



Regular Council

Monday, June 11, 2018

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

R18/11-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on May 28, 2018, be adopted as circulated;*
- (2) *the minutes of the Special Council meetings held on May 17, 2018, May 28, 2018 and June 4, 2018 be adopted as circulated; and*
- (3) *the Metro Vancouver ‘Board in Brief’ dated May 25, 2018, be received for information.*

**CARRIED**



**Regular Council  
Monday, June 11, 2018**

**AGENDA ADDITIONS & DELETIONS**

- R18/11-2      It was moved and seconded  
*That Item No. 11 – “2017 Annual Report And 2017 Annual Report – Highlights” be deleted from the Council Agenda.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R18/11-3      2.      It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).*

**CARRIED**

3.      Delegations from the floor on Agenda items  
Item No. 18 – Application by IBI Group on behalf of Goodwyn Enterprises (2015) LTD., Inc. No. 1056275 for Official Community Plan (OCP)/City Centre Area Plan (CCAP) Amendment and Rezoning at 7111, 7451 and 7531 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way, 5751 and 5811 Cedarbridge Way, 5003 Minoru Boulevard, from Industrial Retail (IR1) to a New Site Specific Zone

Gordon Walker, representing RCG Group, spoke on application, noting that an affordable housing development with family friendly units is proposed as part of the application. He added that the applicant intends to develop the six contiguous parcels over the next 10 years and clarified that should the application proceed, the City will have the ability to impose updated amenity requirements to future projects after 10 years. Also, he expressed concern on the methodology used in the City’s third party economic analysis of the proposal’s valuation and suggested that the application be referred back to staff.

Discussion ensued with regard to the varying densities proposed on the subject parcels and the timeline of the application process.



**Regular Council  
Monday, June 11, 2018**

In reply to queries from Council, Mr. Walker noted that the applicant is willing to commit to building seniors housing as part of the proposed development and that by approving the application the City would be securing affordable housing immediately.

Casey Clerkson, consultant for S.U.C.C.E.S.S., expressed support for the application, noting that S.U.C.C.E.S.S. is the proposed operator of the proposed affordable housing project and has a history of effective property management. He added that BC Housing has committed \$6 million to S.U.C.C.E.S.S. for enhancement of the proposed affordable housing project, noting that the proposed affordable housing project would be developed first.

- R18/11-4 4. It was moved and seconded  
*That Committee rise and report (7:33 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R18/11-5 5. It was moved and seconded  
*That Items No. 6 through No. 16 be adopted by general consent.*

**CARRIED**

**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Parks, Recreation and Cultural Services Committee meeting held on May 29, 2018;*
  - (2) the General Purposes Committee meetings held on May 28, 2018 and June 4, 2018;*
  - (3) the Finance Committee meeting held on June 4, 2018; and*
  - (4) the Planning Committee meeting held on June 5, 2018;*
- be received for information.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, June 11, 2018**

**7. 2015-2020 SENIORS SERVICE PLAN: ACTIVE AND HEALTHY LIVING – 2017 UPDATE**

(File Ref. No. 07-3400-01) (REDMS No. 5800357 v. 5, 5818051; 5843806)

- (1) *That the staff report titled, “2015-2020 Seniors Service Plan: Active and Healthy Living - 2017 Update” dated May 15, 2018, from the Manager, Community Social Development, be received for information; and*
- (2) *That the 2015-2020 Seniors Service Plan: Active and Healthy Living - 2017 Update be distributed to key stakeholders and posted on the City website.*

**ADOPTED ON CONSENT**

**8. 2015-2020 YOUTH SERVICE PLAN: WHERE YOUTH THRIVE – 2017 UPDATE**

(File Ref. No. 07-3425-02) (REDMS No. 5801684 v. 6; 5843780; 5627097)

- (1) *That the staff report titled “2015-2020 Youth Service Plan: Where Youth Thrive - 2017 Update” dated May 15, 2018 from the Manager, Community Social Development, be received for information; and*
- (2) *That the 2015-2020 Youth Service Plan: Where Youth Thrive - 2017 Update be distributed to key stakeholders and posted on the City website.*

**ADOPTED ON CONSENT**

**9. HOUSEKEEPING UPDATES TO CIVIC ELECTION ADMINISTRATION AND PROCEDURE BYLAW**

(File Ref. No. 12-8060-20-009888) (REDMS No. 5848172; 5847987; 5849073)

*That Civic Election Administration and Procedure Bylaw No. 7244, Amendment Bylaw No. 9888 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, June 11, 2018**

**10. FCM SPECIAL ADVOCACY FUND**

(File Ref. No. 03-1075-21) (REDMS No. 5851629 v. 4)

*That the City of Richmond participate in FCM's Special Advocacy Fund for the 2019 Federal Election at \$10,400 per year for the next two years.*

**ADOPTED ON CONSENT**

**11. 2017 ANNUAL REPORT AND 2017 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No. 03-0375-01) (REDMS No. 5831853)

Please see page 2 for action on this item.

**12. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 7460 & 7480 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009873; RZ 15-707952) (REDMS No. 5789630; 5841631)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9873, for the rezoning of 7460 & 7480 Railway Avenue from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.*

**ADOPTED ON CONSENT**

**13. APPLICATION BY W.T. LEUNG ARCHITECTS, INC. ON BEHALF OF PARK VILLAGE INVESTMENTS LTD. & GRAND LONG HOLDINGS CANADA LTD. FOR REZONING AT 8071 AND 8091 PARK ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” TO “HIGH DENSITY MIXED USE (ZMU39) – BRIGHOUSE VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009878; RZ 17-779229) (REDMS No. 5767066 v. 5; 5838285)

*(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9878, to create the “High Density Mixed Use (ZMU39) - Brighthouse Village (City Centre)” zone, and to rezone 8071 and 8091 Park Road from “Downtown Commercial (CDT1)” zone to “High Density Mixed Use (ZMU39) -Brighthouse Village (City Centre)” zone, be introduced and given first reading; and*





**Regular Council  
Monday, June 11, 2018**

- (2) *Staff be directed to prepare a service area bylaw to provide district energy services to the development at 8071 and 8091 Park Road.*

**ADOPTED ON CONSENT**

14. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE RCMP MUSICAL RIDE ON AUGUST 14, 2018, LOCATED AT 13671 AND 13871 NO. 3 ROAD**

(File Ref. No. 11-7400-20-RMUSI; AG 18-821304) (REDMS No. 5829890 v. 6)

*That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the RCMP Musical Ride event on August 14, 2018, located at 13671 and 13871 No. 3 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*

**ADOPTED ON CONSENT**

15. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE GARDEN CITY LANDS FARMERS MARKET ON AUGUST 11, 2018, AT 5555 NO. 4 ROAD**

(File Ref. No. 11-7200-01; AG 18-821304) (REDMS No. 5845260 v. 9; 5852364; 5857573; 5852353)

*That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the Garden City Lands Farmers Market on Saturday, August 11, 2018, located at 5555 No. 4 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*

**ADOPTED ON CONSENT**



Regular Council  
Monday, June 11, 2018

16. APPLICATION BY GBL ARCHITECTS LTD. ON BEHALF OF KELTIC (BRIGHOUSE) DEVELOPMENT LTD. FOR REZONING AT 6340 NO. 3 ROAD FROM " LAND USE CONTRACT 062 " TO "HIGH DENSITY MIXED USE AND ECD HUB (ZMU37) – BRIGHOUSE VILLAGE (CITY CENTRE)"

(File Ref. No. 12-8060-20-009859; RZ 17-773703) (REDMS No. 5828120 v. 5; 5828207; 5833381; 5858042; 5789830)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 to:*
  - (a) *create the “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” zone; and*
  - (b) *rezone 6340 No. 3 Road from “Land Use Contract 062” to “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre);” and*
  - (c) *discharge “Land Use Contract 062,” entered into pursuant to “Techram Securities Ltd. Land Use Contract Bylaw No. 3366, 1977” (RD50359) from the Title of 6340 No. 3 Road;*  
*be introduced and given first reading; and*
- (2) *That staff be directed to prepare a service area bylaw to provide district energy services to the development at 6340 No 3 Road.*

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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**Regular Council**  
**Monday, June 11, 2018**

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

17. **UPDATE TO ELECTIONS AND POLITICAL SIGNS BYLAW**  
(File Ref. No. 12-8060-20-009887) (REDMS No. 5844661; 5837636)

R18/11-6

It was moved and seconded

*That Election and Political Signs Bylaw No. 8713, Amendment Bylaw No. 9887 be introduced and given first, second and third readings.*

The question on the motion was not called as discussion ensued with regard to the timely removal of illegal election signs.

In reply to queries from Council, David Weber, Director, City Clerk's Office, noted that bylaw enforcement typically seeks voluntary compliance, and then if required, enforcement can be escalated to confiscate illegal signs. He added that individuals can report violations to the City and that bylaw officers are on duty on the weekends.

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

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

R18/11-7

It was moved and seconded

*That staff draft a policy where the City automatically removes illegal election signs and alerts violators of their storage in the City's Works Yard.*

The question on the referral motion was not called as discussion ensued with regard to ticketing violators.

In reply to queries from Committee, Mr. Weber noted that ticketing provisions and provisions to address vehicle signs are included in the updated bylaw.

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





**Regular Council  
Monday, June 11, 2018**

**PLANNING COMMITTEE**

Councillor Linda McPhail, Chair

18. **APPLICATION BY IBI GROUP ON BEHALF OF GOODWYN ENTERPRISES (2015) LTD., INC. NO. 1056275 FOR OFFICIAL COMMUNITY PLAN (OCP)/CITY CENTRE AREA PLAN (CCAP) AMENDMENT AND REZONING AT 7111, 7451 AND 7531 ELMBRIDGE WAY, 7600, 7640, 7671 AND 7880 ALDERBRIDGE WAY, 5751 AND 5811 CEDARBRIDGE WAY, 5003 MINORU BOULEVARD, FROM INDUSTRIAL RETAIL (IR1) TO A NEW SITE SPECIFIC ZONE**

(File Ref. No. RZ 16-724589) (REDMS No. 5749017 v. 12; 5867107)

With the aid of a PowerPoint presentation (copy on-file City Clerk's Office), Wayne Craig, Director, Development, reviewed the application, noting the following:

- the applicant is seeking to rezone 10 parcels and it is anticipated that only two parcels would be developed immediately;
- redevelopment of the other parcels may not occur until 2040 or beyond;
- the application is inconsistent with the bylaws, policies and objectives related to the Affordable Housing Strategy and the City Centre Area Plan (CCAP) and lacks a suitable amenity package to the City;
- approximately an additional 22,000 ft<sup>2</sup> of the proposed development would be allocated for affordable housing if the current Affordable Housing Strategy threshold of 10% of the floor area is used instead of the current proposal;
- the applicant is proposing that the affordable and rental housing developed on Lot 3 be transferred to the City with a lease to S.U.C.C.E.S.S. to operate the proposed housing development for 60 years;



**Regular Council  
Monday, June 11, 2018**

- the applicant is proposing a legal agreement to allow for the adjustment of amenity contributions at a future time of development; however legal agreements do not provide the same legal authority as the rezoning process and the City may not be able to secure yet unidentified amenities in the future if the sites are pre-zoned; and
- the proposed densities may have a cumulative effect of driving the population in the city centre area to 40,000 above CCAP projections, and will strain existing city amenities, parkland, infrastructure and schools.

R18/11-8

It was moved and seconded

***That the application to amend the Official Community Plan (OCP) and City Centre Area Plan (CCAP), and to rezone the subject properties, including 7111, 7451 and 7531 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way, 5751 and 5811 Cedarbridge Way, 5003 Minoru Boulevard, from Industrial Retail (IR1) to a new site specific zone be denied.***

The question on the motion was not called as discussion ensued with regard to (i) the applicant's valuation of the proposed amenity contribution differing from the City's valuation, (ii) the application's inconsistencies with the CCAP and the potential impact to city centre area parks and amenities, (iii) utilizing zoning tools and enforcing current bylaws to secure affordable housing and increase housing supply, (iv) the potential risks of using a proposed 15 or 10-year term legal agreement to secure community amenity contributions instead of the standard rezoning process, and (v) historic examples of pre-zoning sites in the city.

In reply to queries from Council, staff noted that (i) pre-zoning the site to exceed current CCAP densities will set a precedent and will encourage submissions of similar proposals, (ii) the City will lose the ability to secure future amenity contributions that are not currently required should pre-zoning proceed, (iii) the City used independent economic analysis from a third party to calculate the community benefit of the proposed development, and (iv) productive discussions can take place and a more suitable proposal can be submitted if the application is denied.



**Regular Council  
Monday, June 11, 2018**

Council commended staff for presenting a thorough report.

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

**BYLAWS FOR ADOPTION**

R18/11-9

It was moved and seconded

*That the following bylaws be adopted:*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9515;*

*Underpinning Works and Construction Fence Encroachment Bylaw No. 9833;*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9868; and*

*Civic Election Administration and Procedure Bylaw No. 7244, Amendment Bylaw No. 9876.*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R18/11-10 19. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on May 30, 2018, and the Chair's report for the Development Permit Panel meeting held on May 30, 2018, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of a Development Variance Permit (DV 18-805801) for the property at 12431 McNeely Drive be endorsed, and the Permit so issued.*

**CARRIED**



**Regular Council  
Monday, June 11, 2018**

**ADJOURNMENT**

R18/11-11

It was moved and seconded  
*That the meeting adjourn (9:13 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 11, 2018.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer (Claudia Jesson)