (b) adding the following as the definition of “**community care facility**” in alphabetical order:

“**community care facility** means a **community care facility** as defined in the City’s zoning bylaw.”;

- (c) adding the following as the definition of “**dormitory**” in alphabetical order:

“**dormitory** means a **dormitory** as defined in the City’s zoning bylaw.”;

- (d) adding the following as the definition of “**dwelling**” in alphabetical order:

“**dwelling** means a dwelling as defined in the City’s zoning bylaw.”;

- (e) adding the following as the definition of “**hotel**” in alphabetical order:

“**hotel** means a hotel as defined in the City’s zoning bylaw.”;

- (f) adding the following as the definition of “**motel**” in alphabetical order:

“**motel** means a motel as defined in the City’s zoning bylaw.”;

- (g) adding the following as the definition of “**principal residence**” in alphabetical order:

“**principal residence** means a principal residence as defined in the City’s zoning bylaw.”;

- (h) adding the following as the definition of “residential rental accommodation” in alphabetical order:



“residential rental accommodation”

means the accommodation of guests in all or a portion of a dwelling, with or without food service, but excludes accommodation that is a boarding and lodging, community care facility, or dormitory.”;

- 4. This Bylaw is cited as “Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9649”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division <i>CE</i>
APPROVED for legality by Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER