



## Regular Council

Monday, September 23, 2024

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
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

- R24/16-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on September 9, 2024, be adopted as circulated; and*
  - (2) *the minutes of the Special Council meeting held on July 22, 2024, be adopted as circulated.*

**CARRIED**



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COMMITTEE OF THE WHOLE

- R24/16-2 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. 15 – Referral Response – Heritage Alteration Permit For 12111 3rd Avenue (Steveston Hotel)

Linda Barnes, Co-chair, Steveston Historical Society, spoke to the heritage significance of the existing pub being that of a gathering place for Steveston and advised that Steveston Historical Society is opposed to the heritage alteration permit application.

Item No. 15 – Item No. 15 – Referral Response – Heritage Alteration Permit For 12111 3rd Avenue (Steveston Hotel)

Sadru Ramji, owner of 12111 3<sup>rd</sup> Avenue (Steveston Hotel) spoke to his concerns regarding the economic viability and low occupancy of the pub and noted that the application is to make exterior alterations to the heritage building and does not pertain to the business operations.

In response to queries from Council, the owner advised that (i) consideration of extending the hours of operation will be dependent on demand from customers, and (ii) the café/restaurant has a capacity of 100.

Item No. 10 Application By Wayne Fougere Inc. For Rezoning At 9311/9331 Ferndale Road From “Small-Scale Multi-Unit Housing (RSM/XI)” Zone To The “Town Housing (ZT104) - North Mclellan (City Centre)” Zone

Helen, Richmond resident, noted that she does not support the rezoning application, and expressed her concerns regarding availability of street parking and safety.

- R24/16-3 4. It was moved and seconded  
*That Committee rise and report (7:10 p.m.).*

**CARRIED**

2.



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CONSENT AGENDA

- R24/16-4 5. It was moved and seconded  
*That Items No. 6, 8 and 10 through No. 14 be adopted by general consent.*

**CARRIED**

6. COMMITTEE MINUTES

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on September 10, 2024;*
- (2) *the Planning Committee meeting held on September 11, 2024;*
- (3) *the Public Works and Transportation Committee meeting held on September 11, 2024; and*
- (4) *the General Purposes Committee meeting held on September 16, 2024;*

*be received for information.*

**ADOPTED ON CONSENT**

7. EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A MAJOR OCP AMENDMENT

(File Ref. No. 08-4105-00) (REDMS No. 7695134)

Please see page 6 for action on this item.

8. PROPOSED AMENDMENTS TO THE RICHMOND SENIORS ADVISORY COMMITTEE MEMBERSHIP COMPOSITION

(File Ref. No. 08-4055-01) (REDMS No. 7744309)

*That the Richmond Seniors Advisory Committee Terms of Reference be updated as described in the report titled “Proposed Amendments to the Richmond Seniors Advisory Committee Membership Composition”, dated August 22, 2024, from the Director, Community Social Development.*

**ADOPTED ON CONSENT**



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ADDITIONAL MOTION

- (1) *That the Richmond Seniors Advisory Committee membership composition be amended from 15 to 16 voting members; and*
- (2) *That the 11 citizen appointees on the Richmond Seniors Advisory Committee be maintained.*

ADOPTED ON CONSENT

- 9. **APPLICATION BY DF ARCHITECTURE INC. FOR REZONING AT 9951, 9991 BLUNDELL ROAD AND 7951 NO. 4 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**  
(File Ref. No. RZ 19-856171) (REDMS No. 7650741)

Please see page 7 for action on this item.

- 10. **APPLICATION BY WAYNE FOUGERE INC. FOR REZONING AT 9311/9331 FERNDAL ROAD FROM "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "TOWN HOUSING (ZT104) - NORTH MCLENNAN (CITY CENTRE)" ZONE**  
(File Ref. No. RZ 22-023114) (REDMS No. 7725364)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the "Town Housing (ZT104) – North McLennan (City Centre)" zone, and to rezone 9311/9331 Ferndale Road from "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Town Housing (ZT104) – North McLennan (City Centre)" zone, be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

- 11. **BICYCLE PARKING REVIEW**  
(File Ref. No. 10-6490-00) (REDMS No. 7751326)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10576, To Update On-Site Bicycle Parking Requirements, Be Introduced And Given First Reading.*

ADOPTED ON CONSENT



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- 12. RESCINDMENT OF HIGHWAY RAIL USE BY-LAW (C.P.R. RELOCATION) BYLAW NO. 2636
(File Ref. No. 10-6510-03-01) (REDMS No. 7695021)

That the Highway Rail Use By-law (C.P.R. Relocation) Bylaw No. 2636 be rescinded.

ADOPTED ON CONSENT

- 13. LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP) YEAR 3 SURVEY REPORT AND 2023 CORPORATE EMISSION INVENTORY
(File Ref. No. 10-6125-01) (REDMS No. 7756343)

That as described in the report titled 'Local Government Climate Action Program (LGCAP) Year 3 Survey Report and 2023 Corporate Emission Inventory' from the Acting Director, Climate and Environment, dated August 22, 2024, the LGCAP Year 3 Survey Report and Attestation Form be endorsed and posted on the City's website for public information, in accordance with Provincial requirements.

ADOPTED ON CONSENT

- 14. AMENDMENT TO UNDERPINNING WORKS AND CONSTRUCTION FENCE ENCROACHMENT BYLAW NO. 9833 - ADDITION OF CRANE SWING PROVISIONS
(File Ref. No. 10-6050-01) (REDMS No. 7738805)

- (1) That Underpinning Works and Construction Fence Encroachment Bylaw No. 9833, Amendment Bylaw No. 10599, be introduced and given first, second and third readings;
(2) That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10601, be introduced and given first, second and third readings; and
(3) That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10600 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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7. **EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A  
MAJOR OCP AMENDMENT**

(File Ref. No. 08-4105-00) (REDMS No. 7695134)

R24/16-5

It was moved and seconded

- (1) *That staff bring forward all new rezoning applications involving a major amendment to the City’s Official Community Plan for early review by Planning Committee and Council, as described in the report titled “Early Review of Rezoning Applications Involving a Major OCP Amendment”, dated August 22, 2024 from the Director, Development;*
- (2) *That staff provide a review of the “Early Review of Rezoning Applications Involving a Major OCP Amendment” process after one year of implementation; and*
- (3) *That staff bring forward to the Finance Committee, amendments to the Consolidated Fees Bylaw, reflecting a nominal fee for applicants who pursue this option.*

The question on the motion was not called as in response to queries from Council, staff advised that (i) the early review process will pertain only to rezonings applications involving major amendments to the Official Community Plan (OCP), (ii) this review process is not a vetting of inquiries, it is an early review of legitimate applications intended to be forwarded to Council for consideration, (iii) staff anticipate approximately three to six applications a year for consideration under this review process, (iv) early review of an application helps the applicant ascertain through early Council feedback if their application is valid or supportable and whether it makes sense to proceed further, (v) staff will provide Council with a memorandum with respect to other municipalities experience and approach with the early review process, and (vi) staff will review this process after a year of implementation, and report back to Council.

The question on Resolution R24/16-5 was then called and it was **CARRIED**.



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- 9. **APPLICATION BY DF ARCHITECTURE INC. FOR REZONING AT 9951, 9991 BLUNDELL ROAD AND 7951 NO. 4 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**  
(File Ref. No. RZ 19-856171) (REDMS No. 7650741)

R24/16-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, for the rezoning of 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first, second and third reading.*

The question on the motion was not called as discussion ensued with respect to lack of indoor amenity space, and tree retention, removal and replacement.

The question on Resolution R24/16-6 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

**NON-CONSENT AGENDA ITEMS**

**PLANNING COMMITTEE**

Councillor Bill McNulty, Chair

- 15. **REFERRAL RESPONSE – HERITAGE ALTERATION PERMIT FOR 12111 3RD AVENUE (STEVESTON HOTEL)**  
(File Ref. No. HA 23-035279) (REDMS No. 7760433)

R24/16-7

It was moved and seconded

*That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.*

The question on the motion was not called as discussion ensued with respect to (i) exterior alterations changing the heritage value of the heritage building, (ii) the pub as a gathering place tying into the heritage value of the building; (iii) the application pertaining to exterior alterations to the heritage building, and (iv) the owner’s entitlement to operate any business they wish as long it is permitted within the land use.



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In response to a query from Council, staff advised that they will work with the property owner to retrieve some items from the heritage building for the Richmond Museum's collection and that staff will also capture an oral history of the pub.

The question on Resolution R24/16-7 was then called and it was **CARRIED** with Cllrs. Au, Gillanders, McNulty and Wolfe opposed.

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

16. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE # 308160 HAI DI LAO CANADA RESTAURANTS GROUP LTD., DBA HAILILAO HOT POT AT 5890 NO 3 ROAD UNIT 200**  
(File Ref. No. 7775284) (REDMS No. 12-8275-30-001)

R24/16-8

It was moved and seconded

- (1) *That the application from Hai Di Lao Canada Restaurants Group Ltd., doing business as Haidilao Hot Pot, for an amendment to Food Primary Licence #308160, requesting an increase to their hours of liquor service from Sunday to Saturday, 10:00AM to Midnight, to Sunday to Saturday, 9:00AM to 2:00AM, be supported; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the liquor licence amendment.*

**CARRIED**  
Opposed: Cllr. Wolfe

**BYLAW FOR ADOPTION**

R24/16-9

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10510 be adopted.*

**CARRIED**





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*With the implementation of Bylaw No. 10573 (SSMUH) Bylaw, Bylaw No. 10510 is now rezoning from RS2/B to RSM/M zone.*

**DEVELOPMENT PERMIT PANEL**

- R24/16-10 17. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meetings held on August 21, 2024, be received for information; and*
  - (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 24-037979) for the property at 6551 No. 3 Road, be endorsed and the Permit so issued.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R24/16-11 18. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:23 p.m.).*

**CARRIED**

- (1) Sheldon Starrett, Richmond Resident spoke to his concerns regarding lack of transparency, accountability and public consultation with respect to the Cambie and Sexsmith Permanent Supportive Housing project and expressed his thoughts on housing needs for people with mental health challenges and the need for detox and rehabilitation treatment centres.
- (2) Kevin Lai, Richmond resident, spoke to his business petition (copy on file, City Clerk's Office) against Cambie and Sexsmith Permanent Supportive Housing, noting that business owners are concerned about the negative impact the housing project would have on their businesses.
- (3) Eric Poon, Richmond resident, spoke to his concerns about lack of community engagement, safety, transparency and management of the Cambie and Sexsmith Permanent Supportive Housing project.



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- (4) Mahdi Torabi, Richmond resident, strata president of Avanti, expressed concerns about safety and security, location of the project, transparency, and impacts of existing permanent housing projects.

R24/16-12 19. It was moved and seconded  
*That Committee rise and report (8:46 p.m.).*

**CARRIED**

In response to queries from Council with respect to the Sexsmith Permanent Supportive Housing project, staff advised that (i) there were two components to engagement with residents and businesses in the radius of the project, one was City of Richmond initiated and the other by BC Housing, (ii) the City initiated their own public consultation by sending out correspondence to over 500 homes within a 100 m radius of the housing project, and utilized the Let's Talk Richmond platform and a City email address to seek feedback from the Community, (iii) BC Housing initiated its own public engagement process with four in-person information sessions targeting residents within the radius of the project and an online information session that was open to all, and (iv) the status of project as this time is that it has been suspended by the Provincial government for the purpose of further consultation.

**ADJOURNMENT**

R24/16-13 It was moved and seconded  
*That the meeting adjourn (8:57 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 23, 2024.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)