



Regular Council

Tuesday, October 10, 2023

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

- R23/17-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on September 25, 2023, be adopted as circulated;*
 - (2) *the Metro Vancouver 'Board in Brief' dated September 29, 2023, be received for information.*

CARRIED



Regular Council
Tuesday, October 10, 2023

AGENDA ADDITIONS & DELETIONS

- R23/17-2 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048 be added to Bylaws for Adoption.

CARRIED

PRESENTATION

Council awarded long-time Richmond resident and former Councillor and MLA Harold Steves with the Freedom of the City, the highest honour a local government can bestow upon an individual. Mayor Brodie highlighted Harold Steves' accomplishments and contributions to Richmond and British Columbia, noting his impact on community life particularly in the Steveston area, the preservation of farmland and heritage, as well as environmental issues.

COMMITTEE OF THE WHOLE

- R23/17-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:09 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R23/17-4 4. It was moved and seconded
That Committee rise and report (7:10 p.m.).

CARRIED



Regular Council
Tuesday, October 10, 2023

CONSENT AGENDA

- R23/17-5 5. It was moved and seconded
That Items No. 6 through 11 and No. 15 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on September 26, 2023;*
 - (2) *the Finance Committee meeting held on October 3, 2023;*
 - (3) *the General Purposes Committee meeting held on October 3, 2023;*
and
 - (4) *the Planning Committee meeting held on October 4, 2023;*
- be received for information.*

ADOPTED ON CONSENT

7. **BLUE CABIN FLOATING ARTIST RESIDENCY TERM EXTENSION
AT IMPERIAL LANDING**

(File Ref. No. 11-7000-09-20-310) (REDMS No. 7315503)

That the Blue Cabin Floating Artist Residency extension request as detailed in the staff report titled, “Blue Cabin Floating Artist Residency Term Extension at Imperial Landing” dated August 17, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed.

ADOPTED ON CONSENT

8. **COMMUNITY WAYFINDING STRATEGY GUIDING PRINCIPLES**

(File Ref. No. 08-4150-04-06) (REDMS No. 7292432)

- (1) *That the Guiding Principles, as detailed in the staff report titled “Community Wayfinding Strategy Guiding Principles”, dated September 7, 2023, from the Director, Business Services be endorsed;*
and



Regular Council
Tuesday, October 10, 2023

- (2) *That these Guiding Principles be used to inform the strategic direction and actions of the draft Community Wayfinding Strategy.*

ADOPTED ON CONSENT

9. **CITY CENTRE DEU BYLAW NO. 9895 AMENDMENT BYLAW NO. 10473**

(File Ref. No. 12-8060-20-010473) (REDMS No. 7253727, 7335283)

That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10473 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

10. **PERMISSIVE PROPERTY TAX EXEMPTION (2024) BYLAW NO. 10476**

(File Ref. No. 12-8060-20-010476) (REDMS No. 7257817, 7258082)

That Permissive Property Tax Exemption (2024) Bylaw No. 10476 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2023-2027) BYLAW NO. 10429**

(File Ref. No. 12-8060-20-010492) (REDMS No. 7318574, 7348829)

That the Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429, Amendment Bylaw No. 10492, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429" dated September 15, 2023, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

ADOPTED ON CONSENT



Regular Council
Tuesday, October 10, 2023

12. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/B)” ZONE, “SINGLE DETACHED (RS1/E)” ZONE AND “TWO-UNIT DWELLINGS (RD1)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. 12-8060-20-010496, RZ 21-939470) (REDMS No. 7353646, 7377774)

See page 6 for action on this item.

13. **APPLICATION BY HARI SINGH GILL FOR REZONING AT 3300 GRANVILLE AVENUE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-010495, RZ 22-026766) (REDMS No. 7349270, 7358251)

See page 7 for action on this item.

14. **APPLICATION BY MATTHEW CHENG FOR REZONING AT 7300 ST. ALBANS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**

(File Ref. No. 12-8060-20-010494, RZ 21-943417) (REDMS No. 7346869, 7359985)

See page 7 for action on this item.

15. **HOUSING AGREEMENT BYLAW NO. 10484 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE UNITS ON CITY-OWNED LAND AT 4831 STEVESTON HIGHWAY AS PART OF THE RAPID HOUSING INITIATIVE PARTNERSHIP**

(File Ref. No. 12-8060-20-010484, RZ 23-018081) (REDMS No. 7349260, 7300736, 7293695)

That Housing Agreement (4831 Steveston Highway) Bylaw No. 10484 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the affordable housing units required by Rezoning Application RZ 23-018081, be introduced and given first, second, and third readings.

ADOPTED ON CONSENT



Regular Council
Tuesday, October 10, 2023

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

- *****
12. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR
REZONING AT 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613
STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/B)”
ZONE, “SINGLE DETACHED (RS1/E)” ZONE AND “TWO-UNIT
DWELLINGS (RD1)” ZONE TO “MEDIUM DENSITY
TOWNHOUSES (RTM2)” ZONE

(File Ref. No. 12-8060-20-010496, RZ 21-939470) (REDMS No. 7353646, 7377774)

In response to queries from Council, staff advised that (i) the right-in/right-out driveway access to Steveston Highway will include a channelized raised median within the driveway, (ii) the amenity spaces can be reviewed during the Development Permit application process, (iii) the grove of trees on the east side of the entry driveway are recommended for removal based on existing health and condition, (iv) one significant tree on-site (tag #1000) is not a good candidate for retention and should be replaced due to its structural defects from being previously topped, (v) further information on the centre turning lane on Steveston Highway can be provided prior to the Public Hearing, and (vi) a minimum four month notice to the tenants is required under the Residential Tenancy Act, and the developer is committed to providing a minimum of six month notice.

R23/17-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, for the rezoning of 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from “Single Detached (RS1/B)” zone, “Single Detached (RS1/E)” zone and “Two-Unit Dwellings (RD1)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED
Opposed: Cllr. Wolfe



Regular Council
Tuesday, October 10, 2023

13. **APPLICATION BY HARI SINGH GILL FOR REZONING AT 3300 GRANVILLE AVENUE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-010495, RZ 22-026766) (REDMS No. 7349270, 7358251)

R23/17-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, for the rezoning of 3300 Granville Avenue from "Single Detached (RS1/E)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Wolfe

14. **APPLICATION BY MATTHEW CHENG FOR REZONING AT 7300 ST. ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "HIGH DENSITY TOWNHOUSES (RTH1)" ZONE**

(File Ref. No. 12-8060-20-010494, RZ 21-943417) (REDMS No. 7346869, 7359985)

In response to queries from Council, staff advised that (i) the preliminary landscape plan shows the required tree fencing location for preservation, while Attachment 5 shows the proposed tree management indicating that Tree #548 will be retained, (ii) the applicant is providing all contributions to the Affordable Housing Reserve Fund in addition to voluntarily providing the secondary suite, (iii) the proposed application is consistent with City policies for this area which designates the site for medium-high density townhouses, and (iv) there is a mix of housing in the area.

R23/17-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, for the rezoning of 7300 St. Albans Road from "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH1)" zone, be introduced and given first reading.

CARRIED

Opposed: Cllrs. Day

Gillanders

Wolfe



Regular Council
Tuesday, October 10, 2023

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO.10486**

(File Ref. No. 12-8060-20-010486) (REDMS No. 7330871, 7335580)

Discussion ensued with regard to the second time and third time dangerous dog offence impoundment fees.

R23/17-9

It was moved and seconded

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10486 be introduced and given first, second and third readings.

CARRIED

Opposed: Cllr. Wolfe

BYLAW FOR 2nd and 3rd READING

R23/17-10

It was moved and seconded

That Building Regulation Bylaw 7230, Amendment Bylaw No. 10467 (Energy Step Code Requirements) be given second and third reading.

CARRIED

BYLAWS FOR ADOPTION

R23/17-11

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10271 be adopted.

CARRIED

Opposed: Cllrs. Day

Wolfe



Regular Council
Tuesday, October 10, 2023

R23/17-12 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10415 (10331/10333 Bird Road, RZ 22-011049) be adopted.

CARRIED
Opposed: Cllrs. Day
Gillanders
Wolfe

R23/17-13 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048 be adopted.

CARRIED

DEVELOPMENT PERMIT PANEL

R23/17-14 17. It was moved and seconded
(1) *That the minutes of the Development Permit Panel meeting held on September 27, 2023, and the Chair's report for the Development Permit Panel meetings held on October 27, 2021, be received for information; and*
(2) *That the recommendations of the Panel to authorize the issuance of (DP 19-881158) for the property located at 9340 General Currie Road, be endorsed and the Permit so issued.*

CARRIED

ADJOURNMENT

R23/17-15 It was moved and seconded
That the meeting adjourn (8:03 p.m.).

CARRIED



Regular Council
Tuesday, October 10, 2023

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Tuesday, October 10, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)