



Regular Council

Tuesday, April 14, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Acting Corporate Officer – Matt O’Halloran

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

RES NO. ITEM

MINUTES

- R20/7-1 1. It was moved and seconded
That:
- (1) the minutes of the Regular Council meeting held on March 23, 2020, be adopted as circulated;***
 - (2) the minutes of the Special Council meeting held on March 19, 2020, March 23, 2020, March 30, 2020, and April 6, 2020, be adopted as circulated;***
 - (3) the Metro Vancouver ‘Board in Brief’ dated March 27, 2020, be received for information.***

CARRIED



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Mayor Brodie noted that since no members of the public were present at the meeting, a motion to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2 to 4) would not be necessary.

CONSENT AGENDA

- R20/7-2 5. It was moved and seconded
That Items No. 6, 8, and 10 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the General Purposes Committee meetings held on March 23, 2020, and April 6, 2020;*
 - (2) the Finance Committee meeting held on April 6, 2020; and*
 - (3) the Planning Committee meeting held on April 7, 2020;*
- be received for information.*

ADOPTED ON CONSENT

7. **PROVIDENCE FLAGSHIP PROPOSAL**
(File Ref. No. 03-1000-05-368) (REDMS No. 6407444 v. 5)
Please see Page 4 for action on this item.



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8. HOUSING AGREEMENT BYLAW NO. 10118 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9680 WILLIAMS ROAD

(File Ref. No. 12-8060-20-010118) (REDMS No. 6402916 v. 3; 6427581; 3218459)

That Housing Agreement (9680 Williams Road) Bylaw No. 10118 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 Rezoning Application RZ 15-715406.

ADOPTED ON CONSENT

9. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)” ZONE

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161; 6427581; 3218459)

Please see Page 5 for action on this item.

10. FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6426090)

That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled “Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program”, dated March 26, 2020, from the Director of Policy Planning, be approved.

ADOPTED ON CONSENT

11. FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS

(File Ref. No. 12-806J-20-010122/010144) (REDMS No. 6404835 v. 1B; 6399777; 6399778; 6360541; 6400503)

Please see Page 6 for action on this item.



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CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

7. **PROVIDENCE FLAGSHIP PROPOSAL**
(File Ref. No. 03-1000-05-368) (REDMS No. 6407444 v. 5)

In accordance with Section 100 of the *Community Charter*, Cllr. McPhail declared to be in a conflict of interest as her husband has ownership interest in the *Providence*, and Cllr. McPhail left the meeting – 7:04 p.m.

R20/7-3

It was moved and seconded

- (1) *That the Chief Administrative Officer and the General Manager, Community Services be authorized to enter into a three year agreement on behalf of the City for a total value of \$50,000 with the Providence 1903 Charters; and*
- (2) *That funding of \$33,000 from the Council Community Initiatives Account be approved to fund the annual cost of \$16,500 in the second and third year of the agreement as outlined in the staff report "Providence Flagship Proposal" dated February 10, 2020, from the Director, Arts, Culture and Heritage Services and the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*

CARRIED

Cllr. McPhail returned to the meeting – 7:06 p.m.



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9. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161; 6427581; 3218459)

In reply to queries from Council, staff advised that (i) vehicle access to the proposed development would be from Ash Street, (ii) the walkway is provided to increase mobility options in the neighbourhood, (iii) the project can proceed without the walkway, should Council request it, and (iv) a parking study conducted in 2018 did not show a parking challenge in the neighbourhood.

Discussion took place on sufficient parking and parking solutions and as a result of the discussion, the following **referral motion** was introduced:

R20/7-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be referred back to staff to consult with the residents of Sills Avenue and find an amicable opportunity solution for a better result.

The question on the referral motion was not called as in reply to queries from Council, staff noted that the notification area is 50 metres from the property line.

Discussion took place on advancing this application to Public Hearing and encouraging people to walk and use public transit.

In reply to a further query from Council, staff advised that the proposed development is consistent with the City’s Official Community Plan and does not require additional public information sessions.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs: Au, Loo, McNulty, McPhail and Steves opposed.



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R20/7-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be introduced and given first reading.

CARRIED

Opposed: Cllrs. Day
Wolfe

11. FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS

(File Ref. No. 08-4430-01) (REDMS No. 6404835 v. 1B; 6399777; 6399778; 6360541; 6400503)

R20/7-6

It was moved and seconded

(1) That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and

(2) That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, 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) fences that require a small concrete footing do not require a building permit; however, a large concrete foundation would require a building permit, (ii) part of the bylaw amendment addresses heavy materials, such as masonry, stone, brick that require concrete foundations and must go through a permit application process, (iii) information regarding permit requirements can be found in the bulletin and the City’s website, (iv) the proposed amendment has strict regulations regarding the footprint of a fencepost, and (v) access to agricultural backlands via a 4 metre wide driveway is required and enforced.

Discussion took place on (i) removing masonry as an allowable material, (ii) difference between a fence and wall, and (iii) additional information and detail on other options for fences.



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

R20/7-7

It was moved and seconded

That the staff report titled “Fence Regulations Addressing Height and Materials” be referred back to staff to remove masonry as an acceptable material.

The question on the referral motion was not called as discussion took place on large hedges and uses for masonry with stronger controls and regulations.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs: Au, Loo, McNulty, and McPhail opposed.

The question on the main motion was then called and it was **CARRIED**.

R20/7-8

It was moved and seconded

That staff examine the use of concrete, masonry, and metal products for fencing and/or walls, including form, structure, content of materials, and report back.

CARRIED

Opposed: Cllr: Greene



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

12. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE FARM FEST AT THE GARDEN CITY LANDS ON AUGUST 8, 2020, LOCATED AT 5560 GARDEN CITY ROAD**

(File Ref. No. 11-7400-20-FFES1/2020) (REDMS No. 6397966 v. 4; 6431039)

R20/7-9

It was moved and seconded

That should Council wish to proceed with the Farm Fest as part of the existing 2020 major events program, that the Agricultural Land Reserve non-farm use application by the City of Richmond to host the Farm Fest at the Garden City Lands in August 2020, located at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.

The question on the motion was not called as discussion took place on (i) holding an agricultural event, (ii) ensuring only farm and food sale at the event, (iii) commitment to the specified date of August 8, 2020, and (iv) cancelling the event due to uncertainties about Covid-19.

In reply to queries from Council, staff noted (i) that specifying a date commits the event to that date; therefore, for flexibility, it would be best to be more general, (ii) recommendations for proposed programming will be brought forward for Council consideration, (iii) Kwantlen Polytechnic University (KPU) will still be participating in Farm Fest, dependent on the situation, and (iv) KPU will continue with their farmers' market, while ensuring to abide by health regulations.

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



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PLANNING COMMITTEE
Councillor Linda McPhail, Chair

13. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR THE REZONING OF 4051 CAVENDISH DRIVE AND THE WEST PORTIONS OF 10140, 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT88) - NO. 1 ROAD (STEVESTON)”;** AND FOR THE REZONING OF 4068 CAVENDISH DRIVE AND THE EAST PORTIONS OF 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”.

(File Ref. No. 12-8060-20-010155/10156; RZ 18-820669) (REDMS No. 6282428 v. 3; 6427578; 6425700; 6426419; 280188)

R20/7-10

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 10155, 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 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*



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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the “Town Housing (ZT88) - No. 1 Road (Steveston)” zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Town Housing (ZT88) - No. 1 Road (Steveston)”;* and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

The question on the motion was not called as in reply to queries from Council, staff advised that (i) the proposed development is consistent with the Zoning Bylaw with regard to tandem parking, (ii) a number of residents were invited to attend the public information meetings, (iii) the compliance path on how the building can be constructed in relation to achieving Energy Step Code 3 is determined through the development permit stage, (iv) the road-right-of-way ownership will be transferred to the City, (v) should the City decide the road should be constructed to full road standard, it would be at the cost of the City, (vi) through the development permit project, staff can liaise with the applicant to consider additional side-by-side parking; however, tandem parking is more efficient for the layout of the development.

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

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that on April 1, 2020, the City entered into two five-year agreements with the Girl Guides of Canada-Guides du Canada (the “Guides”) permitting the Guides to use up to 0.461 acres of land at a residential lot located at 4780 Blundell Road to operate a local office for administrative purposes, meetings, training, workshops, events, and short-term recreational lodging for the Guides and affiliated non-profit groups, and up to 3.971 acres of land at Woodward’s Landing located at 11551 Dyke Road to operate a campsite primarily for use by the Guides and local community groups with a focus on outdoor recreation and education.



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Mayor Brodie announced that Trustee Heather Larson was appointed as the Richmond Board of Education liaison to the Richmond Child Care Development Advisory Committee for a one-year term to expire on December 31, 2020, with Trustee Norman Goldstein as alternate.

Mayor Brodie announced that Dr. Jane Sun was appointed as the Vancouver Coastal Health representative to the Richmond Intercultural Advisory Committee for the remainder of a two-year term, to expire on December 31, 2020 and Allie Lin was appointed as a Richmond Community Services Advisory Committee representative to the Richmond Intercultural Advisory Committee for the remainder of a two-year term, to expire on December 31, 2020.

Mayor Brodie announced that Bronwyn Bailey was appointed to the Advisory Design Panel, for the remainder of the term, to expire on December 31, 2021 and Shaun Smakal was appointed to the Advisory Design Panel, for the remainder of the term, to expire on December 31, 2020.

Mayor Brodie announced that due to the Covid-19 pandemic and pressures, Council will be amending the July 2nd property tax payment due date to September 2nd and will request that the Board of Metro Vancouver approve a change to the August 1st tax remittance deadline to a date following September 2nd. He advised that Council has approved a 2% tax reduction in the previously approved property tax amount and that staff will be bringing forward amendments to the 5 Year Financial Plan and a communication plan for the public with regard to tax deferment options. Mayor Brodie advised that the 2% reduction will come from eliminating the additional 1% transfer to reserve, cancelling the hiring of 12 RCMP Officers and 5 Municipal employees, deferment of City Centre North operating budget phase-in and deferment of the Operating Budget Impact (Capital Budget).



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BYLAWS FOR ADOPTION

R20/7-11

It was moved and seconded

That the following bylaws be adopted:

Business Licence Bylaw No. 7360, Amendment Bylaw No. 10171

Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10172

CARRIED

ADJOURNMENT

R20/7-12

It was moved and seconded

That the meeting adjourn (8:16 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 Tuesday, April 14, 2020.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Matt O'Halloran)