



Regular Council

Monday, June 27, 2022

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
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

R22/12-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on June 13, 2022, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on June 20, 2022, be adopted as circulated.*

CARRIED



**Regular Council
Monday, June 27, 2022**

AGENDA ADDITIONS & DELETIONS

PRESENTATION

COMMITTEE OF THE WHOLE

- R22/12-2 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. 10 – Proposed Metro Vancouver Regional Growth Strategy Bylaw 1339, 2022, Metro 2050
Roderick V. Louis, White Rock resident, expressed his concerns regarding the public consultation process for the Proposed Metro Vancouver Regional Growth Strategy and urged Council to oppose the strategy at this time and to approve a motion requesting Metro Vancouver to approach key stakeholders for input on the Strategy.

- R22/12-3 4. It was moved and seconded
That Committee rise and report (7:12 p.m.).

CARRIED

CONSENT AGENDA

- R22/12-4 5. It was moved and seconded
That Items No. 6 through No. 9 and 12 through 17 be adopted by general consent.

CARRIED

- 6. **COMMITTEE MINUTES**



**Regular Council
Monday, June 27, 2022**

That the minutes of:

- (1) *the Community Safety Committee meeting held on June 14, 2022;*
- (2) *the General Purposes Committee meeting held on June 20, 2022;*
- (3) *the Planning Committee meeting held on June 21, 2022; and*
- (4) *the Public Works and Transportation Committee meeting held on June 22, 2022;*

be received for information.

ADOPTED ON CONSENT

7. 2022 NEIGHBOURHOOD CELEBRATION GRANTS ALLOCATION

(File Ref. No. 03-1085-05) (REDMS No. 6899905; 6908004)

- (1) *That the Neighbourhood Celebration Grants be awarded for the recommended amount of \$74,947.96 as identified in Attachment 2 of the staff report titled, “2022 Neighbourhood Celebration Grants Allocation”, dated May 30, 2022, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT

8. ENDORSEMENT OF UBCM RESOLUTION FOR LIBRARY FUNDING

(File Ref. No. 03-1087-01, 01-0060-20-UBCM1-08) (REDMS No. 6914553)

That the resolution in support of restoring provincial funding for public libraries, as outlined in Attachment 1 of the attached report from the Chief Librarian, be endorsed and forwarded to the Union of BC Municipalities for consideration during its 2022 Convention.

ADOPTED ON CONSENT



Regular Council
Monday, June 27, 2022

9. **APPLICATION BY JUDE DA SILVA FOR REZONING AT 11460 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 21-940331: 12-8060-20-10387) (REDMS No. 6905161; 2243859,6905693)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10387, for the rezoning of 11460 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

10. **PROPOSED METRO VANCOUVER REGIONAL GROWTH STRATEGY BYLAW 1339, 2022, METRO 2050**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6900027)

Please see Page 8 for action on this item.

11. **REFERRAL RESPONSE: SPIRES ROAD AREA PROPOSED RENTAL TENURE & DENSITY INCREASES**
(File Ref. No. 12-8060-20-010190, 08-4045-20-10) (REDMS NO. 6904985, 6923828, 6822160, 6907728, 6905889, 6905567)

Please see Page 8 for action on this item.

12. **MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPLICATION TO NATIONAL TRADE CORRIDORS FUND**
(File Ref. No. 03-1090-01) (REDMS No. 6894828)

That the City provide a letter of support for the Ministry of Transportation and Infrastructure’s submission of the Moray Bridge Area Integrated Planning Study for consideration of cost-share funding from the Government of Canada’s National Trade Corridors Fund, as described in the report titled “Ministry of Transportation and Infrastructure Application to National Trade Corridors Fund” dated May 6, 2022 from the Director, Transportation.

ADOPTED ON CONSENT



**Regular Council
Monday, June 27, 2022**

13. **MUNICIPAL ACCESS AGREEMENT WITH CIK TELECOM INC.**
(File Ref. No. 03-1000-21-025) (REDMS No. 6886345)

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to negotiate and execute, on behalf of the City, a Municipal Access Agreement between the City and CIK Telecom Inc. as outlined in the staff report titled, "Municipal Access Agreement with CIK Telecom Inc.", dated May 17, 2022 from the Director, Engineering.

ADOPTED ON CONSENT

14. **FEDERATION OF CANADIAN MUNICIPALITIES MUNICIPAL ASSET MANAGEMENT PROGRAM GRANT FUNDING APPLICATION – SANITARY PUMP STATION CONDITION ASSESSMENTS**
(File Ref. No. 03-1090-01,01-0060-20-FCMU1) (REDMS No. 6893847))

- (1) *That the City's grant application for the Sanitary Pump Station Condition Assessments project to the Federation of Canadian Municipalities Municipal Asset Management Program be endorsed; and*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to negotiate and execute funding agreements with the Federation of Canadian Municipalities for the Sanitary Pump Station Condition Assessments project should it be approved for funding, and that the Consolidated 5 Year Financial Plan (2022-2026) be amended accordingly.*

ADOPTED ON CONSENT



**Regular Council
Monday, June 27, 2022**

15. 2021 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6175-03-03) (REDMS No. 6886255)

- (1) *That the annual report titled, “2021 Annual Water Quality Report” dated May 16, 2022, from the Director, Public Works Operations, be endorsed; and*
- (2) *That the annual report titled, “2021 Annual Water Quality Report” dated May 16, 2022, 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

16. REGIONAL PUBLIC WORKS MUTUAL AID AGREEMENT

(File Ref. No. 03-1000-13-013) (REDMS No. 6845456)

It was moved and seconded

That the following actions be taken in regard to approving the Regional Public Works Mutual Aid Agreement as more particularly described in the staff report dated May 9, 2022 from the Director, Public Works Operations:

- (1) *The Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the Regional Public Works Mutual Aid Agreement on behalf of the City of Richmond; and*
- (2) *The General Manager, Engineering and Public Works or his delegate be designated as the Authorized representative under the Regional Public Works Mutual Aid Agreement.*

ADOPTED ON CONSENT



**Regular Council
Monday, June 27, 2022**

17. AWARD OF CONTRACT: 7268P – ROLL-OFF AND IN-GROUND CONTAINER COLLECTION AND RECYCLING/DISPOSAL SERVICES

(File Ref. No. 03-1000-20-7268P) (REDMS No. 6882400)

- (1) *That Contract 7268P – Roll-Off and In-Ground Container Collection and Recycling/Disposal Services be awarded for a five-year term, commencing August 1, 2022 to GFL Environmental Inc. at an estimated total contract value of \$3,163,153.03, as described in the report titled “Award of Contract: 7268P – Roll-Off and In-Ground Container Collection and Recycling/Disposal Services”, dated May 13, 2022, from the Director, Public Works Operations;*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial five-year term, up to the maximum total term of seven years, for the maximum total amount of \$4,588,832.26, as described in the report titled “Award of Contract: 7268P – Roll-Off and In-Ground Container Collection and Recycling/Disposal Services”, dated May 13, 2022, from the Director, Public Works Operations; and*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with GFL Environmental Inc.*

ADOPTED ON CONSENT

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

**PLANNING COMMITTEE
Councillor Bill McNulty, Chair**



**Regular Council
Monday, June 27, 2022**

10. PROPOSED METRO VANCOUVER REGIONAL GROWTH STRATEGY BYLAW 1339, 2022, METRO 2050
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6900027,)

R22/12-5

It was moved and seconded

- (1) *That the proposed Metro Vancouver Regional Growth Strategy Bylaw 1339, 2022, Metro 2050, be accepted, and*
- (2) *That the Metro Vancouver Board be advised of the City of Richmond's position on the Regional Growth Strategy.*

Discussion ensued regarding (i) the strategy being a good overall directional report but lacks specifics, (ii) opposition for the strategy from other municipalities, (iii) once Metro 2050 has been approved amendments can be made to strengthen it, and (iv) Metro 2050 requires unanimous consent to pass and 50% plus one vote to approve amendments. As a result of the discussion the following **referral** motion was introduced:

R22/12-6

It was moved and seconded

- That the staff Report Titled "Proposed Metro Vancouver Regional Growth Strategy Bylaw 1339, 2022, Metro 2050" from the Director of Policy Planning, dated May 26, 2022 be referred back to staff to investigate the nature of the opposition by other municipalities in the region; and*
- Comment on the amendment procedures and report back.*

CARRIED

11. REFERRAL RESPONSE: SPIRES ROAD AREA PROPOSED RENTAL TENURE & DENSITY INCREASES

(File Ref. No. 12-8060-20-010190, 08-4045-20-10) (REDMS NO. 6904985, 6923828, 6822160, 6907728, 6905889, 6905567)

R22/12-7

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, which proposes to amend Schedule 2.10 (City Centre Area Plan) by:*
 - *designating the area bounded by Westminster Hwy, Garden City Road, Cook Road and Cooney Road as "Urban Centre T5" and "Sub-Area B2 Mixed Use – Mid-Rise Residential & Limited Commercial"; and*



**Regular Council
Monday, June 27, 2022**

- *establishing a rental tenure overlay and supporting policies, which outline density increases associated with secured rental tenure for properties in and adjacent to Spires Road, as described in the attached report titled “Referral Response: Spires Road Area Proposed Rental Tenure & Density Increases”;*

be introduced and given first reading;

(2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, having been considered in conjunction with:*

- *the City’s Financial Plan and Capital Program;*
- *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 7100, Amendment Bylaw 10190, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*

(4) *That instream rezoning applications that are received prior to adoption of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190, may be exempt from the Spires Road Area Market Rental Policy provided the application achieves first reading within one year of the amendment bylaw being adopted and final adoption and issuance of a Development Permit within one year following the associated Public Hearing;*

(5) *That staff report back to Council regarding key findings related to the implementation of updates to the City Centre Area Plan for the Spires Road area after the policy provisions are in place for one year; and*



**Regular Council
Monday, June 27, 2022**

- (6) *That staff be directed, on an interim basis, to consider development applications within the Arterial Road Land Use Policy that would allow higher densities provided that all of the additional density is used for rental housing, and that this interim measure becomes a foundation for the overall policy review of the Arterial Road Land Use Policy as part of the Official Community Plan targeted review to secure more rental along designated Arterial Road, in particular near Neighbourhood Service Centres and frequent transit routes.*

The question on the motion was not called as discussion ensued regarding (i) providing more incentives to developers, (ii) staff will report back to council in one year, (iii) the proposed Spires Road policy could become a template for other areas, (iv) the school district is aware of the policy and staff will address the impact with them with each application, (v) the need for public consultation of the Spires area residents impacted by this policy, (vi) the requirement for additional green space, (vii) reviewing this policy in the context of the Official Community Plan (OCP), (viii) the impact of the economic climate on development, and (ix) the lack of commercial services in the immediate planned area.

In response to queries from Council staff advised that the OCP review is in its first phase of context analysis and research and that staff anticipate bringing forward a first draft of the OCP for Council review at the end of 2023. Staff also advised that they will be presenting this policy to the Urban Development Institute this week. As a result of the discussion the following **referral** motion was introduced:

R22/12-8

It was moved and seconded

That the staff Report Titled Referral Response: Spires Road Area Proposed Rental Tenure & Density Increases by the Director of Policy Planning, dated June 3, 2022 be referred back to staff to be reviewed in the context of the Official Community Plan review.

Question on the referral motion was not called as discussion ensued regarding (i) the need for a plan for green space, (ii) community consultation of the area, and (iii) options for a comprehensive plan for all of Richmond, not just one area.

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



Regular Council
Monday, June 27, 2022

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

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE
Councillor Bill McNulty, Chair

In accordance with Section 100 of the Community Charter, Councillor Linda McPhail declared to be in a conflict of interest as her husband is the applicant and left the meeting at 8:43 p.m.

- 18. **APPLICATION BY FARRELL ESTATES LTD. FOR REZONING AT 6831 GRAYBAR ROAD, 20455 DYKE ROAD, 20911 DYKE ROAD, 7500 NO. 9 ROAD, LOT A BLOCK 4N PLAN EPP113853 SECTION 9 RANGE 4W NEW WESTMINSTER LAND DISTRICT & SEC 16, 17, 20 (031-553-231) AND A PORTION OF GRAYBAR ROAD FROM THE “INDUSTRIAL AND MARINA (ZI17) – GRAYBAR ROAD (EAST RICHMOND”, "INDUSTRIAL BUSINESS PARK (IB1)", AND "LIGHT INDUSTRIAL (IL)" ZONES TO THE “INDUSTRIAL BUSINESS PARK AND MARINA (ZI20) – GRAYBAR ROAD (EAST RICHMOND)”ZONE**

(File Ref. No. RZ 21-928623, 12-8060-010336, 12-8060-20-00361) (REDMS No. 6797839, 6797990)

R22/12-9

It was moved and seconded

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10336 to:

- (a) create the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)” zone, and to rezone 6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No. 9 Road, Lot A Block 4N Plan EPP113853 Section 9 Range 4W New Westminster Land District & SEC 16, 17, 20 (PID 031-553-231), and a portion of Graybar Road from the “Industrial and Marina (ZI17) – Graybar Road (East Richmond”, “Industrial Business Park (IB1)”, and “Light Industrial (IL)” zones to the “Industrial Business Park and Marina (ZI20) –**



Regular Council
Monday, June 27, 2022

Graybar Road (East Richmond)” zone be introduced and given first reading; and

- (b) *discharge “Land Use Contract 127”, entered in to pursuant to “Farrell Estates Ltd. Land Use Contract Bylaw No. 3613 (RD85962)”, from the title of 6831 Graybar Road:*

be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding (i) the proposed buildings to be 10% more energy efficient than the standard Building Code, (ii) the application does not change the current use of the site as a boat yard, (iii) businesses on the north side of the property will be relocated on to the existing site, (iv) the proposed redevelopment will not affect the operations of the boatyard, (v) 99 trees will be planted, (vi) a 3 m pedestrian walkway will be added to connect McMillan Way and Dyke Road, (vii) this proposal fits in with the growth strategy for 2050, and (viii) the need to protect the supply and enhance the efficient use of industrial land.

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

R22/12-10

It was moved and seconded

That the staff Report Titled “Application by Farrell Estates Ltd. for Rezoning at 6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No. 9 Road, Lot A Block 4N Plan EPP113853 Section 9 Range 4W New Westminster Land District & SEC 16, 17, 20 (031-553-231) and a portion of Graybar Road from the “Industrial and Marina (ZI17) – Graybar Road (East Richmond)”, “Industrial Business Park (IB1)”, and “Light Industrial (IL)” Zones to the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”Zone” by the director of Development dated June 8, 2022, be referred back to staff to find options that would maintain the marina industry and boat yard as it is.

Question on the referral motion was not called as discussion ensued regarding the existing boat yard, increased traffic concerns for business on Graybar Road and construction effecting businesses.

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

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



**Regular Council
Monday, June 27, 2022**

Councillor McPhail returned to the meeting – 9:00 pm

FINANCE AND CORPORATE SERVICES DIVISION

19. **2021 ANNUAL REPORT AND 2021 ANNUAL REPORT HIGHLIGHTS**
(File Ref. No. 01-0375-01) (REDMS No. 6898968)

R22/12-11

It was moved and seconded

That the reports titled “2021 Annual Report” and “2021 Annual Report – Highlights” be approved.

CARRIED

20. **2021 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-03) (REDMS No. 6909545)

R22/12-12

It was moved and seconded

That the 2021 Statement of Financial Information be approved.

CARRIED

21. **2021 COUNCIL REMUNERATION AND EXPENSES**
(File Ref. No. 03-1200-03) (REDMS No. 6894450)

R22/12-13

It was moved and seconded

That the report titled 2021 Council Remuneration and Expenses be received for information.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

22. **ENDORSEMENT OF UBCM RESOLUTION FOR AN INCREASE TO MAXIMUM RENT CEILINGS AND MONTHLY PAYMENT AMOUNTS THROUGH BC HOUSING'S SAFER PROGRAM**
(File Ref. No. 08-4055-08, 01-0060-20-UNCM1-08) (REDMS No. 6923382, 6923261)

R22/12-14

It was moved and seconded



**Regular Council
Monday, June 27, 2022**

That the resolution in support of an increase to the maximum rent ceilings and monthly payment amounts through BC Housing's Shelter Aid for Elderly Renters (SAFER) program be endorsed, as outlined in Attachment 1 of the report titled "Endorsement of UBCM Resolution for an Increase to Maximum Rent Ceilings and Monthly Payment Amounts through BC Housing's SAFER Program," from the Director, Community Social Development, be endorsed and forwarded to the Union of BC Municipalities (UBCM) for consideration during its 2022 Convention.

CARRIED

ADJOURNMENT

R22/12-15

It was moved and seconded
That the meeting adjourn (9:14 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 27, 2022.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)