



Regular Council

Monday, June 24, 2024

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders (entered at 7:03 p.m.)
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R24/12-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on June 10, 2024, be adopted as circulated; and*
- (2) *the minutes of the Special Council meeting held on June 17, 2024, be adopted as circulated.*

CARRIED



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COMMITTEE OF THE WHOLE

- R24/12-2 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. 16 – Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments

Brad Doré, Richmond Resident, spoke to his submission (attached to and forming part of these minutes as Schedule 1), noting the importance of stratification in order to ensure financial feasibility when building small-scale multi-unit housing (SSMUH) projects.

In response to queries from Council, Mr. Doré noted that (i) 8 ft. ceilings are undesirable and not considered marketable in today’s housing market and (ii) design quality varies between rental units and those built for stratification.

Discussion ensued regarding (i) the height differences between residential vertical envelope Land Use Contract versus zoning and existing height and setback requirements, (ii) stratification versus rental units, and (iii) increasing the Floor Area Ratio (FAR).

Kush Panatch, Richmond Resident, spoke on the impact of 2.5- and 3-storeys on single-family and multi-family homes and the potential number of units under stratification.

Discussion ensued regarding (i) Surrey building regulations and allowable height of building and structures, (ii) the inclusion of secondary suites in strata units, and (iii) the potential maximum number of units per lot in Richmond due to lot configurations and lack of lanes.

- R24/12-3 4. It was moved and seconded
That Committee rise and report (7:32 p.m.).

CARRIED



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CONSENT AGENDA

- R24/12-4 5. It was moved and seconded
That Items No. 6 through No. 14 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on June 11, 2024;*
- (2) *the General Purposes Committee meeting held on June 17, 2024;*
- (3) *the Planning Committee meeting held on June 18, 2024; and*
- (4) *the Public Works and Transportation Committee meeting held on June 19, 2024;*

be received for information.

ADOPTED ON CONSENT

7. STEVESTON TRANSIT EXCHANGE – TRANSLINK PUBLIC ENGAGEMENT RESULTS

(File Ref. No. 10-6480-03-01) (REDMS No. 7629827)

That TransLink be advised the City does not support TransLink’s proposed alternate location for the Steveston Transit Exchange as described in the staff report titled “Steveston Transit Exchange – TransLink Public Engagement Results”, dated May 27, 2024 from the Director, Transportation.

ADOPTED ON CONSENT



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8. APPLICATION BY KUSH PANATCH FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GLASS GREENHOUSE WITH CONCRETE FOOTINGS AT 12800/12910 NO. 2 ROAD

(File Ref. No. 12-8060-20-010567, ZT 24-035934) (REDMS No. 7657729, 7708658, 7710903)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the use of an 81 m² greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.

ADOPTED ON CONSENT

9. RICHMOND YOUTH ADVISORY COMMITTEE PROPOSED 2024 WORK PROGRAM

(File Ref. No. 07-3425-01) (REDMS No. 7695228, 7680340)

That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled “Richmond Youth Advisory Committee Proposed 2024 Work Program”, dated May 31, 2024, from the Acting Director, Community Social Development, be approved.

ADOPTED ON CONSENT

10. DRAFT CHILD CARE STRATEGY 2024–2034

(File Ref. No. 07-3070-04) (REDMS No. 7675622, 7696547)

(1) That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and

(2) That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.

ADOPTED ON CONSENT



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11. HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10548, HOUSING AGREEMENT (MODERATE MARKET RENTAL) BYLAW NO. 10549 AND HOUSING AGREEMENT (MARKET RENTAL) BYLAW NO. 10550 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW- END MARKET RENTAL (LEMR) UNITS, MODERATE MARKET RENTAL UNITS AND MARKET RENTAL UNITS AT 6071 AZURE ROAD

(File Ref. No. 12-8060-20-010548; 12-8060-20-010549; 12-8060-20-010550; 08-4057-05) (REDMS No. 7611426, 7618736, 7618737, 7618740)

- (1) *That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;*
- (2) *That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and*
- (3) *That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.*

ADOPTED ON CONSENT



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12. **KITTIWAKE DRIVE - TRAFFIC CALMING UPDATE**
(File Ref. No. 10-6450-09-01) (REDMS No. 7648159)

That the two asphalt speed cushions on Kittiwake Drive remain as a permanent condition, as described in the staff report titled “Kittiwake Drive – Traffic Calming Update” dated May 27, 2024 from the Director, Transportation.

ADOPTED ON CONSENT

13. **NORTH DIKE UPGRADES CONCEPT PLAN - LYNAS LANE TO NO. 2 ROAD**

(File Ref. No. 10-6045-09-01) (REDMS No. 7672407)

That the concept plan presented in the staff report titled "North Dike Upgrades Concept Plan -Lynas Lane to No. 2 Road", dated May 16, 2024, from the Director, Engineering be endorsed for the purposes of public consultation.

ADOPTED ON CONSENT

14. **RICHMOND WATER QUALITY AND CONSERVATION REPORT 2023**

(File Ref. No. 10-6175-03-03) (REDMS No. 7675292, 7733721)

- (1) *That the annual report titled “Richmond Water Quality and Conservation Report 2023” dated May 15, 2024, from the Director of Public Works Operations, be endorsed; and*
- (2) *That the “Richmond Water Quality and Conservation Report 2023” be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives.*

ADOPTED ON CONSENT



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Discussion ensued regarding organic farming and greenhouses with concrete footings for longevity and structural considerations. As a result of the discussion, the following **referral motion** was introduced:

R24/12-5

It was moved and seconded

That staff evaluate Bylaw 9861, that restricts concrete footings, and report back to Council.

CARRIED

Opposed: Cllrs. Au

Day

Gillanders

Wolfe

NON-CONSENT AGENDA ITEMS

COMMUNITY SAFETY COMMITTEE

Councillor Alexa Loo, Chair

15. REVIEW OF HOURS OF OPERATION OF KARAOKE CLUBS AND NIGHT CLUBS

(File Ref. No. 12-8275-05) (REDMS No. 7671706, 7736711)

In response to a query from Council, staff noted that the Bylaw Department, RCMP, and the Liquor and Cannabis Regulation Branch responded to multiple complaints regarding the Zodiac Karaoke and Pub establishment.

R24/12-6

It was moved and seconded

That the permitted hours of operation of Karaoke Clubs and Night Clubs remain unchanged as outlined in the staff report titled "Review of Hours of Operation of Karaoke Clubs and Night Clubs", dated May 14, 2024, from the Director, Community Bylaws and Licencing.

CARRIED



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GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **RESPONSE TO PROVINCIAL HOUSING BILLS: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) ZONING DISTRICT BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**
(File Ref. No. 12-8060-20-010579; 12-8060-20-010573; 12-8060-20-010572; 12-8060-20-010577; 08-4045-30-02) (REDMS No. 7686824, 7685613, 7663542, 7712117, 7689586, 7691186, 7707258, 7726325)

R24/12-7

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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 Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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;*
- (4) *That:*
 - (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, be amended to permit stratification of lots zoned Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL)" and Small-Scale Multi-Unit Housing (ZS14) - South McLennan (City Centre)", as attached to the memorandum entitled "Response to Motion from General Purposes Committee to Provide Supplementary Analysis of Stratification and Rental Tenure Options for Small-Scale Multi-Unit Housing Development", dated June 20, 2024, from the Director, Policy*



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Planning, be introduced; and

- (b) Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, as amended, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
 - (a) notification in writing of the bylaw amendments included in the report titled “Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments” from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023); and*
 - (b) the location of exempted properties and associated legislative provisions permitting the exemptions; and*
- (8) That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur.*

The question on the main motion was not called as discussion ensued regarding allowing stratification. As a result of the discussion, the following **amendment motion** was introduced:

R24/12-8

It was moved and seconded



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- (1) *To amend the Small-Scale Multi-Unit Housing bylaw to allow for 2 strata units for small- and medium-sized lots and 3 strata units for large-sized lots;*
- (2) *For additional strata conversions, homeowners can submit an application for strata conversion to City Council for approval on a case-by-case basis; and*
- (3) *That a review be conducted after 6 months.*

The question on the amendment motion was not called as discussion ensued regarding permissive rentals providing flexibility for owners.

Cllr. Wolfe left the meeting (8:18 p.m.) and returned (8:21 p.m.).

Further discussion ensued regarding (i) the alternative options provided in the staff memorandum dated June 20, 2024 from the Director, Policy Planning, (ii) impacts to housing affordability and supply, (iii) the potential impacts of lot size and number of units per lot and costs associated with SSMUH development, (iv) key intentions of the Provincial Guidelines, (v) the flexibility in allowing the stratification of lots, (vi) the need for density bonusing and increased FAR, and (vii) the requirement of local government to consider Provincial Guidelines when amending the zoning bylaw.

The question on the amendment motion was then called and it was **DEFEATED** with Cllrs. Au, Heed, Hobbs, Loo, and McNulty opposed.

Further discussion ensued regarding limiting stratification to three or four units.

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

The following **motion** was introduced:

R24/12-9

It was moved and seconded



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That a review of the Small-Scale Multi-Unit Housing zoning district bylaw and associated zoning bylaw amendments be conducted after 6 months.

CARRIED

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Councillor Carol Day, Chair

17. **AWARD OF CONTRACT 8225Q – BIKE REUSE PILOT PROGRAM**
(File Ref. No. 03-1000-20-8225) (REDMS No. 7623493)

R24/12-10

It was moved and seconded

- (1) *That Contract 8225Q – Bike Reuse Pilot Program as detailed in the staff report titled “Award of Contract 8225Q – Bike Reuse Pilot Program” dated May 14, 2024 from the Director, Public Works Operations be awarded for an initial one-year term effective August 1, 2024 to Pedal Foundation for an estimated total value of \$82,269; and*
- (2) *That one-time funding of \$91,000 from the General Solid Waste and Recycling Provision for the Bike Reuse Pilot expenditures be approved and that the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*

The question on the main motion was not called as discussion ensued regarding a forthcoming staff memorandum providing information regarding other bike reuse programs. Staff noted that the City of Vancouver and Metro Vancouver have received inconsistent levels of service from volunteer-run organizations, resulting in operational challenges.

In response to a query from Council, staff advised that the Richmond School District has expressed interest in collaborating with the City on bike reuse programs, however these programs would not be able to handle the volume of bikes received by the Recycling Depot.

Discussion ensued regarding (i) the prohibition of scavenging, (ii) the consideration of other options such as thrift stores and bike stores in Richmond, and (iii) the high volume of bikes received by the Recycling Depot.



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

R24/12-11

It was moved and seconded

That the Award of Contract 8225Q – Bike Reuse Pilot Program be referred back to staff for further review.

The question on the referral motion was not called as discussion ensued regarding (i) similar bike reuse programs in place in the City of Vancouver and Metro Vancouver and (ii) assessing the pilot program after one year.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Heed, Hobbs, Loo, and Wolfe opposed.

The question on the main motion was not called as there was agreement to deal with Parts (1) and (2) separately.

The question on Part (1) of Resolution R24/12-10 was then called and it was **CARRIED** with Cllrs. Day and McNulty opposed.

The question on Part (2) of Resolution R24/12-10 was then called and it was **CARRIED** with Cllrs. Day and McNulty opposed.

FINANCE AND CORPORATE SERVICES DIVISION

- 18. **2023 ANNUAL REPORT AND 2023 ANNUAL REPORT HIGHLIGHTS**
(File Ref. No. 01-0375-01) (REDMS No. 7671605, 7736935)

R24/12-12

It was moved and seconded

That the reports titled, “2023 Annual Report” and “2023 Annual Report – Highlights” be approved.

CARRIED

- 19. **2023 COUNCIL REMUNERATION AND EXPENSES**
(File Ref. No. 03-1200-03) (REDMS No. 7690910)

R24/12-13

It was moved and seconded



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That the report titled 2023 Council Remuneration and Expenses be received for information.

CARRIED

20. **2023 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-03) (REDMS No. 7690310)

R24/12-14

It was moved and seconded

That the 2023 Statement of Financial Information be approved.

CARRIED

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

Councillor Kash Heed was nominated to the Board of the Emergency Communications for Southwest British Columbia (E-COMM), for the 2024-2025 Term.

Cllr. Au left the meeting (9:01 p.m.) and returned (9:03 p.m.).

BYLAW FOR 2nd and 3rd READINGS

R24/12-15

It was moved and seconded

That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558 be given 2nd and 3rd readings.

CARRIED

BYLAWS FOR ADOPTION

R24/12-16

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10495 be adopted.



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CARRIED
Opposed: Cllr. Wolfe

With the adoption of Bylaw 10573 (Small-Scale Multi-Unit Housing), any zoning after its adoption needs to be interpreted according to Bylaw 10573. Accordingly, Bylaw 10495 is now rezoning from RSM-Large to RSM-Medium Zone.

R24/12-17

It was moved and seconded

That the following bylaws be adopted:

Transit-Oriented Areas (TOA) Designation Bylaw No. 10560; and

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561.

CARRIED

ADJOURNMENT

R24/12-18

It was moved and seconded

That the meeting adjourn (9:04 p.m.).

CARRIED

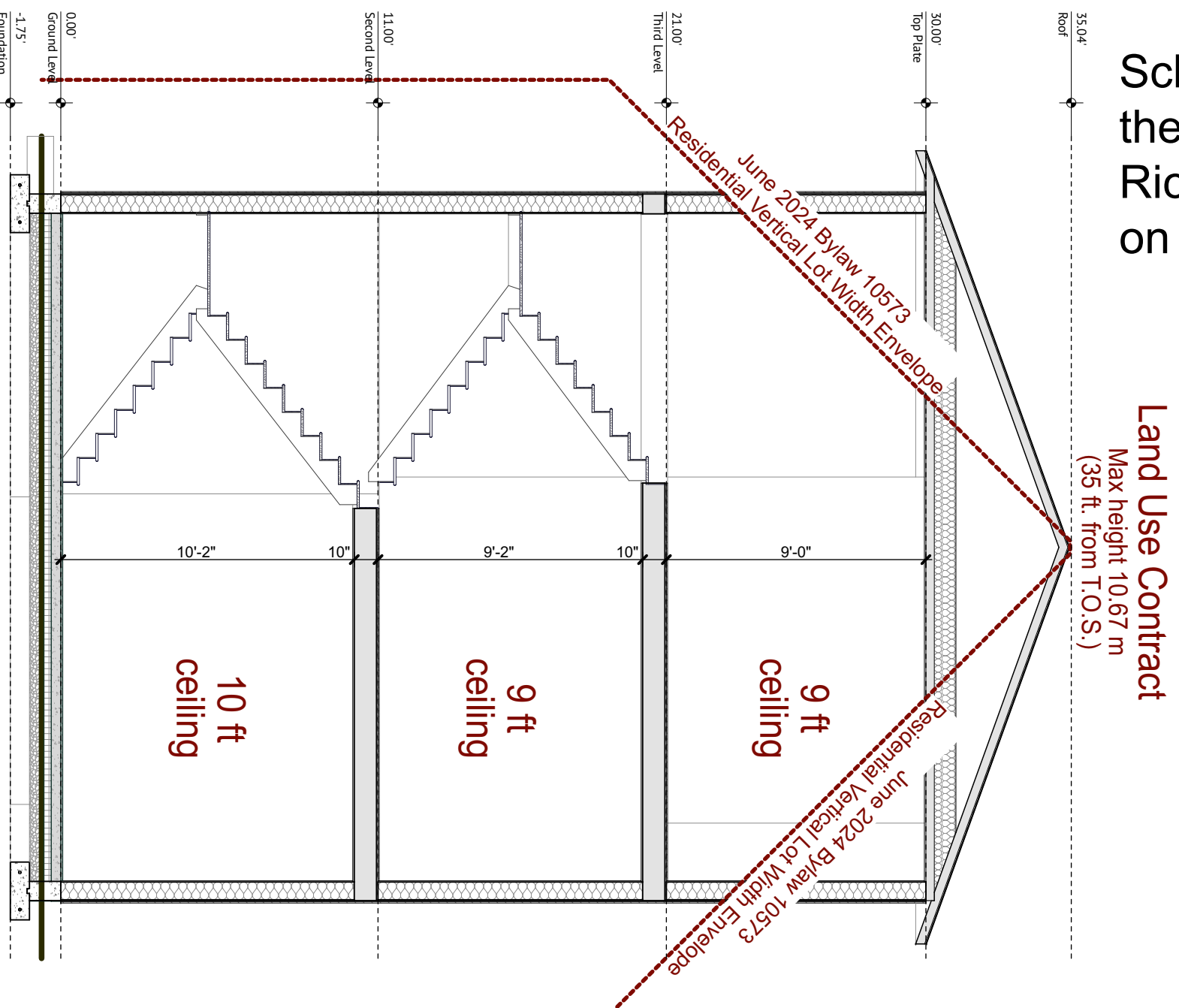
Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, June 24, 2024.

Mayor (Malcolm D. Brodie)

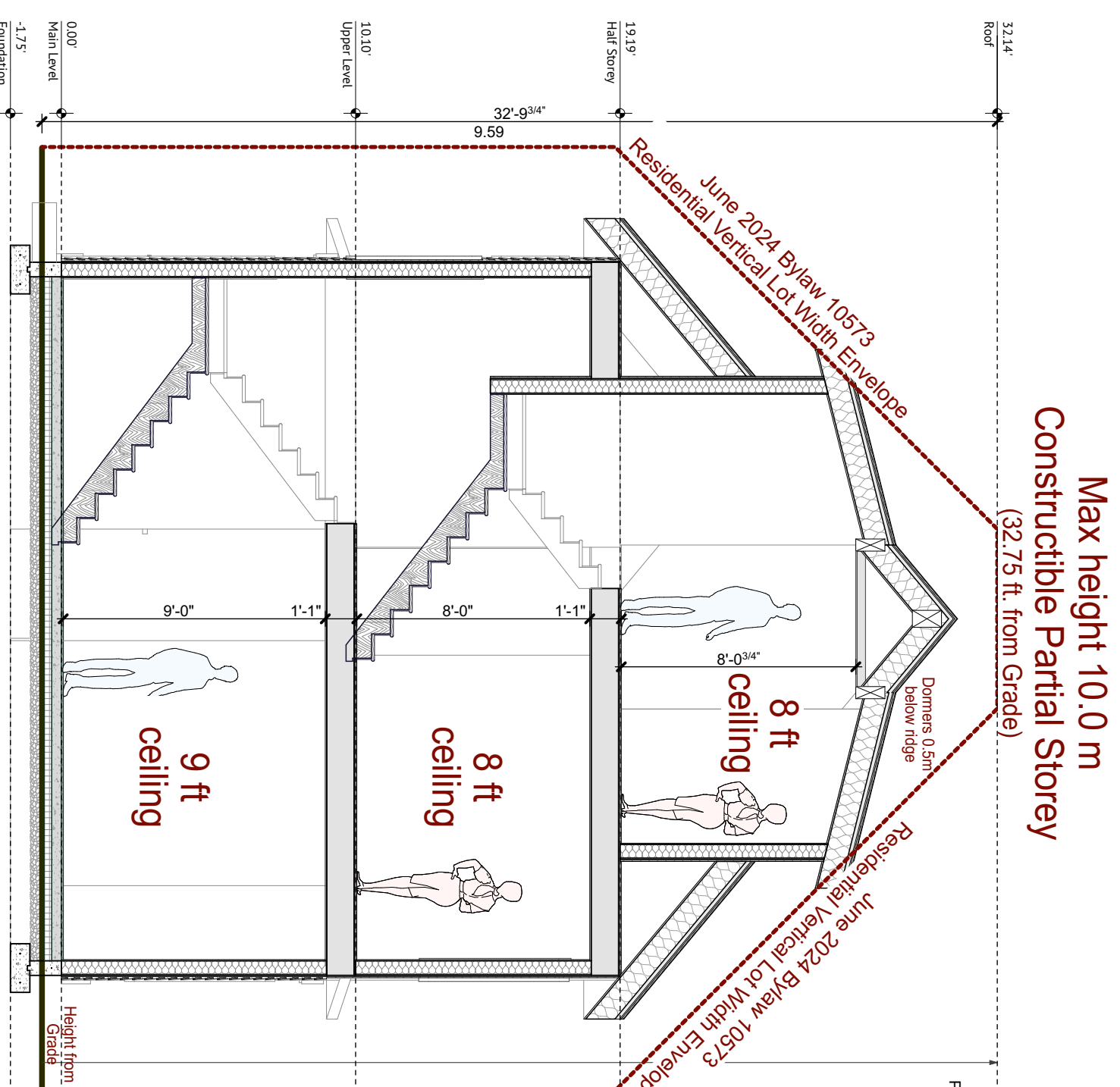
Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, June 24, 2024.

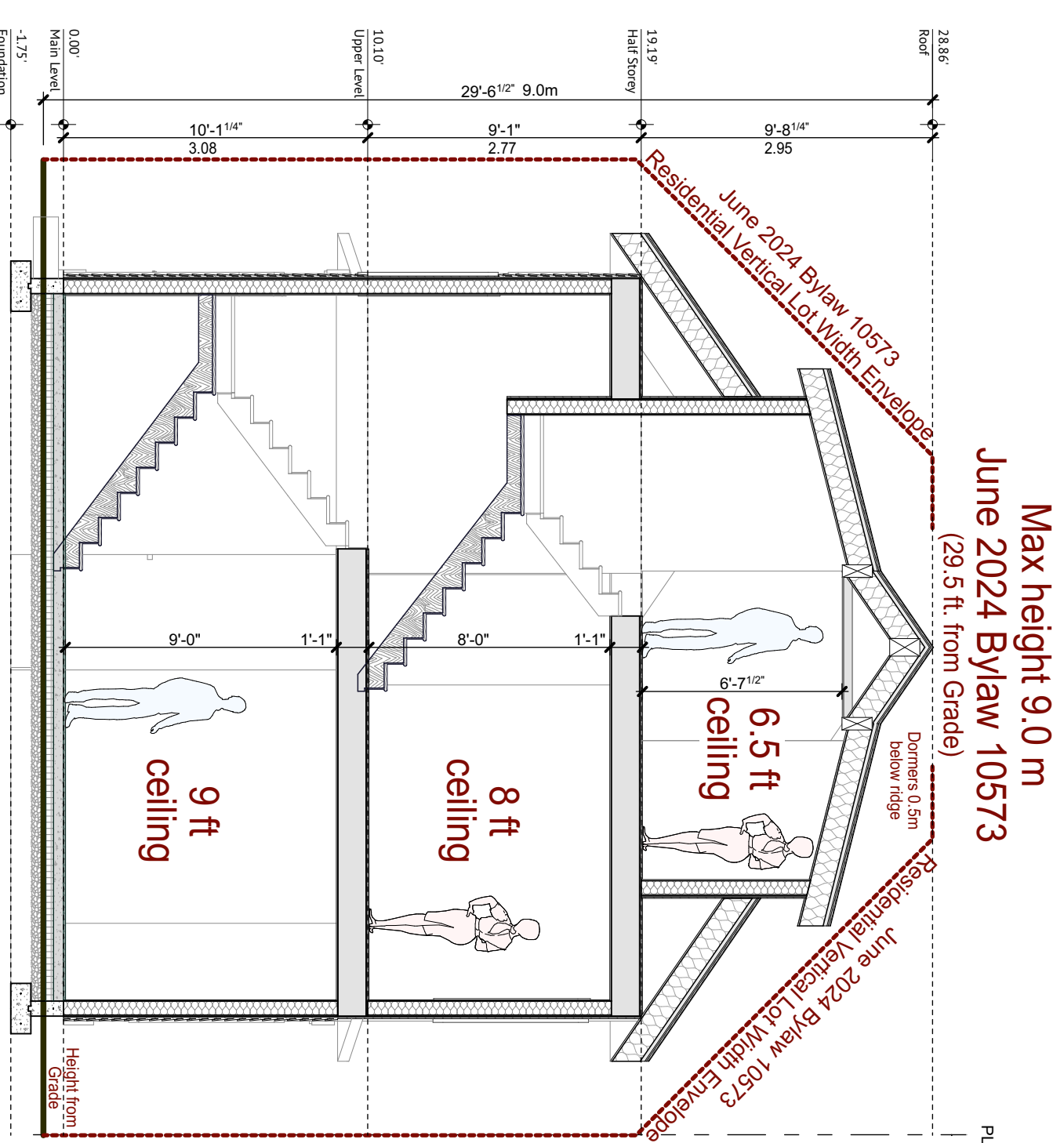
Heights Residential Vertical Envelope Land Use Contract vs Zoning



**Not
Allowed**



Buildable



**Not
Buildable**

Brad Doré
Residential Design

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brad.dore@icloud.com
www.braddore.com
Doré Design & Media Solutions Inc.

Partial Storey
33 ft. Wide Lot
Richmond, BC

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Land Use Contract vs Partial Storey	
Status	Date
Council Meeting Delegation	2024-06-24
A01	