



Regular Council

Monday, July 13, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au (entered at 7:01 p.m.)
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

Cllr. Au entered the meeting (7:01 p.m.).

MINUTES

R20/13-1 1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on June 22, 2020, be adopted as circulated; and***
- (2) the Metro Vancouver 'Board in Brief' dated May 29, 2020 and July 3, 2020 be received for information.***

CARRIED



Regular Council
Monday, July 13, 2020

COMMITTEE OF THE WHOLE

- R20/13-2 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. 8 – Steveston Tram Feasibility Study

Nancy Small, CEO, Tourism Richmond, expressed support for the City’s recommendations, noting that Steveston is one of Richmond’s premier tourist attractions and that a tram would further enhance Steveston as a tourist destination.

Discussion ensued with regard to (i) opportunities for potential tram operators, (ii) transit connections to Steveston, and (iii) tram and trolley operations in other cities.

Item No. 14 – Application by IBI Group Architects to Amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) and Rezone 5740, 5760, and 5800 Minoru Boulevard from “Industrial Retail (IR1)” to “School and Institution Use (SI)” and “High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre)”

Robert Grosz, Surrey resident, expressed his opposition to the application and read from his submission (attached to and forming part of these minutes as Schedule 1).

- R20/13-3 4. It was moved and seconded
That Committee rise and report (7:18 p.m.).

CARRIED



Regular Council
Monday, July 13, 2020

CONSENT AGENDA

- R20/13-4 5. It was moved and seconded
That Items No. 6 through No. 10 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of the General Purposes Committee meeting held on July 6, 2020 be received for information.



7. TRANSLINK EMERGENCY OPERATING FUNDING

(File Ref. No. 01-0154-01) (File Ref. No. 6500205)

That the City of Richmond calls upon the federal and provincial governments to provide emergency operating funds and to protect vital public transportation services. Letters to be written to the Parliamentary Secretary for TransLink; provincial Ministers of Transportation, Environment, and Finance; and federal Ministers of Transportation and Finance; with copies to Richmond MLAs and MPs.

ADOPTED ON CONSENT

8. STEVESTON TRAM FEASIBILITY STUDY

(File Ref. No. 10-6510-05-01) (REDMS No. 6474329)

That Option 1: Maintain Current Tram Program as detailed in the report titled "Steveston Tram Feasibility Study", dated May 29, 2020, from the Director, Arts, Culture & Heritage Services be endorsed.

ADOPTED ON CONSENT



**Regular Council
Monday, July 13, 2020**

**9. QUADRICYCLE BUSINESS – PROPOSED VEHICLE FOR HIRE
BYLAW AMENDMENT TO PERMIT PERMANENT OPERATION**

(File Ref. No. 12-8060-20-010128; 12-8275-02; 12-8275-06) (REDMS No. 6468151; 6468168)

- (1) That the third reading of Vehicle for Hire Bylaw No. 6900, Amendment Bylaw No. 10128, to add regulations and requirements for the operation of a quadricycle, be rescinded; and*
- (2) That Vehicle for Hire Bylaw No. 6900, Amendment Bylaw No. 10128, to add revised regulations and requirements for the operation of a quadricycle, be given third reading.*

ADOPTED ON CONSENT

**10. APPLICATION BY CITY VANCOUVER ACADEMY INC. FOR A
TEMPORARY COMMERCIAL USE PERMIT FOR THE PROPERTY
AT UNITS 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 AND 2170 -
8766 MCKIM WAY**

(File Ref. No. TU 20-890760) (REDMS No. 6486096)

- (1) That the application by City Vancouver Academy Inc. for a Temporary Commercial Use Permit (TCUP) for the property at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way to permit education use (limited to an independent school offering grades 10 to 12) be considered for one year from the date of issuance; and*
- (2) That this application be forwarded to the September 8, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

ADOPTED ON CONSENT

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



Regular Council
Monday, July 13, 2020

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

11. **TILBURY PHASE 2 LNG EXPANSION PROJECT**

(File Ref. No. 10-6125-30-010) (REDMS No. 6432227 v. 10; 6481606; 6481608; 6501443)

R20/13-5

It was moved and seconded

- (1) *That Council states its opposition to the Tilbury Phase 2 LNG Expansion Project;*
- (2) *That the comments outlined in the staff report titled “Tilbury Phase 2 LNG Expansion Project”, dated June 1, 2020, from the Director, Sustainability and District Energy be endorsed and submitted to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessments;*
- (3) *That meetings with the appropriate federal and provincial ministers be scheduled;*
- (4) *That copies of the comments and the staff report be sent to our local Members of Parliament and Members of Legislative Assembly; and*
- (5) *That copies of the comments and the staff report be sent to Metro Vancouver and all Mayors of Metro Vancouver municipalities asking for their respective Council’s support.*

The question on the motion was not called as discussion ensued with regard to (i) the potential negative environmental impact of transporting liquid natural gas (LNG) along the Fraser River, (ii) the potential hazards of transporting and storing LNG near residential areas, (iii) the potential economic benefits of the proposed project, and (iv) the emission levels of LNG compared to other fuels.



**Regular Council
Monday, July 13, 2020**

In reply to queries from Council, staff noted that there will be further opportunities for the City to provide feedback and that a comprehensive environmental assessment would take place should the proposed project proceed.

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

12. SOIL USE FOR THE PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT 5800 NO. 7 ROAD (MAHAL)

(File Ref. No. 12-8350-05-CD90815) (REDMS No. 6471502 v. 12)

R20/13-6

It was moved and seconded

- (1) That the 'Soil Use for the Placement of Fill' application submitted by Paul Mahal (the "Applicant") proposing to deposit soil on the property located at 5800 No. 7 Road to transition a former cranberry bog to allow for the growing of vegetables and ornamental trees be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements, provided that the fill soil be sourced from Richmond and Delta; and*
- (2) That the City recommend to the Agricultural Land Commission (ALC) that a further significant performance bond be required.*

The question on the motion was not called as discussion ensued with regard to (i) utilizing soil fill to improve growing conditions and drainage on-site, (ii) options to increase performance bond requirements, (iii) the on-going farming operations on-site, (iv) options to grow various types of crops, and (v) utilizing high quality soil from Richmond for fill.

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



Regular Council
Monday, July 13, 2020

13. **OPTIONS FOR A RESIDENTIAL BACKYARD CHICKEN PROGRAM**

(File Ref. No. 08-4430-03-14; 08-4040-08-01; 12-8060-20-010157) (REDMS No. 6483312; 6499501; 6398317; 6398326; 6397962; 6500136)

A staff memorandum regarding Options for a Residential Backyard Chicken Program was distributed (attached to and forming part of these minutes as Schedule 2).

R20/13-7

It was moved and seconded

- (1) *That “Option 2: Allow the keeping of backyard chickens on all ALR properties and properties outside of the ALR with a parcel size of no less than 2,000 m²”, as outlined in the staff report titled “Options for a Residential Backyard Chicken Program” from the General Manager, Community Safety, dated June 22, 2020, be approved;*
- (2) *That Animal Control Regulation Bylaw No. 7932 Amendment Bylaw No. 10157 be given first, second and third readings; and*
- (3) *That staff review the appropriate number of chickens for properties outside the ALR with a parcel size of no less than 2,000m² and report back.*

The question on the motion was not called as discussion ensued with regard to (i) options to introduce a backyard chicken program, (ii) the current regulations related to the care and harvest of chickens, (iii) the lot and setback requirements for lots with chickens, (iv) residential concerns related to potential nuisance and noise complaints and potential for rodent and disease outbreaks, and (v) encouraging residential food production in the city.

In reply to queries from Council, staff noted that the proposed bylaw changes to the Animal Control Bylaw would align with Provincial regulations and that backyard chicken programs in other cities were reviewed by staff.

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



Regular Council
Monday, July 13, 2020

14. **APPLICATION BY IBI GROUP ARCHITECTS TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN) AND REZONE 5740, 5760, AND 5800 MINORU BOULEVARD FROM “INDUSTRIAL RETAIL (IR1)” TO “SCHOOL AND INSTITUTION USE (SI)” AND “HIGH DENSITY MIXED USE AND AFFORDABLE RENTAL HOUSING (ZMU46) – LANSDOWNE VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-010136/10137/10138; RZ 18-807640) (REDMS No. 6401336; 6398317; 6398326; 6397962; 6501467)

R20/13-8

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10136, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:*
- (a) *Section 2.2 “Jobs and Business” and the “Specific Land Use Map: Lansdowne Village”, to encourage office development along the east side of Minoru Boulevard (between Ackroyd Road and Alderbridge Way) and pedestrian-oriented retail uses at grade along Lansdowne Road (between No. 3 Road and Minoru Boulevard); and*
 - (b) *Section 4.0 “Implementation & Phasing Strategies”, to clarify City Centre Area Plan density bonusing requirements with respect to the Richmond Affordable Housing Strategy and Official Community Plan Market Rental Housing Policy, and permit bonus density to be increased, on a site-specific basis, for rezoning applications that provide additional affordable housing to address community need,*
- be introduced and given first reading.*
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10137, for amending Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to facilitate the construction of a high-rise, high density, mixed use development, including the designation of a 7 m (23 ft.) wide strip of land along the north side of 5740 Minoru Boulevard as City “Park” and the remainder of 5740, 5760, and 5800 Minoru Boulevard as “Village Centre Bonus” area (to permit an additional 1.0 floor area ratio for office use only), be introduced and given first reading;*



**Regular Council
Monday, July 13, 2020**

- (3) *That Bylaw 10136 and Bylaw 10137, 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;*
- are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 10136 and Bylaw 10137, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10138, to create the "High Density Mixed Use and Affordable Rental Housing (ZMU46) - Lansdowne Village (City Centre)" zone, and to rezone 5740, 5760, and 5800 Minoru Boulevard from "Industrial Retail (IR1)" to "School and Institution Use (SI)" and "High Density Mixed Use and Affordable Rental Housing (ZMU46) - Lansdowne Village (City Centre)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Greene

15. REPORT BACK ON TEMPORARY ROAD CHANGES IN STEVESTON VILLAGE FOR CANADA DAY

(File Ref. No. 10-6360-06-01; 11-7400-20-CANA2) (REDMS No. 6491785)

R20/13-9

It was moved and seconded

That staff continue to monitor pedestrian, cyclist and motorist operations in Steveston Village for crowding and when necessary, report back on the need for temporary road changes to add additional space.



Regular Council
Monday, July 13, 2020

The question on the motion was not called as discussion ensued with regard to (i) reviewing options to separate pedestrian, cycling and motor vehicle traffic along Bayview Street and Moncton Street, (ii) reviewing options for additional consultation of Steveston merchants regarding street closures, (iii) increasing pedestrian spaces to encourage social distancing, (iv) examining street closure protocols in other cities such as in Victoria, (v) reviewing sidewalk access for non-restaurant Steveston businesses, (vi) estimating the costs to implement street closures in Steveston and potential funding sources, and (vii) reviewing options for long-term street closures in Steveston.

In reply to queries from Committee, staff noted that (i) the previous survey of Steveson merchants was completed in a short time frame and further consultation can take place upon Council direction, (ii) set up and signage costs were factors in the total street closure costs, (iii) the cost for RCMP presence in Steveston Canada Day events was minimal, (iv) no public health order has been issued calling for requirements to expand pedestrian space in Steveston, and (v) staff was requested to confirm the status of an outstanding referral for non-restaurants having access to sidewalks for the July 20, 2020 General Purposes Committee.

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

Discussion then ensued with regard to implementing the street closures of Bayview Street and Moncton Street for the upcoming BC Day long weekend on August 1, 2020 to August 3, 2020, and as a result, the following **motion** was introduced:

R20/13-10

It was moved and seconded

- (1) *That Moncton Street be closed to east-west traffic from Third Avenue to No. 1 Road and that Bayview Street be restricted to westbound one-way traffic from No. 1 Road to Third Avenue for the upcoming BC Day long weekend starting on the morning of August 1, 2020 and ending on the end of day on August 3, 2020;*



**Regular Council
Monday, July 13, 2020**

- (2) *That a maximum of \$35,000 from the Council Contingency Fund be allocated for the temporary street closure and traffic restrictions for Bayview Street and Moncton Street; and*
- (3) *That staff report back immediately following the street closures.*

The question on the motion was not called as staff responded to queries from Council, noting that staff can provide a memorandum itemizing the costs to implement the proposed street closures in Steveston.

Discussion then ensued with regard to estimated costs for long-term street closures in Steveston, and as a result, the following **amendment motion** was introduced:

R20/13-11

It was moved and seconded

That the street closures and traffic restrictions on Moncton Street and Bayview street be extended for the entire month of August 2020.

The question on the amendment motion was not called as discussion ensued with regard to costs of the proposed monthly closure and the implementation of street closures in other cities.

The question on the amendment motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Au, Day, Loo and Wolfe opposed.

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

Discussion then took place on the continuing cost of street closures or traffic restrictions in Steveston, and as a result, the following **referral motion** was introduced:

R20/13-12

It was moved and seconded

That staff review the long-term costs for continuing road closures and traffic restrictions along Bayview Street, and report back to the next General Purposes Committee on July 20, 2020.



**Regular Council
Monday, July 13, 2020**

The question on the motion was not called as staff were directed to (i) review economic recovery options for the Steveston area while meeting social distancing requirements, (ii) distribute the comments from Dr. Meena Dawar, Medical Health Officer, Vancouver Coastal Health, during traffic restriction consultation with the Steveston community, and (iii) contact the City of Victoria to obtain information on their street closure program.

The question on the referral motion was then called and it was **CARRIED**.

Cllr. Au left the meeting (9:29 p.m.) and returned (9:31 p.m.).

BYLAWS FOR ADOPTION

R20/13-14

It was moved and seconded

That the following bylaws be adopted:

Traffic Bylaw No. 5870 Amendment Bylaw No. 10184

***Municipal Ticket Information Authorization Bylaw No. 7321 Amendment
Bylaw No. 10185***

CARRIED

R20/13-15

It was moved and seconded

***That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000
Amendment Bylaw No. 9892 be adopted.***

CARRIED

Opposed: Cllrs. Day
Greene
Wolfe



Regular Council
Monday, July 13, 2020

DEVELOPMENT PERMIT PANEL

- R20/13-16 16. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on June 24, 2020, and the Chair's report for the Development Permit Panel meetings held on May 29, 2019, April 29, 2020 and June 24, 2020, be received for information;*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 17-768248) for the property at 6551 No. 3 Road; and*
 - (b) *a Development Permit (DP 19-876699) for the property at 6899 Pearson Way;**be endorsed, and the Permits so issued; and*
 - (3) *That the recommendation of the Panel to authorize the approval of changes to the design of the Development Permit (DP 17-782793) issued for the property at 4331 Vanguard Road (formerly 4331 and 4431 Vanguard Road) be endorsed, and the changes be deemed to be in General Compliance with the Permit.*

The question on the motion was not called, as there was agreement to deal with Part 2(a) separately.

The question on Parts (1), (2)(b) and (3) was then called and it was **CARRIED**.

Discussion ensued with regard to the Development Permit application for the property at 6551 No. 3 Road (DP 17-768248) and the following **referral motion** was introduced:

- R20/13-17 It was moved and seconded
- That Development Permit (DP 17-768248) for the property at 6551 No. 3 Road be referred back to the Development Permit Panel for further consideration and review of:*



Regular Council
Monday, July 13, 2020

- (1) *proposed tree retention plan;*
- (2) *the lack of bike lanes*
- (3) *the proposed outdoor lighting design*
- (4) *the proposed architectural design and character; and*
- (5) *the proposed energy efficiency LEED targets.*

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Loo
McNulty
McPhail

The question on Part 2(a) was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves and Wolfe opposed.

ADJOURNMENT

R20/13-18

It was moved and seconded
That the meeting adjourn (9:51 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, July 13, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the
Regular meeting of Richmond
City Council held on Monday,
July 13, 2020.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

CityClerk

From: Robert Grosz <robgrosz@yahoo.com>
Sent: July 13, 2020 3:14 AM
To: MayorandCouncillors; Day,Carol; McPhail,Linda; CityClerk; Jesson,Claudia; Erceg,Joe; Craig,Wayne; Capuccinello Iraci,Tony; Carter-Huffman,Suzanne
Cc: christopher.hinkson@courts.gov.bc.ca; sclegalcounsel@courts.gov.bc.ca; hong@guolaw.ca; shawn.rodeck@biggrizzly.ca; mingo125@hotmail.com; tlouman-gardiner@farris.com; jkay@farris.com; adevji@rbs.ca; jlowe@rbs.ca; daljit@thind.ca; pcaa@cllawyers.ca; sissiliu1@hotmail.com; lithwick@kzellaw.com; yqdykm@163.com; 13907211116@163.com; jwittmann@wwelaw.ca; gforrester@forresterbarristers.ca; stephen.graff@wpfa.ca; blc@cxlawyers.com; kevinli@kunyuan.ca; sissiliu1@hotmail.com; dchen@redmanlaw.com; markd@trezcapital.com; rjohn@cwilson.com; craig.munro@fticonsulting.com; colin.brousson@gowlingwlg.com; bthom@blg.com; he@whistlerwater.com; shawn.rodeck@biggrizzly.ca; davison@lsbc.org; sforbes@lsbc.org; mrhodes@lsbc.org; ndookie@lsbc.org; tmphail@lsbc.org; dmccartney@lsbc.org; elizabeth.lang@canada.ca; konrad.schmall@canada.ca; sandy.bridgement@canada.ca; phil.tawtel@gov.bc.ca; michael.lawless@gov.bc.ca; maureen.abraham@gov.bc.ca; maxim.levshuk@rcmp-grc.gc.ca; david.j.gray@rcmp-grc.gc.ca

Subject: Opposition to Rezoning of 5740, 5760 & 5800 Minoru Boulevard, Richmond (Application 18-807640)

Attachments: 200713 - Robert Grosz letter to Malcolm Brodie RE RZ 18-807640.pdf; 190715 - Robert Grosz letter to Suzanne Carter-Huffman RE RZ 18-807640.pdf; S187297 Kai Ming Yu v. Zhong Ping Xu - Notice of Civil Claim 180627 (compressed).pdf; S200020 MSS et al v. MVH et al - Notice of Civil Claim 200102 (compressed).pdf

Categories: Needs Attention



Mayor Malcolm Brodie
City of Richmond

Mayor Brodie,

RE: Opposition to Rezoning of 5740, 5760 & 5800 Minoru Boulevard, Richmond (Application 18-807640)

As I did not receive notice of the 06/Jul/2020 General Purpose Meeting, despite my email below, I was unaware of it and did not appear.

I only learned of the 06/Jul/2020 General Purpose Meeting after the Minutes had been posted on the City Council's website last Thursday.

I later watched the Youtube video of the City Council's meeting and thank Councillor Carol Day for noticing and questioning my absence.

Attached is my letter today to you, and my 15/Jul/2019 letter to Ms. Suzanne Carter-Huffman (formerly in the Record but without exhibits).

I therefore request that both complete letters be added to the Record and put before the Councillors before the 7:00 PM hearing tonight.

I also attach two Notices of Civil Claim, one being in the matter of Kai Ming YU et al v. Zhong Ping XU et al (SCBC VA S187297) and the other being in the matter of the Minoru Stakeholders Society, et al v. Minoru View Homes Ltd., et al (SCBC VA S200020), and ask that both of them be added to the Record in their entirety as they concern claims regarding the three parcels at issue.

I also request an opportunity to read into the Record my one-page letter to you, by telephone appearance (604-500-0794) or in person.

I also request to be the last public person to speak on this matter to avoid a repeat of prior misrepresentations by the applicants' lawyer.

Finally, I hereby put the City of Richmond on notice that I intend to promptly apply for an injunction to block approval of the application.

In the alternative, I will apply to place Certificates of Pending Litigation on the parcels and seek other relief to prevent dilution of equity.

In the interim, were the City to approve the application before a court ruling, given this notice, it may be answerable to me in damages.

In conclusion, despite the Law Society of British Columbia and various organs of government, I stand for the rule of law, and insist on it.

Robert W.G. Grosz, J.D.
1012-13325 102A Avenue
Surrey, BC Canada V3T 0J5

Cel: 604-500-0794

Robert W.G. Grosz, J.D.
1012-13325 102A Avenue
Surrey, BC Canada V3T 0J5

Cel: 604-500-0794

----- Forwarded Message -----

From: Robert Grosz <rob grosz@yahoo.com>
To: "cityclerk@richmond.ca" <cityclerk@richmond.ca>
Cc: "mayorandcouncillors@richmond.ca" <mayorandcouncillors@richmond.ca>; "w craig@richmond.ca" <w craig@richmond.ca>; "jerceg@richmond.ca" <jerceg@richmond.ca>; "scarter@richmond.ca" <scarter@richmond.ca>; "acapuccinelloiraci@richmond.ca" <acapuccinelloiraci@richmond.ca>
Sent: Monday, June 8, 2020, 11:46:50 AM PDT
Subject: Rezoning Application RE: 5740-5800 Minoru Boulevard

Ms. Claudia Jesson
Director
City Clerk's Office
City of Richmond

Dear Ms. Jesson,

I was advised this morning by Ms. Suzanne Carter-Huffman, Senior Planner, that the Rezoning Application regarding 5740-5800 Minoru Boulevard may be referred to the General Purposes Committee of the City Council for a hearing in July 2020.

As you know I am opposed to the Rezoning Application until the issue of the equitable ownership of the property(ies) can be determined by the Federal Court of Canada at Vancouver when it resumes public operations and my Mareva Injunction motion to determine, inter alia, the equitable ownership issue can be heard by the court.

Therefore please advise me: (1) when will the Rezoning Application be heard by the General Purposes Committee; (2) how can I submit materials in opposition to the Rezoning Application; and (3) how can I attend the General Purposes Committee meeting by video or telephonically as I am at increased risk to COVID-19 (e.g. advanced age and immunocompromised) and am self-separating based on my physician's medical advice.

I look forward to your prompt reply. Many thanks.

Rob

Robert W.G. Grosz, J.D.
1012-13325 102A Avenue
Surrey, BC Canada V3T 0J5

Cel: 604-500-0794

ROBERT W.G. GROSZ, J.D.

1012-13325 102A Avenue
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604-500-0794

Monday, July 13, 2019

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

mayorandcouncillors@richmond.ca

Mayor Brodie,

RE: 5740, 5760 & 5800 Minoru Blvd. Richmond, Rezoning Application 18-807640

I oppose approval of the Rezoning Application 18-807640 for the reasons stated in my enclosed 89-page letter to Ms. Suzanne Carter-Huffman on 15/Jul/2019, and the reasons I stated when I appeared before the Planning Committee on 17/Dec/2019 (transcript attached), namely that the equitable owner of the three parcels at issue is the Province of British Columbia subject to claims of the creditors of the mastermind of the development, lawyer Ms. Hong GUO aka Hong CHEN and her Guo Law Corporation. I am a creditor of them both. Ms. GUO holds a secret interest in the three parcels that I submit are fraudulently recorded in the name of Minoru View Homes Ltd.

Ms. GUO set up her law firm to defraud immigrant investors from China and thereby defrauded the investors in this development project, including Ms. Kai Ming YU who thus sued Ms. GUO. Enclosed is a copy of the Notice of Civil Claim of Ms. YU, *et al*, currently before the court. Also enclosed is the Minoru Stakeholders Society's Notice of Civil Claim vs. Hong GUO, *et al*. In an attempt to avoid Ms. YU's suit and settle, Ms. GUO tried to embezzle \$4 million from the Guo Law Corporation's client trust account but was double-crossed by its accountant who stole over \$7.5 million and absconded with the funds to China. It left the Lawyers Insurance Fund, which is managed by the Law Society of British Columbia, liable for the full amount and caused all the lawyers of British Columbia to be put at risk. But the Law Society was conflicted as it was responsible for regulating Ms. GUO, yet was misfeasant, and was responsible for representing the interests of all its members, while through the Lawyers Insurance Fund it also insured them and represented them by hiring outside counsel. This was a patently obvious conflict of interest.

So the Lawyers Insurance Fund secretly loaned Ms. GUO \$4 million from which she repaid the stolen trust funds, and the \$4 million is to be repaid from the parcels' increased value if rezoning approval is secured. Thus I believe that upon approval a \$4 million tranche will be automatically released to the Lawyers Insurance Fund. Therefore it became a party to her indictable offences to save its members from a total loss of over \$7.5 million. But I was never paid, and none of the investors in the development will receive their full participation. Therefore as the Federal Court of Canada just resumed operations today I intend to promptly seek an injunction to prevent the project from being approved until the equitable ownership of the three parcels can be determined. I cannot say any more due to the attached injunctions obtained by the Law Society and Ms. GUO.

Yours truly,



Robert W.G. Grosz, J.D.

Schedule 2 to the Minutes of the Regular meeting of Richmond City Council held on Monday, July 13, 2020.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE



City of Richmond

Memorandum
Law

To: Mayor and Councillors

Date: July 13, 2020

From: Anthony Capuccinello Iraci
City Solicitor

File: 99-LAW/2020-Vol 01

Re: Options for a Residential Backyard Chicken Program

Background

At General Purposes Committee meeting held on July 6, 2020, an issue was raised regarding the appropriateness of including a provision in the bylaw limiting the number of chickens.

In order to provide staff with an opportunity to further consider the implications of such a provision, Council may wish to refer that aspect of the discussion back to staff for further investigation.

If Council at this time wishes to adopt a bylaw that has the effect of confirming the rights protected under the *Farm Practices Protection (Right to Farm) Act* and the *Agricultural Commission Act*, without reference to the number of chickens, then the Amendment Bylaw attached to this report accomplishes that outcome.

Recommendation

That the attached Amendment Bylaw be given first, second and third reading.

Anthony Capuccinello Iraci
City Solicitor

c. SMT





Animal Control Regulation Bylaw No. 7932
Amendment Bylaw No. 10157

The Council of the City of Richmond enacts as follows:

- 1. Animal Control Regulation Bylaw No. 7932, as amended, is further amended by deleting Section 3.1.1 and replacing it with the following:

“3.1.1 Except as otherwise permitted by the Farm Practices Protection (Right to Farm) Act, the Agricultural Land Commission Act or regulations made thereunder, a person must not keep poultry:

- (a) on a parcel with an area of less than 2,000 square meters (21,529 square feet); or
(b) in, upon, or under any structure used for human habitation.”

- 2. This Bylaw is cited as “Animal Control Regulation Bylaw No. 7932, Amendment Bylaw No. 10157.”

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND
APPROVED for content by originating dept. [Signature]
APPROVED for legality by Solicitor AC

MAYOR

CORPORATE OFFICER