



Regular Council

Tuesday, October 12, 2021

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
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Corporate Officer- Claudia Jesson

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

RES NO. ITEM

MINUTES

Discussion ensued with regard to (i) staff was requested to distribute the Metro Vancouver Clean Air Plan to Council and to consider the actions that may apply to the City, and (ii) confirmation that the October 28, 2021 Zero Waste Conference is open to the public.

- R21/17-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on September 27, 2021, be adopted as circulated;*
 - (2) *the minutes of the Special Council meeting held on October 4, 2021,*



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- be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated September 24, 2021, be received for information.*

CARRIED

AGENDA ADDITIONS & DELETIONS

R21/17-2

It was moved and seconded

That Item No. 11 of the Consent Agenda be amended by including the schedule regarding the soil deposit and removal bylaw fees to the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10283.

CARRIED

COMMITTEE OF THE WHOLE

Mayor Brodie noted that since no members of the public were present at the meeting, a motion to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2 to 4) would not be necessary.

CONSENT AGENDA

R21/17-3

5. It was moved and seconded

That Items No. 6 No. 7, and Items No. 9 through No. 14 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 28, 2021;*



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- (2) *the General Purposes Committee meeting held on October 4, 2021;*
 - (3) *the Finance Committee meeting held on October 4, 2021; and*
 - (4) *the Planning Committee meeting held on October 5, 2021;*
- be received for information.*

ADOPTED ON CONSENT

7. **BLUE CABIN FLOATING ARTIST RESIDENCY**

(File Ref. No. 11-7000-09-01) (REDMS No. 6729192)

That the Blue Cabin Floating Artist Residency proposal as detailed in the staff report titled, "Blue Cabin Floating Artist Residency" dated August 11, 2021, from the Director, Arts, Culture and Heritage Services, be endorsed.

ADOPTED ON CONSENT

8. **TEMPORARY PATIO PROGRAM UPDATE AND OPTIONS FOR PERMANENT EXPANSIONS**

(File Ref. No. 08-4150-01) (REDMS No. 6727772)

Please see page 5 for action on this item.

9. **AWARD OF CONTRACT TO TIBCO SOFTWARE FOR DATA ANALYTICS BUSINESS INTELLIGENCE IMPLEMENTATION**

(File Ref. No.) (REDMS No. 6725227 v. 9)

- (1) *That contract 6650P - Data Visualization and Analytics Platform for an initial five-year term between 2021 and 2025 estimated at \$1,212,008.00, exclusive of taxes, with an option to renew for a maximum of five years, be awarded to TIBCO Software (Ireland) Limited for the data analytics business intelligence implementation as part of the City's Digital Strategy implementation. Staff request to award the contract for \$1,212,008.00 and issue change orders up to an additional \$50,000.00 for contingency, excluding taxes, for a total maximum value of \$1,262,008.00 to TIBCO Software (Ireland) Limited; and*



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- (2) *That the Chief Administrative Officer and the Acting General Manager, Finance and Corporate Services be authorized to execute the agreements with TIBCO Software (Ireland) Limited.*

ADOPTED ON CONSENT

10. AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025) BYLAW NO. 10239

(File Ref. No. 03-0975-01) (REDMS No. 6729013)

That the Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239, Amendment Bylaw No. 10292, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239" dated August 30, 2021, from the Acting General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO.10283

(File Ref No. 03-0900-01) (REDMS No. 6702312)

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10283 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

12. PERMISSIVE PROPERTY TAX EXEMPTION (2022) BYLAW NO.10266

(File Ref. No. 03-0925-02-04) (REDMS No. 6659318)

That Permissive Property Tax Exemption (2022) Bylaw No. 10266 be introduced and given first, second and third readings.

ADOPTED ON CONSENT



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13. APPLICATION BY REGIONAL ANIMAL PROTECTION SOCIETY FOR A ZONING TEXT AMENDMENT AT 13340 SMALLWOOD PLACE

(File Ref. No. ZT 21-930124) (REDMS No. 6734642)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10294, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone to add "Veterinary Service" as a permitted use at 13340 Smallwood Place, be introduced and given first reading.

ADOPTED ON CONSENT

14. APPOINTMENT OF APPROVING OFFICER

(File Ref. No. 08-4100-00) (REDMS No. 6744748)

That Amritpal (Paul) Sandhu, Program Manager - Subdivision and Servicing be appointed as an Approving Officer in accordance with Section 77 of the Land Title Act.

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail declared to be in a conflict of interest as she has an interest in a business that has participated in the temporary patio program, and left the meeting at 7: 12 p.m.



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8 TEMPORARY PATIO PROGRAM UPDATE AND OPTIONS FOR PERMANENT EXPANSIONS

(File Ref. No. 08-4150-01) (REDMS No. 6727772)

In reply to queries from Council, staff advised (i) the Temporary Outdoor Patio program will expire on June 1, 2022, (ii) liquor license applications after June 1, 2022 would consider both indoor and outdoor capacity in the determination of the entire capacity limit for the establishment, (iii) broad community engagement will be undertaken to inform the staff recommendation that will be submitted to Council, and (iv) the availability of outdoor seating under a permanent patio program will be limited to the public property immediately adjacent to the restaurant.

R21/17-4

It was moved and seconded

- (1) *That the Expedited Temporary Outdoor Patio (TOP) Program as detailed in the staff report titled "Temporary Patio Program Update and Options for Permanent Expansions" dated September 20, 2021 from the Acting Director, Corporate Business Service Solutions be extended until June 1, 2022; and*
- (2) *That staff be directed to explore the development of an ongoing program to allow patios on public property, and to report back.*

CARRIED

Councillor McPhail returned to the meeting at 7:20 p.m.

NON-CONSENT AGENDA ITEMS



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GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

15. SUSTAINABILITY PROGRESS REPORT 2015-2020

(File Ref. No. 10-6125-07-01) (REDMS No. 6728180)

In reply to queries from Council, staff advised (i) an executive summary of the Sustainability Progress Report 2015-2020 will be available, (ii) exploration of ways to activate unfarmed land and financial incentives for farmers will be undertaken, (iii) the number of farms are decreasing due to the creation of larger farms, and (iv) diversification of crops is necessary to respond to climate change and the salt wedge.

Discussion ensued with regard to the concern that the Sustainability Progress Report 2015-2020 does not address the stressors on the environment or ways to preserve biodiversity and environmentally sensitive areas.

R21/17-5

It was moved and seconded

- (1) That Attachment 1 and 2 in the staff report titled "Sustainability Progress Report 2015-2020," dated August 31, 2021, from the Director, Sustainability and District Energy, be posted on the City's website and highlights be shared to inform the public as described in the report.**
- (2) That copies of the above report be forwarded to the following:**
 - (a) Metro Vancouver;**
 - (b) The David Suzuki Blue Dot Program;**
 - (c) local Members of the Legislative Assembly and local Members of Parliament; and**
 - (d) the Minister of Environment and Climate Change Strategy; and**
- (3) That the above report be used to support future grant applications.**

CARRIED
Opposed: Cllr. Wolfe



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PLANNING COMMITTEE

Councillor Linda McPhail, Chair

16. PROPOSED MARKET RENTAL HOUSING POLICY CHANGES AND
LOW END MARKET RENTAL (LEMR) PROGRAM UPDATES
(File Ref. No. 08-4057-08) (REDMS No. 6743155)

R21/17-6

It was moved and seconded

- (1) *That the Low End Market Rental contribution rate be increased from 10% to 15% for projects with over 60 dwelling units within the City Centre Area Plan, and that the associated Richmond Zoning Bylaw 8500, Amendment Bylaw 10297 be introduced and given first reading;*
- (2) *That the following changes to the Low End Market Rental cash-in-lieu rates be approved and reviewed every two years for projects with 60 dwelling units or less, and the associated Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, be introduced and given first reading:*
 - (a) *\$8 per square foot outside of City Centre and \$12 per square foot inside of City Centre for single-family rezonings;*
 - (b) *\$12 per square foot outside of City Centre and \$18 per square foot inside of City Centre for townhouse developments; and*
 - (c) *\$15 per square foot outside of City Centre and \$25 per square foot inside of City Centre for apartment developments with 60 units or less;*
- (3) *That a mandatory market rental requirement is introduced to secure a minimum of 10% of residential floor area as market rental housing in multi-family projects with more than 60 apartment units, with a cash in lieu option for multi-family projects between 5 and 6 units, and that the associated Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in conjunction with:*



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- (a) the City's Financial Plan and Capital Program; and;*
- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said City program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

- (5) That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, be found not to require further consultation;*
- (6) That amendments are made to the Zoning Bylaw to apply a mandatory market rental requirement to secure market rental housing units in multi-family projects with more than 60 apartment units, with an associated density bonus (0.1 floor area ratio), and that the associated Richmond Zoning Bylaw 8500, Amendment Bylaw 10298 be introduced and given first reading;*
- (7) That instream rezoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing market rental and Low End Market Rental policies provided that the application achieves first reading within one year of the adoption of the applicable Official Community Plan or Zoning Bylaw amendment;*
- (8) That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years;*
- (9) That staff be directed to review the feasibility of reducing or waiving Development Cost Charges (DCC) for purpose built affordable housing developments with rental rates established below standard Low End Market Rental rates; and*



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- (10) *That the City of Richmond write to Metro Vancouver, the Province of British Columbia, and the Federal Government, advocating for more funding and solutions for affordable housing.*

The question on the motion was not called as in reply to queries from Council, staff advised (i) the 15% contribution rate should be considered the floor, not the ceiling, (ii) the rental tenure zoning refen-al to staff is intended to protect existing rental sites and does not apply to new developments, (iii) an option could be provided to waive or lower development cost charges (DCCs) to incentive projects that provide rents well below market rates, (iv) confirmation that the contribution of low market rental units is challenging for small developments; (v) the 0.1 floor area ratio density bonus is a minimum and could be increased based on site suitability, (vi) a number of Metro Vancouver municipalities have recently adopted similar Low End Market Rental (LEMR) requirements, (vii) Council could reject a rezoning application for a property where the developer refuses to participate in the LEMR program or the density entitlement could be severely curtailed, (viii) the recommended policy changes will not change the market price of housing in Richmond but will potentially reduce the developer's profits, and (ix) current LEMR rates are scheduled for review in 2022 and every two years thereafter.

Discussion ensued with regard to (i) concern regarding the equitable application of the mandatory payment into affordable housing, (ii) suggestion that the contribution rate of 15% and cash-in-lieu rates be phased in over two years, (iii) suggestion to reduce the parking requirement ratios to encourage transit use, (iv) suggestion that the Spires area be designated exclusively for rentals, (v) concern that grandfathered developments benefit from significant increases in property values, (vi) request that staff embed the sliding scale approach into the policy, (vii) suggestion that the 10% minimum for the mandatory market rental requirement be increased, and (viii) suggestion to include more incentives in the LEMR program.

As a result of the discussion, the following **amendment** was introduced:



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R21/17-7

It was moved and seconded

That Resolutions 1 and 2 be amended to introduce a phased approach over a two year period to the Low End Market Rental contribution and the cash-in-lieu rates.

DEFEATED

Opposed: Mayor Brodie and
Cllrs. Au
Day
Steves
Wolfe

Discussion then ensued with regard to securing market rental units, and as a result of the discussion, the following **referral motion** was introduced:

R21/17-8

It was moved and seconded

That Resolutions 3 and 6, as well as the provisions of Resolution 7 as it relates to market rentals be referred back to staff to study and report back on the proportional approach to securing market rental units, exploring the inclusion of a higher construction threshold, and including an analysis of the number of market rental units that would be required.

CARRIED

Opposed: Mayor Brodie and
Cllrs. Day
Steves
Wolfe

Discussion then ensued with regard to parking ratios, and as a result, the following **amendment** was introduced:

R21/17-9

It was moved and seconded

That a new Recommendation 10 be inserted to direct staff to review the required parking ratios for 100% market rental buildings and report back.

CARRIED

As a result of the discussion, the following **amendment** was introduced:



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R21/17-10

It was moved and seconded

That Recommendation 9 be amended to replace the wording of "purpose built affordable housing developments with rental rates established below standard Low End Market Rental rates" with the following "any 100% rental building. "

CARRIED

The question on the main motion, as amended, which reads as follows:

- (1) *That the Low End Market Rental contribution rate be increased from 10% to 15% for projects with over 60 dwelling units within the City Centre Area Plan, and that the associated Richmond Zoning Bylaw 8500, Amendment Bylaw 10297 be introduced and given first reading;*
- (2) *That the following changes to the Low End Market Rental cash-in-lieu rates be approved and reviewed every two years for projects with 60 dwelling units or less, and the associated Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, be introduced and given first reading:*
 - (a) *\$8 per square foot outside of City Centre and \$12 per square foot inside of City Centre for single-family rezonings;*
 - (b) *\$12 per square foot outside of City Centre and \$18 per square foot inside of City Centre for townhouse developments; and*
\$15 per square foot outside of City Centre and \$25 per square foot inside of City Centre for apartment developments with 60 units or less;
- (3) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, 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;*

is hereby found to be consistent with said City program and plans, in accordance with Section 477(3)(a) of the Local Government Act;



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- (4) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, be found not to require further consultation;*
- (5) *That instream rezoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing market rental and Low End Market Rental policies provided that the application achieves first reading within one year of the adoption of the applicable Official Community Plan or Zoning Bylaw amendment;*
- (6) *That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years;*
- (7) *That staff be directed to review the feasibility of reducing or waiving Development Cost Charges (DCC) for any 100% rental building;*
- (8) *That staff be directed to review the required parking ratios for 100% market rental buildings and report back; and*
- (9) *That the City of Richmond write to Metro Vancouver, the Province of British Columbia, and the Federal Government, advocating for more funding and solutions for affordable housing.*

was then called and it was **CARRIED**.

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

R21/17-11

It was moved and seconded

That staff review options to apply the Low End Market Rental (LEMR) charges to Single-Family and townhouse developments and report back.

CARRIED

Opposed: Cllrs. Day
Wolfe



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PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that Brenda Clarke and Joe Fry have been appointed to the Richmond Heritage Commission, with telms to expire on December 31, 2022.

BYLAWS FOR ADOPTION

R21/17-12

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9686

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9856.

CARRIED

R21/17-13

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9983 be adopted.

CARRIED

Opposed: Cllrs. Day
Wolfe

DEVELOPMENT PERMIT PANEL

R21 /17-14 17.

It was moved and seconded

(1) That the minutes and the Chair's report for the Development Permit Panel meeting held on September 29, 2021 be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Permit (DP 17-785944) for the property at 9880 Granville Avenue and 7031 No. 4 Road;



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- (b) a Development Permit (DP 18-827622) for the property at 8280/8282 and 8300/8320 No. 3 Road; and*
- (c) a Development Permit (DP 18-829236) for the property at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road; be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

R21/17-15

It was moved and seconded
That the meeting adjourn (9:35 p.m.).

CARRIED

Celiified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Tuesday, October 12, 2021.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia lesson)