



Regular Council

Monday, June 10, 2019

Place: Council Chambers
Richmond City Hall

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

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R19/10-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on May 27, 2019, be adopted as circulated.

CARRIED



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COMMITTEE OF THE WHOLE

- R19/10-2 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. 9 – Affordable Housing Strategy (2017–2027) – 2018 Update
De Whalen, Richmond resident, read from her submission (attached to and forming part of these minutes as Schedule 1), and expressed her concern on the limited availability of housing for low income families and potential affordable housing units lost to demolitions.
Item No. 9 – Affordable Housing Strategy (2017–2027) – 2018 Update
Niti Sharma, Richmond resident, read from her submission (attached to and forming part of these minutes as Schedule 2) and expressed her concern regarding the pace of affordable housing development and mechanisms to ensure that developed units dedicated for affordable housing are occupied. Also, she expressed concern with regard to illegal suites in the city and encouraged the City to use its surplus to develop affordable housing.

- R19/10-3 4. It was moved and seconded
That Committee rise and report (7:10 p.m.).

CARRIED

CONSENT AGENDA

- R19/10-4 5. It was moved and seconded
That Items No. 6 through No. 10 and Item No. 13 be adopted by general consent.

CARRIED



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on May 28, 2019;*
 - (2) *the General Purposes Committee meeting held on June 3, 2019; and*
 - (3) *the Planning Committee meeting held on June 4, 2019;*
- be received for information.*

ADOPTED ON CONSENT

7. **PROPOSED TIDALLY INFLUENCED TERRA NOVA SLOUGH UPDATE**

(File Ref. No. 06-2345-20-TNOV4) (REDMS No. 6160886 v. 10; 5621988; 6162646; 6162647; 6162648; 6162649; 6162651; 6162669)

- (1) *That Option 2: Create, without the necessity of diking around the slough, a Tidally Influenced Terra Nova Slough, as outlined in the staff report titled “Proposed Tidally Influenced Terra Nova Slough Update” dated April 5, 2019 for the Director, Parks Services, be endorsed; and*
- (2) *That staff be directed to explore (i) design options for the tidally influenced Terra Nova slough, including the original plan, and (ii) additional funding sources.*

ADOPTED ON CONSENT

8. **2019 CHILD CARE GRANTS – SECOND INTAKE**

(File Ref. No. 03-0185-01) (REDMS No. 6178419 v. 4; 6178430; 5364413; 5955401; 6010359; 6184297)

That the Child Care Capital Grants, as outlined in the staff report titled “2019 Child Care Grants – Second Intake” dated May 7, 2019 from the Manager, Community Social Development, be awarded for the recommended amounts and cheques be disbursed for a total of \$25,720.

ADOPTED ON CONSENT



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9. **AFFORDABLE HOUSING STRATEGY (2017–2027) – 2018 UPDATE**
(File Ref. No. 01-0095-20-5006) (REDMS No. 6090737 v. 4; 6189949; 6195571)

That the Affordable Housing Strategy (2017–2027) – 2018 Update be distributed to key stakeholders and posted on the City website.

ADOPTED ON CONSENT

10. **BUILDING OUR SOCIAL FUTURE – A SOCIAL DEVELOPMENT STRATEGY FOR RICHMOND (2013–2022): PROGRESS REPORT FOR 2017 AND 2018**

(File Ref. No. 07-3375-01) (REDMS No. 5805953 v. 16; 5809590; 6194666)

That the Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2017 and 2018 be distributed to key stakeholders and posted on the City website.

ADOPTED ON CONSENT

11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7391 MOFFATT ROAD FROM THE “MEDIUM DENSITY LOW RISE APARTMENTS (RAM1)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**

(File Ref. No. 12-8060-20-009894; RZ 17-777664) (REDMS No. 6162857; 5881819)

Please see Page 5 for action on this Item.

12. **APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE**

(File Ref. No. 12-8060-20-010035; RZ 17-784927) (REDMS No. 5997730; 6182914; 280220; 6188588; 5997352)

Please see Page 6 for action on this Item.



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**13. FARMING FIRST: PROPOSED UPDATE TO RICHMOND’S 2003
AGRICULTURAL VIABILITY STRATEGY (AVS)**

(File Ref. No. 08-4050-10) (REDMS No. 6061053 v. 5; 919127; 5949782)

That staff be directed to conduct public consultation regarding the update to the Agricultural Viability Strategy, and report back to Planning Committee; and

ADOPTED ON CONSENT

As a result of discussion on signage enforcement, staff were directed to consider agricultural signage requirements as part of the Agricultural Viability Strategy public consultation in relation to sign placement, size, duration, fees, when reporting back.

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

**11. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR
REZONING AT 7391 MOFFATT ROAD FROM THE “MEDIUM
DENSITY LOW RISE APARTMENTS (RAM1)” ZONE TO THE
“HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**

(File Ref. No. 12-8060-20-009894; RZ 17-777664) (REDMS No. 6162857; 5881819)

Discussion ensued with regard to (i) disclosure of the statutory right-of-way on-title to the property owners of the adjacent development, (ii) the application’s proposed tree retention plan, (iii) the application’s proposed affordable housing contribution, and (iv) the proposed development’s potential overlook onto the adjacent property.

R19/10-5

It was moved and seconded

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9894, for the rezoning of 7391 Moffatt Road from the “Medium Density Low Rise Apartments (RAM1)” zone to the “High Density Townhouses (RTH1)” zone, be introduced and given First Reading; and



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- (2) *That a letter be sent to guiding groups of property management companies, stratas, notaries, lawyers, real estate professionals and other appropriate professional bodies to inform them of the on-going issue of buyers reporting a lack of property information and request that measures be taken to improve disclosure of property information to prospective buyers.*

CARRIED

Opposed: Cllrs. Au
Greene
Wolfe

12. APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE

(File Ref. No. 12-8060-20-010035; RZ 17-784927) (REDMS No. 5997730; 6182914; 280220; 6188588; 5997352)

R19/10-6

It was moved and seconded

- (1) *That the following recommendation be forwarded to a Public Hearing:*
 - (a) *That Single-Family Lot Size Policy 5420 for the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Road, in a portion of Section 36 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5420 (Attachment 5); and*
 - (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be introduced and given First Reading.*

The question on the motion was not called as discussion ensued with regard to the history of the Railway Avenue corridor and the potential to increase density along a portion of Railway Avenue.



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In reply to queries from Committee, staff noted that the proposed amendment to the Lot Size Policy will exclude 46 properties fronting Railway Avenue and two properties fronting Williams Road and would enable those lots to apply for a rezoning to permit redevelopment, in keeping with the Arterial Road Land Use Policy. Staff were then directed that should the application proceed, a memorandum on the proposed Lot Size Policy amendment be provided to Council prior to the Public Hearing.

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

NON-CONSENT AGENDA ITEMS

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R19/10-7 14. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:15 p.m.).

CARRIED

- (1) With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Annie Lai, along with Tracy Gwang, Joanne Yuan, Kyla Latumahina, Sargun Khurana, and Dennis Li, Richmond residents, reviewed a proposal for the implementation of a Youth City Council (YCC), highlighting that a such a group would support youth engagement and provide opportunities to grow youth leadership in the community.

Discussion ensued with regard to (i) YCC's potential structure and budget, (ii) group membership, and (iii) preserving the group for future students.

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



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R19/10-8

It was moved and seconded

That staff analyse the proposed implementation of a Richmond Youth Council and provide recommendations.

CARRIED

- (2) Kim Jensen and David Price, representing the Richmond Tennis Club, read from their submission (copy on-file, City Clerk's Office), and spoke on a proposal to upgrade current facilities, including upgrades to wheelchair access.

Discussion ensued with regard to (i) opportunities to acquire federal provincial and accessibility grants, (ii) the Richmond Tennis Club membership, (iii) the proposed timeline to develop the facility, and (iv) potential use of the facility by other community groups.

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

R19/10-9

It was moved and seconded

That the proposal and supporting documents from the Richmond Tennis Club be referred to staff to be considered with the City's Long Term Facility Plan.

CARRIED

R19/10-10

15. It was moved and seconded

That Committee rise and report (8:51 p.m.).

CARRIED

ANNOUNCEMENTS

Mayor Brodie announced that George A. (Tony) Davies was appointed to the Aquatic Services Board for a 19- month term to expire December 31, 2020.

Mayor Brodie announced that on June 1, 2019, the City entered into an agreement with the Richmond Nature Park Society for the delivery of community programs and events in connection with the Richmond Nature Park that encourage and promote public awareness of and interest in the study of nature, environmental sustainability and outdoor education.



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BYLAWS FOR ADOPTION

R19/10-11

It was moved and seconded

That the following bylaws be adopted:

Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10002

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9646

CARRIED

In reply to queries from Committee, staff advised that the applicant has met all conditions in relation to *Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 9062* and *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9063*.

R19/10-12

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 9062 be adopted.

CARRIED

Opposed: Cllrs. Day
Greene
Steves
Wolfe

R19/10-13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9063 be adopted.

CARRIED

Opposed: Cllrs. Day
Greene
Steves
Wolfe



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ADJOURNMENT

R19/10-14

It was moved and seconded
That the meeting adjourn (9:06 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, June 10, 2019.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

June 10, 2019 Richmond City Council Meeting

My name is Deirdre Whalen and I am a long-time resident of Richmond and the chair of the Richmond Poverty Response Committee. I would like to speak on the Affordable Housing Strategy update. In my presentation I will refer to data from the Metro Vancouver Housing Data Bank. This information is easily accessed via Google and is a link on the City's own website. The data gives rise to a number of questions. I hope Council of city staff can assist with answers.

Renter households:

Richmond has 19,000 renter households

However, 37% of renter households (7000) have a household income of \$35,000 or less

So affordable rent these renter households is (30% of \$35,000) or \$875 per month

- Where are the affordable units for low income individuals and families?
- In 2017, the Richmond PRC presented to City Council on the affordability gap between rents and ability to pay and recommended rent supplements be added to the A.H. Strategy. Where is this item?

Purpose-built rental:

In 2018 Richmond 'secured' 135 purpose-built rentals

In 2017 the number was 97

- How many of these units are actually tenanted?

Social housing rental starts:

2015 was 129 (The Storeys)

2016 none

2017 none

2018 none

- Rental rates in The Storeys are around \$900 per mo. This is the recorded median market rent in Metro Vancouver in 2019 for a studio apartment. Why then is the Storeys noted in the strategy as "affordable" or "social" housing?

Demolitions:

2015 - were 450 demos

2016 - 509

2017 - 388

5 year average was 340 demos per year

- In 2018 the Richmond PRC presented a delegation with recommendations to include in the AHS, rental units in houses lost to demolition. Where are these numbers reflected?

Thank you

De Whalen

13631 Blundell Road, Richmond V6W1B6

Honorable Mayor and Council,

Thank you for this update on Richmond's affordability

(Item 9)

In this report (plan Page 12, dated June 6th 2019), the city says it has "secured" 2000 new affordable housing units since 2017. It is data we need to examine ^{carefully} and ^{understand} better to fully make sense of this number.

Some of my questions/comments after seeing this data :

1. What does secured mean? ^{It likely means} Does it mean that the city has approved that these units will be build soon? Any idea how many in this tally are already built or how many years till these are built?
2. Also built may not mean rented out. For the 726 market rental units in this tally does the city have any mechanism to ensure that these are not rented out short term and intermittently or lie empty? The city's current short term bylaw allows boarding and lodging part of a home without being a B&B and the city has had limited success so far in patrolling this. You should consider removing the boarding and lodging for short term unless the home is a principal residence. Otherwise, I believe the market rental units will end up playing a very limited role in helping affordable rental options.
3. The tally (on page 12 makes no mention of **what size units are there in these various categories**. It may be very useful to account for size of the units I request that in the tally the size of the unit be listed under each category. So it would be clearer whether what is being built is a good fit for the needs in the community or not. It will also help identify what sized units are in shortfall.
4. Why are market rental units listed under a separate category than secondary suites? I assume that both will be rented at prevailing market rates. ^{Also} Secondary suites are accepted as affordability housing contribution when re-developing single family homes, so if I understand correctly there is no cash in lieu contribution. Does the city ask that the suite be rented out at affordable ratest rates. What if the suite stays EMPTY? Then this contribution would amount to nothing in providing an affordable choice.
5. It may be good alongside this affordable report of what is being built, a report of what was demolished over the same period of time :Its size, neighborhood and whether it was rented. This should include data from both legal and illegal suites . Adding this dimension will help the public see what is the **net effect over the same time frame**. Without adding this dimension the data from demolitions and its effect on the lack of affordability is obscured from the picture. Also, according to the affordability report from 2017, 80% of the city's renters find their rental in this secondary market of older homes.
6. A neighborhood based housing stock for each year will help. This data could include: How many homes of what kind exist, how many (of what kind were demolished in that year in that neighborhood). What was build and how much was affordable (under various categories: Low market, market rental, below

market rental or any other kind). If this data was in an excel spread sheet the city and its residents would have a complete picture at their finger tips and as you know: transparent and trustworthy data is a sound beginning for making effective policies that account for what is really happening in the housing sector in the city. This will help the city set overall city goals as well as neighborhood based goals for affordability that better match school capacity and maybe plan for new schools when they are needed.

7. How much prior (upto 2017) shortfall (in terms of various sized units) do we have in terms of affordability needs in the city?

I hope answers to these questions will make it easier to understand the city's affordability goals for the community and help us plan better and make this city more affordable for many who are struggling with housing issues currently.

.I would like to request that some part of the 2.9 million dollar surplus that the city has be diverted into building affordable non-market housing and housing that utilizes other forms of ownership such as coops and the city help the developer to seek funding to build these from other levels of government.

Thanks for listening.

Niti Sharma