



Regular Council

Tuesday, May 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

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R17/10-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on May 8, 2017, be adopted as circulated;*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on May 15, 2017, be adopted as circulated; and*
 - (3) *the Metro Vancouver 'Board in Brief' dated April 28, 2017, be received for information.*

CARRIED



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PRESENTATIONS

(1) Park Excellence Award for the Terra Nova Adventure Play Environment

Mike Redpath, Senior Manager, Parks, provided background information regarding the Terra Nova Adventure Play Environment and with the aid of a video presentation, highlighted features of the Park.

On behalf of the BC Recreation and Parks Association, Mr. Redpath then presented the Park Excellence Award for the Terra Nova Adventure Play Environment.

(2) Bill Woycik Outstanding Facility Award for City Centre Community Centre

Jim Young, Senior Manager, Capital Buildings Project Development, provided background information regarding the development of the City Centre Community Centre.

Serena Lusk, Senior Manager, Recreation and Sport Services, recognized the City Centre Community Centre Association and commented on the integral role they played in this project. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Ms. Lusk highlighted features of the City Centre Community Centre such as its open and inclusive spaces and public art installations.

Chris Siddaway, President, Recreation Facilities Association of BC, commented on the Recreation Facilities Association of BC's history and presented the Bill Woycik Outstanding Facility Award for City Centre Community Centre.

Mayor Brodie thanked all those that were involved in the project, including staff, volunteers, and the City Centre Community Centre Association and its Board.



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(3) Southwest Area Transport Plan – Phase 2 Consultation

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Geoff Cross, Vice President, Planning and Policy, TransLink, presented the Southwest Area Transport Plan – Phase 2 Consultation.

Mr. Cross spoke on the Plan's focus areas, noting that they include (i) new all-day frequent transit corridors, (ii) improved connections south of the Fraser River, (iii) improved reliability, including better matching service with demand, and (iv) improved local service. Also, he commented on the Plan's range, noting that it focuses on other modes of transportation such as cycling and its connectivity to transit hubs. Mr. Cross remarked that the public engagement is underway until June 19, 2017 and is aimed at helping TransLink better understand customer impacts of change and identify new ideas. He then advised that following the public engagement process, feedback will be examined, engagement will commence with Council and a final plan will be presented in the fall of 2017.

In reply to queries from Council, Ted Townsend, Director, Corporate Communications and Marketing, advised that the City will support TransLink's engagement efforts through social media and a link to their webpage from the City's website.

COMMITTEE OF THE WHOLE

- R17/10-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:29 p.m.).

CARRIED



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3. Delegations from the floor on Agenda items .

Item No. 9 – Affordable Housing Strategy Update – Draft Policy Review and Recommendations

De Whalen, Chair of the Richmond Poverty Response Committee, spoke on rental statistics in Richmond, and remarked that the proposed recommendations to the Affordable Housing Strategy are not sufficient.

Ms. Whalen stated that the Richmond Poverty Response Committee recommends the following:

- affordable units should be built close to transit hubs;
- amenity space for non-profit services should be included as a contribution from developments in exchange for increased density;
- there is a need to increase the number of units built per year; and
- cash-in-lieu contributions should be increased significantly and funds placed in the Affordable Housing Reserve Fund to build affordable housing.

Ms. Whalen read from her submission, attached to and forming part of these Minutes as Schedule 1.

- R17/10-3 4. It was moved and seconded
That Committee rise and report (7:34 p.m.).

CARRIED

CONSENT AGENDA

- R17/10-4 5. It was moved and seconded
That Items No. 6 through No. 18 with the removal of Item No. 9, be adopted by general consent.

CARRIED



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6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on May 9, 2017;*
- (2) the General Purposes Committee meeting held on May 15, 2017;*
- (3) the Planning Committee meeting held on May 16, 2017; and*
- (4) the Public Works and Transportation Committee meeting held on May 17, 2017;*

be received for information.

ADOPTED ON CONSENT

7. CANADA 150 LEGACY PUBLIC ART CONCEPT PROPOSAL

(File Ref. No. 11-7000-09-20-232) (REDMS No. 5366639 v. 4, 5240433)

That the concept proposal and installation for the Canada 150 Legacy public artwork by artists Henry Lau and David Geary, as presented in the report titled "Canada 150 Legacy Public Art Concept Proposal," dated April 12, 2017, from the Director, Arts, Culture and Heritage Services, be endorsed.

ADOPTED ON CONSENT

8. SOLAR ENERGY SYSTEMS PROJECT FOR FIRE HALL NO. 1

(File Ref. No. 10-6125-05-01) (REDMS No. 5325224 v. 25)

- (1) That the report titled "Solar Energy Systems Project for Fire Hall No. 1" dated April 9, 2017 from the Director, Engineering, be approved in the amount of \$450,000; and*
- (2) That the 5 Year Financial Plan (2017-2021) be amended accordingly.*

ADOPTED ON CONSENT

9. AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT POLICY REVIEW AND RECOMMENDATIONS

(File Ref. No. 08-4057-05) (REDMS No. 5383915 v. 22, 5366135, 5372524)

See Page 10 for action on this matter.



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10. APPLICATION BY DAVA DEVELOPMENTS LTD. TO AMEND ATTACHMENT 1 TO SCHEDULE 1 OF THE OFFICIAL COMMUNITY PLAN AT 9560 PENDLETON ROAD FROM "PARK" TO "NEIGHBOURHOOD RESIDENTIAL", AND FOR REZONING AT 9560 PENDLETON ROAD FROM "SCHOOL & INSTITUTIONAL USE (SI)" ZONE TO "SINGLE DETACHED (ZS28)" – PENDLETON ROAD (WEST RICHMOND) ZONE

(File Ref. No. 12-8060-20-009661/9662; CP 16-733600; RZ 16-732627) (REDMS No. 5193684, 5374953, 5374956)

- (1) *That Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, to re designate 9560 Pendleton Road from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000, be introduced and given first reading;*
- (2) *That Bylaw 9662, 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 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, to create the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, and to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, be introduced and given first reading.*

ADOPTED ON CONSENT



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11. RICHMOND RESPONSE: METRO VANCOUVER REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1243, 2017 AND RGS PERFORMANCE MONITORING GUIDE

(File Ref. No. 08-4040-01) (REDMS No. 5386785)

- (1) *That the staff report titled, "Richmond Response: Metro Vancouver Regional Growth Strategy Amendment Bylaw No. 1243, 2017 and RGS Performance Monitoring Guide", dated May 8, 2017 from the General Manager, Planning and Development, be received for information; and*
- (2) *That the staff recommendation to advise the Metro Vancouver Regional Board that the City of Richmond supports the proposed Metro Vancouver Regional Growth Strategy Amendment Bylaw 1243, 2017 and RGS Performance Monitoring Guide be endorsed.*

ADOPTED ON CONSENT

12. RICHMOND RESPONSE: PORT OF VANCOUVER PROPOSED INDUSTRIAL DESIGNATION OF 1700 NO.6 ROAD

(File Ref. No. 08-4040-01) (REDMS No. 5386969)

- (1) *That the staff recommendation in the report "Richmond Response: Port of Vancouver Proposed Industrial Designation of 1700 No. 6 Road", dated May 8, 2017 from the General Manager, Planning and Development, to advise the Port of Vancouver board that the City of Richmond supports the Port's proposed Industrial designation of 1700 No. 6 Road in the Port's Master Plan be endorsed; and*
- (2) *That the staff recommendation to request the Port of Vancouver Board to work with the City of Richmond to establish the future OCP proposed Knox Way extension, OCP Major Greenway and OCP Major Cycling Route be endorsed.*

ADOPTED ON CONSENT



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13. RICHMOND RESPONSE: YVR PROPOSED PHASE 2 NORTH RUNWAY SAFETY END AREAS (RESA) OPTIONS

(File Ref. No. 08-4040-01) (REDMS No. 5387271, 5355388)

- (1) *That the staff report titled "Richmond Response: YVR Proposed Phase 2 North Runway Safety End Areas (RESA) Options", dated May 8, 2017 from the General Manager, Planning and Development be received for information; and*
- (2) *That the staff recommendation to advise the Vancouver International Airport Authority (YVR) that the City of Richmond supports YVR's proposed Option 2 be endorsed.*

ADOPTED ON CONSENT

14. BC ENERGY STEP CODE FOR NEW PRIVATE BUILDINGS

(File Ref. No. 10-6125-07-02) (REDMS No. 5367037 v. 8)

- (1) *That the stakeholder consultation program in the report titled "BC Energy Step Code for New Private Buildings" dated April 11, 2017, from the Director, Engineering, be endorsed for the purpose of gaining feedback on how the Energy Step Code can be implemented in Richmond;*
- (2) *That the air barrier installation training program identified in the report titled "BC Energy Step Code for New Private Buildings" dated April 11, 2017, from the Director, Engineering, be approved with \$60,350 funding from the Carbon Tax Provision; and*
- (3) *That the funding for the air barrier installation training program be included as an amendment to the 5 Year Financial Plan (2017-2021).*

ADOPTED ON CONSENT

15. AWARD OF CONTRACT 5757 EOI – RECYCLING DEPOT CONTAINER COLLECTION AND RECYCLING SERVICES

(File Ref. No. 03-1000-20-5757, Xr: 10-6370-04-01) (REDMS No. 5374675)

- (1) *That Contract 5757 EOI, Recycling Depot Container Collection and Recycling Services, be awarded as follows:*



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- (a) *Cascades Recovery Inc. – the container collection and recycling services for the following commodities at the unit rates quoted: newspaper, mixed paper and cardboard; and*
- (b) *Super Save Group – the container collection and recycling services for the following commodities at the unit rates quoted: tin, scrap metal, aluminium, plastic and yard waste;*
- (2) *That staff be authorized to extend the contract in one-year increments up to five years in total, and if required, extend the contract beyond the five-year term on a month-by-month basis until such time as a new contract can be advertised and awarded; and*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the above contracts.*

ADOPTED ON CONSENT

16. **AMENDMENT TO WATER USE RESTRICTION BYLAW**
(File Ref. No.12-8060-20-009704, Xr: 10-6160-07-06) (REDMS No. 5352786, 4616467, 5366999)

That the Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 9704 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

17. **2016 ANNUAL WATER QUALITY REPORT**
(File Ref. No. 10-6000-01) (REDMS No. 5371641)

That the staff report titled “2016 Annual Water Quality Report” dated April 13, 2017 from the Director, Public Works Operations, be endorsed and made available to the community through the City’s website and through various communication tools including social media and as part of community outreach activities.

ADOPTED ON CONSENT



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18. **2016 CLIMATE ACTION REVENUE INCENTIVE PROGRAM AND CARBON NEUTRAL PROGRESS REPORT**

(File Ref. No. 10-6125-07-03) (REDMS No. 5372171 v. 12, 5358388, 5366485)

- (1) *That the 2016 Climate Action Revenue Incentive Program (CARIP) and Carbon Neutral Progress Report from the Director, Engineering dated April 27, 2017, be received for information; and*
- (2) *That, in accordance with Provincial requirements, the CARIP Report and Carbon Neutral Progress Report be posted on the City's website for public access.*

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

9. **AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT POLICY REVIEW AND RECOMMENDATIONS**

(File Ref. No. 08-4057-05) (REDMS No. 5383915 v. 22, 5366135, 5372524)

R17/10-5

It was moved and seconded

That the Affordable Housing Strategic approach and policy actions, as outlined in the staff report titled, "Affordable Housing Strategy Update – Draft Policy Review and Recommendations," be approved for the purpose of key stakeholder consultation and the results of the consultation be reported back to Planning Committee.

The question on the motion was not called as in reply to queries from Council, Joyce Rautenberg, Affordable Housing Coordinator, advised that, should the proposed approaches be approved, staff will engage with key stakeholders and refine the proposed policy options and report back to Council with a final set of recommendations later this year.



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Also, she stated that an affordable homeownership program is currently not being considered as a result of limited resources and other affordable housing priorities already identified; however, should Council wish to examine this matter, staff would recommend that a comprehensive cost and benefit analysis be conducted.

Discussion took place and it was noted that an economic review on the following would be valuable information: (i) the ability to decrease the built unit threshold requirement to 60 units without causing an economic impact to the cash-in-lieu contribution, (ii) potential actions required to enable an increase beyond the 10% built unit percentage of total residential floor area in apartment developments, (iii) potential inclusion of townhouse developments in the Affordable Housing Strategy, and (iv) the results of the stakeholder consultation once completed.

In reply to further queries from Council, Ms. Rautenberg advised that staff could provide a comparison of the City's affordable housing endeavours to those of other municipalities. Also, she remarked that partnership initiatives with senior governments, private and non-profit sectors, can be leveraged to create a higher number of affordable housing units than what would typically be secured through development. Ms. Rautenberg then stated that staff could also examine how an increase beyond the 10% built unit percentage of total residential floor area in apartment developments affects other units in the same development.

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

R17/10-6

It was moved and seconded

- (1) *That an economic study be conducted on:*
 - (a) *the ability to decrease the built unit threshold requirement to 60 units without causing a negative impact to the cash-in-lieu contribution; and*
 - (b) *the viability of increasing beyond the 10% built unit percentage of total residential floor area in apartment developments;*
- (2) *That the viability of including of townhouse developments in the Affordable Housing Strategy be examined.*

CARRIED



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The question on the **main motion**, as amended to read as follows:

- (1) *That the Affordable Housing Strategic approach and policy actions, as outlined in the staff report titled, "Affordable Housing Strategy Update – Draft Policy Review and Recommendations," be approved for the purpose of key stakeholder consultation and the results of the consultation be reported back to Planning Committee;*
- (2) *That an economic study be conducted on:*
 - (a) *the ability to decrease the built unit threshold requirement to 60 units without causing a negative impact to the cash-in-lieu contribution; and*
 - (b) *the viability of increasing beyond the 10% built unit percentage of total residential floor area in apartment developments;*
- (3) *That the viability of including of townhouse developments in the affordable housing strategy be examined.*

was then called and it was **CARRIED**.

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

19. APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE - 1063035 BC LTD DOING BUSINESS AS: V + CLUB, 8171 ACKROYD RD UNIT 140

(File Ref. No. 12-8275-30-001) (REDMS No. 5378064 v. 4, 5344467)

R17/10-7

It was moved and seconded

- (1) *That the application from 1063035 BC Ltd., doing business as, V + Club, for a new Liquor Primary Liquor Licence to operate a Karaoke Box Room, at premises located at 8171 Ackroyd Rd Unit 140, with liquor service, be supported for;*



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- (a) *A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically Karaoke Box Room with total person capacity of 100 persons;*
 - (b) *Family Food Service to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian;*
 - (c) *Liquor service hours for Monday to Sunday, from 12:00 PM to 2:00 AM;*
- (2) *That a letter be sent to Liquor Control and Licensing Branch advising that:*
- (a) *Council supports the conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and*
 - (b) *Council's comments on the prescribed criteria (set out in Section 71(9) of the Liquor Control and Licensing Regulations) are as follows:*
 - (i) *The potential for additional noise and traffic in the area was considered;*
 - (ii) *The impact on the community was assessed through a community consultation process; and*
 - (iii) *Given that this is a new business, there is no history of non-compliance with this operation;*
 - (c) *As the operation of a licenced establishment may effect nearby residents the City gathered the views of the residents as follows:*
 - (i) *Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and*
 - (ii) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and the notice provided information on the application and instructions on how community comments and concerns could be submitted; and*



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- (d) *Council's comments and recommendations respecting the views of the residents are as follows:*
- (i) *That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.*

The question on the motion was not called as discussion took place on the potential to inspect karaoke businesses on a regular basis.

In reply to queries from Council, Carli Edwards, Chief Licence Inspector, advised that (i) business licence inspections are carried out on a complaint basis, (ii) the City does not support liquor primary licences in neighbourhoods past 1 a.m. and (iii) should problems arise with any given business, the City can take action under Business Licence Bylaw No. 7360.

Discussion further ensued and concern was expressed with regard to minors at liquor primary establishments. As a result, the following **amendment** was introduced:

R17/10-8

It was moved and seconded

That Part 1 (b) "Family Food Service to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian;" be deleted.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Dang
Day
Johnston
Loo
McNulty
McPhail
Steves

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



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20. **BUILDING PERMIT APPLICATION AT 7251 NO. 6 ROAD**
(File Ref. No. 12-8360-20-01) (REDMS No. 5382274 v. 2)

R17/10-9

It was moved and seconded

That Building Permit Application No. 17-770896 for a single family dwelling at 7251 No. 6 Road, with a total floor area (including garage) of 1,246.3 m² (13,414.9 ft²) be withheld for a period of 30 days beginning on the date of application (April 26, 2017) pursuant to Section 463(1) of the Local Government Act, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.

CARRIED

Opposed: Cllr. Loo

PUBLIC DELEGATION ON NON-AGENDA ITEM

R17/10-10 21.

It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:27 p.m.).

CARRIED

Kwantlen St. Farmers Market at KPU's Richmond Campus

With the aid of a PowerPoint presentation, Anne Janzen, Market Manager, Farm Fresh Events and Jeremy McElroy, General Manager, Kwantlen Student Association, spoke the Kwantlen St. Farmers Market at KPU's Richmond campus and highlighted the following information:

- the Kwantlen St. Farmers Market runs weekly on Tuesdays from 12 p.m. to 4 p.m. at the Richmond campus;
- the Market features locally grown produce, baking, and artisan products;
- the Market allows KPU's sustainable agriculture students to develop their marketing and sales skills while attending the market.



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Ms. Janzen remarked that, in an effort to promote the Market further they are seeking the City's assistance in spreading the word. Also, they would like to highlight the Market's visibility by increasing the number and frequency of way-finding signs.

Discussion took place regarding the Kwantlen St. Farmers Market and the following **referral** was introduced:

R17/10-11

It was moved and seconded

That staff work with the Kwantlen St. Farmers Market group on ways to assist them in promoting the Market, including signage options and social media use.

CARRIED

R17/10-12 22.

It was moved and seconded

That Committee rise and report (8:45 p.m.).

CARRIED

PUBLIC ANNOUNCEMENT

Mayor Brodie announced that ORH Ltd. has been retained to conduct an Optimal Deployment Study for Richmond Fire-Rescue.

BYLAWS FOR ADOPTION

R17/10-13

It was moved and seconded

That the following bylaws be adopted:

Soil Removal and Fill Deposit Regulation Bylaw No. 8094, Amendment Bylaw No. 9002

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9003

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

Business Licence Bylaw No. 7360, Amendment Bylaw No. 9650



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Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9651

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9652

Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9558
(3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600
Chatham Street, RZ 15-710852)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9624
(9320 Dixon Avenue, RZ 16-735119)*

CARRIED

DEVELOPMENT PERMIT PANEL

- R17/10-14 23. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on May 10, 2017, and the Chair's report for the Development Permit Panel meeting held on May 10, 2017 be received for information; and*
 - (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-753377) and Heritage Alteration Permit (HA 17-763809 for the properties at 3471 Moncton Street, 12040 & 12060 3rd Avenue and 3560, 3580 & 3600 Chatham Street be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

- R17/10-15 It was moved and seconded
That the meeting adjourn (8:55 p.m.).

CARRIED



**City of
Richmond**

Minutes

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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 Tuesday, May 23, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

Delegation to Richmond City Council May 23, 2017

Re: Affordable housing Strategy Update

My name is De Whalen and I am here to speak on behalf of the Richmond Poverty Response Committee. You will have already received our formal report and recommendations that were sent in on April 23, 2017.

I will reiterate that on Richmond the City's website it notes 47% of Richmond renters spend more than 30% of their income on shelter, 30% being the definition of 'affordable.' In addition, Richmond's vacancy rate is 0.9% (some say 0.3%) and 1 in 5 of all Metro households are in core housing need. Knowing that almost ½ of our renters are in unaffordable housing and vacancies are almost non-existent, it should be clear that the City of Richmond has a responsibility to do more to ensure people have affordable housing.

I attended the City's Planning committee meeting last week and was heartened to hear that some concerns were being recommended, such as moving the magic number from 80 units to 60. However, we do agree with Council that recommendations in the staff report do not do far enough.

The Richmond PRC still recommends that the number of affordable units per development be increased to 20%. We still recommend that townhouses be included in the definition of built affordable units.

Various Council members made the following observations and the Richmond PRC agrees with them.

We agree it should be a priority that affordable units are built close to transit hubs.

We agree that amenity space for non-profit services should be added to the demands that the City makes to developers in exchange for density.

We agree that there is a dire need to accelerate the number of units built per year. At present the target is 150 units per year. At this rate we will never catch up with the need.

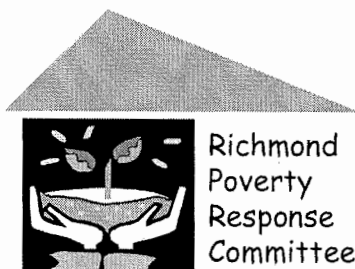
Finally, and in light of the recent Council decision on house sizes on ALR, we agree that cash in lieu calculations should be increased considerably and that revenue is put into the affordable housing reserve fund. These funds should be used to build purpose-built affordable rental housing.

Thank You

De Whalen,

Chair, Richmond PRC

www.richmondprc.org



City of Richmond Affordable Housing Strategy Update
Report and Recommendations from the
Richmond Poverty Response Committee (PRC)
SUBMITTED BY EMAIL APRIL 23, 2017

This report and recommendations are in response to the request from the City of Richmond for input from stakeholders and Richmond residents around the City's Affordable Housing Strategy (AHS). The Richmond Poverty Response Committee (PRC) is one of the stakeholders with regard to the Affordable Housing Strategy.

The Richmond PRC is *"a coalition of Richmond residents and agencies working together to reduce poverty and the effects of poverty with research, projects and public education."*

Research shows the link between poverty alleviation and access to safe, affordable, sustainable housing. Without access to decent housing, it is extremely difficult to pursue education, maintain employment, or raise a family. Safe, affordable housing allows individuals and families to work and thrive, which helps to ensure that they can break the bonds of poverty. (i)

People experiencing poverty are at more risk of living in inadequate housing than the general population. They are: First Nations, recent immigrants, persons with disabilities and chronic illnesses, lone-parent families and single seniors, families on social assistance, and the working poor. (ii) Ensuring people have access to affordable housing has been shown to be considerably cheaper and much more effective than continuing to pump money into emergency supports such as shelters. (iii)

In reviewing the City of Richmond's AHS it is apparent the central view is every household should have the option of living in adequate, affordable and suitable housing. Adequate means no major repairs are needed. Affordable means less than 30% of gross household income. Suitable means enough living and sleeping room to live in dignity.

Stats Canada notes that 41% of one-person households in Canada spend more than 30% of income on shelter. (iv) The City's website notes that 47% of Richmond renters spend more than 30% of gross income on housing, the vacancy rate at 0.9% is far below a 'healthy' rental market rate of 3% and that almost 20% of all Metro households are in core housing need. (v)

Considering these statistics, much more needs to be done to ensure Richmond residents have access to affordable housing. The Richmond PRC has an interest in updating the AHS so more affordable housing is available that meets the needs of a significant portion of Richmond residents that currently spends more than 30% on housing.

Some hopeful news came in the form of the recent Federal Budget delivered on Mar 22, 2017 that gave details to the promised Affordable Housing and the National Housing Strategy. An important part of that commitment is the allocation of \$11.2 billion over the next 11 years toward a variety of initiatives designed to build, renew and repair Canada's stock of affordable housing and help ensure that Canadians have affordable housing that meets their needs. As part of the National Housing Strategy, this funding will include \$3.2 billion for provinces and territories to build new affordable housing units, renovation and repair of existing units, and provisions for rental subsidies. (vi)

In light of the foregoing, the Richmond PRC recommends that the City of Richmond amend their Affordable Housing Strategy as follows:

1. Increase the percentage of affordable housing units that developers must contribute from 5% to 20% of the total development,
2. Decrease the number of units in a development that will trigger the requirement to provide AH units from 80 to 60 units,
3. Define townhouses as 'units' in the AH criteria,
4. Make accommodations to cover 'rent gap' issues, such as a rent-to-income program so more people can access the City's affordable housing units,
5. Promote additional incentives to developers for the construction of purpose-build affordable rentals,
6. Include measurable targets, timelines, public monitoring and regular reporting in the implementation plan, and
7. Prepare projects now, in time to take advantage of opportunities for federal and provincial funding as they arise to augment other funds and build new, renew and repair Richmond's affordable housing stock.

References:

- i. A Made in Canada Housing Strategy, March 2017, Jeff Morrison, Canadian Housing and Renewal Association
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