



Regular Council

Monday, September 12, 2022

Place: Council Chambers  
Richmond City Hall

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

Acting Corporate Officer – Matthew O’Halloran

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

RES NO. ITEM

Mayor Brodie spoke about the passing of Her Majesty Queen Elizabeth II highlighting the Queen’s accomplishments and advised that her funeral will be held on Monday, September 19, 2022.

MINUTES

R22/15-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on July 25, 2022, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on September 6, 2022, be adopted as circulated; and*



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- (3) *the Metro Vancouver ‘Board in Brief’ dated July 29, 2022, be received for information.*

**CARRIED**

Discussion ensued regarding The BC Open Burning Smoke Control Regulations and Climate and Seismic Resilience Planning at Iona Island.

In response to queries from Council, staff advised that no immediate time frame has been given for the construction of the Gilbert Truck Sewer but staff would update Council with a memorandum.

**COMMITTEE OF THE WHOLE**

- R22/15-2 2. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).*

**CARRIED**

3. Delegations from the floor on Agenda items –

Item No. 10 – Application by GBL Architects for Rezoning at 8880 Cook Road/8751 Citation Drive from the “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” Zone to the “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)” Zone

Sharon MacGougan, President, Garden City Conservation Society, referred to her submission (copy on file) and expressed her concerns regarding the loss of two wildlife trees, suggesting that mainly native trees or bird-friendly naturalized trees be used in this development.

Jerome Dickey, Richmond resident, referred to his submission (copy on file) expressing his concerns about tree retention and suggested that allowing an increase in density would create more Affordable Housing units

Deidre Whalen, Richmond resident, spoke about the need for commercial kitchens in developments to promote community.



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- R22/15-3 4. It was moved and seconded  
*That Committee rise and report (7:27 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R22/15-4 5. It was moved and seconded  
*That Items No. 6 and No. 8 through No. 9 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Finance Committee meeting held on September 6, 2022;*
  - (2) *the General Purposes Committee meeting held on September 6, 2022;*  
*and*
  - (3) *the Planning Committee meeting held on September 7, 2022;*
- be received for information.*

**ADOPTED ON CONSENT**

7. **HOUSEKEEPING AMENDMENTS FOR DOG LICENCING BYLAW NO. 7138; ANIMAL CONTROL REGULATION BYLAW NO. 7932; NOTICE OF BYLAW VIOLATION DISPUTE ADJUDICATION BYLAW NO. 8122; CONSOLIDATED FEES BYLAW NO. 8636**

(File Ref. No. 12-8060-20-0010400; 12-8060-20-0010397; 12-8060-20-0010399; 12-8060-20-0010398)  
(REDMS No. 6902329, 6948997, 10400 6928165, 10397 6930076, 10399 6931210, 10398 6928292 )

Please see Page 5 for action on this item.



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- 8. APPLICATION BY RANDY SCHUETTE AND UPDESH JOHAL FOR REZONING AT 7600 & 7620 ASH STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/E)" ZONE AND "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE

(File Ref. No. 12-8060-20-0010126, RZ 2019-853820) (REDMS No. 6383850, 3218459, 6925118)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14) - South McLennan (City Centre)" zone, be introduced and given first reading.

ADOPTED ON CONSENT

- 9. APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 15140 WESTMINSTER HIGHWAY

(File Ref. No. 08-4105-20- AG 2022-007162) (REDMS No. 6940472, 6951839, 6952049)

That the application by Grootendorst's Flowerland Nursery Ltd., for an Agricultural Land Reserve Non-Adhering Residential Use to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features, be forwarded to the Agricultural Land Commission.

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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7. **HOUSEKEEPING AMENDMENTS FOR DOG LICENCING BYLAW NO. 7138; ANIMAL CONTROL REGULATION BYLAW NO. 7932; NOTICE OF BYLAW VIOLATION DISPUTE ADJUDICATION BYLAW NO. 8122; CONSOLIDATED FEES BYLAW NO. 8636**

(File Ref. No. 12-8060-20-0010400; 12-8060-20-0010397; 12-8060-20-0010399; 12-8060-20-0010398)  
(REDMS No. 6902329, 6948997, 6928165, 6930076, 6931210, 6928292)

Discussion ensued regarding offering discounts to senior’s for dog licencing and extending the time frame to the full year for senior’s to apply for the 50 percent discount.

In response to queries from Council, staff advised that the potential loss in revenue for extending the time for the discount can be absorbed and the current proposal is to have fees more transparent and equitable for all responsible dog owners regardless of age.

R22/15-5

It was moved and seconded

*That the staff report titled Housekeeping Amendments For Dog Licencing Bylaw No. 7138; Animal Control Regulation Bylaw No. 7932; Notice Of Bylaw Violation Dispute Adjudication Bylaw No. 8122; Consolidated Fees Bylaw No. 8636 by the General Manager, Community Safety be referred back to staff to examine the possibility and amount of a Senior’s Discount and the time frame for payment.*

**CARRIED**

Opposed: Cllrs. Hobbs

Loo

McPhail

Steves



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**NON-CONSENT AGENDA ITEMS**

10. **APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8880 COOK ROAD/8751 CITATION DRIVE FROM THE “LOW RISE APARTMENT AND TOWN HOUSING (ZLR32) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR44) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010395; 12-8060-20-010396, RZ 21-932698) (REDMS No. 6916478, 6954694, 6958556, 6958584)

R22/15-6

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10395, to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need, be introduced and given first reading;*
- (2) *That Bylaw 10395, 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 Bylaw 10395, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10396 to:*
- (a) *Discharge “Land Use Contract (LUC 025)”, entered into pursuant to “Imperial Ventures Ltd. Land Use Contract Bylaw No. 3108 (RD19308)”, from the Title of 8880 Cook Road/8751 Citation Drive;*
- (b) *Amend the “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” zone to remove all references*



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*to 8880 Cook Road/8751 Citation Drive;*

- (c) *Create the “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)” zone, and rezone 8880 Cook Road/8751 Citation Drive from the “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” zone to “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)” zone;*

*be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding (i) the proposed development exceeding current city policy expectations, (ii) the possibility of adding a Community kitchen to this development could be discussed at Development Permit stage, (iii) the units cannot be individually strata titled, (iv) safety concerns regarding an open area public space, (v) retention of trees, (vi) need for more moderate income rental units,(vii) need for educating the public on the language used for affordable housing, (viii) and the proposed six-storey wood frame building form is the most cost effective and balances the economic viability of the rental project with costlier forms of construction.

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

R22/15-7

It was moved and seconded

*That staff report “Application By GBL Architects For Rezoning At 8880 Cook Road/8751 Citation Drive From The “Low Rise Apartment And Town Housing (Zlr32) – Brighthouse Village (City Centre)” Zone To The “Low Rise Rental Apartment (Zlr44) – Brighthouse Village (City Centre)” Zone” by the Director of Development be referred back to staff to examine how to create more affordable housing units, how to preserve the two significant trees and how to utilize the roof in a better way.*

**DEFEATED**

Opposed: Mayor Brodie

Cllrs: Au

Hobbs

Loo

McPhail

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



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**BYLAWS FOR ADOPTION**

R22/15-8

It was moved and seconded

*That the following bylaw be adopted:*

*Road Closure and Removal of Road Dedication Bylaw 9169 be adopted.*

**CARRIED**

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 of the rezoning application associated to this road closure application, and left the meeting at 8:27 p.m.

R22/15-9

It was moved and seconded

*That Road Closure and Removal of Road Dedication Bylaw No. 10382 be adopted.*

**CARRIED**

Opposed: Cllrs. Day  
Wolfe

Councillor McPhail returned to the meeting – 8:28 p.m.

R22/15-10

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9960 be adopted.*

**CARRIED**

R22/15-11

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No.10195 be adopted*

**CARRIED**

Opposed: Cllrs. Day  
Wolfe

R22/15-12

It was moved and seconded





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*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10197 be adopted.*

**CARRIED**  
Opposed: Cllrs. Day  
Wolfe

**DEVELOPMENT PERMIT PANEL**

- R22/15-13 11. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on July 27, 2022 and the Chair's report for the Development Permit Panel meetings held on June 24, 2020 and May 27, 2021 and January 12, 2022, be received for information.*
  - (2) *That the recommendations of the Panel to authorize the issuance of:*
    - (a) *a Development Permit (DP 19-858597) for the property located at 9820 Alberta Road;*
    - (b) *a Development Permit (DP 20-899883) for the property located at 3640 No. 4 Road; and*
    - (c) *a Development Permit (DP 20-910008) for the property located at 10431 No. 5 Road**be endorsed, and the Permits so issued.*

**CARRIED**

**ADJOURNMENT**

- R22/15-14 It was moved and seconded  
*That the meeting adjourn (8:30 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, September 12, 2022.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Matthew O'Halloran)