



Regular Council

Monday, July 11, 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

- R22/13-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on June 27, 2022, be adopted as circulated;*
 - (2) *the minutes of the Special Council meeting held on June 30, 2022, be adopted as circulated; and*
 - (3) *the Metro Vancouver 'Board in Brief' dated June 24, 2022, be received for information.*

CARRIED



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- R22/13-2 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 – None.

- R22/13-3 4. It was moved and seconded
That Committee rise and report (7:01 p.m.).

CARRIED

CONSENT AGENDA

- R22/13-4 4. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

5. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Finance Committee meeting held on July 4, 2022;*
 - (2) *the General Purposes Committee meeting held on July 4, 2022;*
 - (3) *the Parks, Recreation and Cultural Services Committee meeting held on June 28, 2022; and*
 - (4) *the Planning Committee meeting held on July 5, 2022;*
- be received for information.*

ADOPTED ON CONSENT



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**6. 2022 ENVIRONMENTAL ENHANCEMENT GRANT PROGRAM -
SECOND INTAKE**

(File Ref. No. 03-1085-01) (REDMS No. 6905434, 6903574, 6907533, 6907537, 6907536)

- (1) *That the second round of 2022 Environmental Enhancement Grants be awarded for the total recommended amount of \$4,900 as identified in Attachment 1 of the staff report titled “2022 Environmental Enhancement Grant Program – Second Intake” dated May 30, 2022, from the Director, Parks Services; and*
- (2) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT

ADDITIONAL MOTION:

That staff look at environmental initiatives that may be on private property, the parameters around them and when they may be acceptable and report back.

ADOPTED ON CONSENT

7. MENSTRUAL EQUITY INITIATIVE UPDATE

(File Ref. No. File Ref. No. 11-4055-20- FMPR1) (REDMS No. 6896811)

- (1) *That the Menstrual Equity Initiative be continued as outlined in the staff report titled “Menstrual Equity Initiative Update” dated May 27, 2022, from the Director, Recreation and Sport Services, and the Director, Community Social Development; and*
- (2) *That the City join the United Way’s Period Promise Campaign by signing on to the Period Promise Policy Agreement.*

ADOPTED ON CONSENT

8. 2022 UBCM COMMUNITY EXCELLENCE AWARDS

(File Ref. No. 03-1087-01) (REDMS No. 6896973)

That the City’s entries for the Union of BC Municipalities (UBCM) Community Excellence Awards be endorsed, including:

- (1) *Excellence in Service Delivery: Single-Use Plastic and Other Items Bylaw No. 10000;*



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- (2) *Excellence in Asset Management: City of Richmond Flood Protection Program; and*
- (3) *Excellence in Sustainability: Brighthouse Fire Hall No. 1 – Solar Photovoltaic Panel Installation.*

ADOPTED ON CONSENT

10. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026) BYLAW NO. 10327**
(File Ref. No. 12-8060-20-010327) (REDMS No. 6907543, 6907546)

That the Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327, Amendment Bylaw No. 10381, which incorporates and puts into effect the changes as outlined in the staff report titled “Amendments to the Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327” dated June 10, 2022, from the Acting General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11760 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. 12-8060-20-010391, RZ 21-938616) (REDMS No. 6903531, 6915765, 6914734, 6927125)

Please see Page 5 for action on this item.

12. **APPLICATION BY SIMARBIR S. KHANGURA AND LAKHBIR S. KHANGURA FOR REZONING AT 6340 GRANVILLE AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. 12-8060-20-010388, RZ 21-932253) (REDMS No. 6909436, 6909455)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10388, for the rezoning of 6340 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



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13. APPLICATION BY MLK PROPERTIES LTD. TO ENTER INTO A HERITAGE REVITALIZATION AGREEMENT TO PROTECT THE R.G. RANSFORD HOUSE AND TO CONSTRUCT COACH HOUSE AT 10700 RAILWAY AVENUE

(File Ref. No. 12-8060-20-010386, HA 20-907706) (REDMS No. 6918755, 6741547)

- (1) That Heritage Revitalization Agreement (10700 Railway Avenue) Bylaw No. 10386 to permit the City to enter into a Heritage Revitalization Agreement substantially in the form attached hereto, in accordance with the requirements of Section 610 of the Local Government Act, to protect the R.G. Ransford House and to construct a coach house at 10700 Railway Avenue, be introduced and given first reading.*
- (2) That, following adoption of Heritage Revitalization Agreement (10700 Railway Avenue) Bylaw No. 10386, the Mayor and City Clerk be authorized to execute any further agreements contemplated in the Heritage Revitalization Agreement.*

ADOPTED ON CONSENT

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

11. APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11760 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE

(File Ref. No. 12-8060-20-010391, RZ 21-938616) (REDMS No. 6903531)

R22/13-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10391, for the rezoning of 11760 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.



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The question on the motion was not called as discussion ensued regarding the (i) retention of trees, (ii) the timeline of the Official Community Plan (OCP) review, (iii) the proposed application complies with the City's Zoning bylaw, OCP and Council policy, and (iv) rental requirements for secondary suites.

In response to Council queries with respect to rental requirements of secondary suites, staff responded that they would do an analysis and report back to Planning Committee with a memorandum.

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

NON-CONSENT AGENDA ITEMS

14. 2022 MAJOR DEVELOPMENT COST CHARGES PROGRAM UPDATE

(File Ref. File Ref. No. 03-1070-04-03) (REDMS No. 6896790)

R22/13-6

It was moved and seconded

That the preliminary DCC programs and DCC rates as outlined in the staff report dated June 10, 2022 titled "2022 Major Development Cost Charges Program Update" from the Acting Director, Finance, be endorsed as the basis for further public consultation in establishing the updated DCC Rates Bylaw.

In response to queries from Council staff advised that (i) the general calculation formula for Development Cost Charges (DCC's) is derived from many components and is consistent with the rate calculation used across municipalities, (ii) the rates have not been adjusted or recalculated since 2017, (iii) the application of DCC's is only for rezonings not rebuilt homes, (iv) the increases outlined represent a catch up of five years during which prices have increased substantially, (v) DCC's collected are based on additional growth, (vi) once the OCP targeted review is completed a full DCC review will be undertaken, and (vii) collection of DCC's is a financing tool to ensure that growth itself should assist in funding servicing needs.

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



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Further discussion ensued regarding imposing DCC's on rebuilds and lobbying the province to change their policy on the application of DCC's. As a result of the discussion the following **referral** motion was introduced

R22/13-7

It was moved and seconded

That a letter be sent to the Provincial government requesting that Development Cost Charges be extended to be applied for single family rebuilds.

The question on the motion was not called as staff noted that the proposed change would alter the concept of DCC application.

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

Discussion ensued regarding the viability of charging DCC's on single family rebuilds. As a result the following **referral** motion was introduced:

R22/13-8

It was moved and seconded

That staff investigate the viability of applying Development Cost Charges to dwellings being rebuilt and report back.

CARRIED

PUBLIC ANNOUNCEMENTS

Mayor Brodie advised that July 13, 2022 DP Panel meeting has been cancelled.

BYLAW FOR 2nd and 3rd READING

R22/13-9

It was moved and seconded

Building Regulation Bylaw No.7230, Amendment Bylaw No. 10365

CARRIED



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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R22/13-10 15. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:16 p.m.).

CARRIED

Kerry Starchuk, Richmond resident, referred to her submission (copy on file) and expressed her concerns regarding preserving single family neighbourhoods and spoke about unsightly premises during construction, parking and obstruction of driveway concerns and length of time for new home construction completion.

Discussion ensued regarding the good neighbour program and abiding by bylaw regulations. As a result of the discussion the following **referral** motion was introduced:

- R22/13-11 It was moved and seconded
That staff review the options to improve the Good Neighbour Program submitted by the delegation and report back with an analysis, and
That staff provide information about the Good Neighbour Program, including data regarding what it entails, what is the percentage of resolutions and suggest revisions and recourse for developers not abiding by City bylaws and report back.

CARRIED

Deirdre Whalen, Richmond Poverty Reduction Coalition, shared her concerns regarding the need for non-market rental housing in Richmond and referred to her submission (copy on file) urging City Council to pursue and secure federal, provincial and other sources of funding to develop non market housing using city-owned land, undertake a full Low End Market Rental review and reduce the number of Richmond residents on the BC housing wait list by 50% within 5 years.



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Discussion ensued regarding (i) the city purchasing land for affordable housing, (ii) pursuing senior levels of government for funding for affordable housing, (iii) engaging faith groups to collaborate on creating affordable housing, (iv) reducing the amount of people on the BC housing waiting list, and (v) engaging non profit societies, pension funds, and other sources to partner with to create non market rental housing.

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

R22/13-12

It was moved and seconded

That the presentation by the Richmond Poverty Reduction Coalition regarding increasing the supply of non-market rental housing be referred to staff for an analysis of options and recommendations, in conjunction with the objective of the City of Richmond purchasing properties for affordable housing and in addition to, capturing the lift on the designated properties and report back.

Question on the referral motion was called and **CARRIED**

R22/13-13

16. It was moved and seconded

That Committee rise and report (9:02 p.m.).

CARRIED

ADJOURNMENT

R22/13-14

It was moved and seconded

That the meeting adjourn (9:02 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 Monday, July 11, 2022.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)