



Regular Council

Tuesday, November 12, 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

R24/19-1 1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on October 21, 2024, be adopted as circulated; and***
- (2) the Metro Vancouver 'Board in Brief' dated November 1, 2024, be received for information.***

CARRIED



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AGENDA ADDITIONS & DELETIONS

R24/19-2

It was moved and seconded

- 1) *That Item No. 28 – Non-Agenda Delegation be removed from the agenda as the presenter has withdrawn; and*
- 2) *That recommendation 2 for Item No. 26 – Updating The Low-End Market Rental (LEMR) Program to Support The Delivery of Affordable Housing be revised to read “That staff implement changes to the City of Richmond Affordable Housing Strategy, 2017 – 2027, to recognize the Low-End Market Rental Maximum Rent and Income Thresholds endorsed by Council.”.*

CARRIED

2. **APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL REGIONAL ORGANIZATIONS**

R24/19-3

It was moved and seconded

- (a) *That Councillor Kash Heed be appointed as the Council alternate to the Translink – Mayors’ Council until November 10, 2025.*
- (b) *That Councillor Michael Wolfe be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 10, 2025.*

CARRIED

R24/19-4

It was moved and seconded

- (c) *That Councillor Carol Day be appointed as the Council representative to the Steveston Harbour Authority Board and that Councillor Andy Hobbs be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in 2025.*

CARRIED



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R24/19-5

It was moved and seconded

- (c) Appointment of Council representative and alternate to the **Steveston Harbour Authority Board (SHAB)**, until their next Annual General Meeting of the SHAB in 2025.

CARRIED

3. **NAMING OF STANDING COMMITTEES AND THEIR COMPOSITION BY THE MAYOR**

Mayor Brodie announced the following Standing Committees and their membership:

COMMUNITY SAFETY COMMITTEE

Cllr. Alexa Loo (*Chair*)
Cllr. Andy Hobbs (*Vice Chair*)
Cllr. Laura Gillanders
Cllr. Kash Heed
Cllr. Bill McNulty

FINANCE COMMITTEE

Mayor Malcolm Brodie (*Chair*)
All members of Council

GENERAL PURPOSES COMMITTEE

Mayor Malcolm Brodie (*Chair*)
All members of Council



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PARKS, RECREATION & CULTURAL SERVICES COMMITTEE

Cllr. Chak Au (*Chair*)
Cllr. Michael Wolfe (*Vice-Chair*)
Cllr. Laura Gillanders
Cllr. Andy Hobbs
Cllr. Bill McNulty

PLANNING COMMITTEE

Cllr. Bill McNulty (*Chair*)
Cllr. Alexa Loo (*Vice-Chair*)
Cllr. Chak Au
Cllr. Carol Day
Cllr. Andy Hobbs

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Carol Day (*Chair*)
Cllr. Michael Wolfe (*Vice-Chair*)
Cllr. Chak Au
Cllr. Kash Heed
Cllr. Alexa Loo

4. APPOINTMENT OF MEMBERS OF COUNCIL (AND THEIR ALTERNATES) AS THE LIAISONS TO CITY ADVISORY COMMITTEES AND ORGANIZATIONS

R24/19-6

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 10, 2025:

- (a) Accessibility Advisory Committee – *Councillor Bill McNulty*
- (b) Advisory Committee on the Environment – *Councillor Michael Wolfe*



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- (c) Child Care Development Advisory Committee – *Councillor Carol Day*
- (d) Council/School Board Liaison Committee - *Councillor Alexa Loo and Councillor Laura Gillanders*
- (e) Economic Advisory Committee - *Councillor Chak Au and Councillor Laura Gillanders*
- (f) First Nations Building Committee – *Councillor Chak Au, Councillor Carol Day and Councillor Hobbs*
- (g) Food Security and Agricultural Advisory Committee – *Councillor Laura Gillanders*
- (h) Heritage Commission – *Councillor Alexa Loo*
- (i) Minoru Centre for Active Living Program Committee – *Councillor Chak Au*
- (j) Richmond Centre for Disability – *Councillor Andy Hobbs*
- (k) Richmond Chamber of Commerce – *Councillor Alexa Loo*
- (l) Richmond Community Services Advisory Committee – *Councillor Bill McNulty*
- (m) Richmond Intercultural Advisory Committee – *Councillor Bill McNulty*
- (n) Richmond Public Art Advisory Committee – *Councillor Kash Heed*
- (o) Richmond Sister City Advisory Committee – *Councillor Andy Hobbs*
- (p) Richmond Sports Council – *Councillor Bill McNulty*
- (q) Richmond Sports Wall of Fame Nominating Committee – *Councillor Andy Hobbs*
- (r) Richmond Youth Committee – *Councillor Carol Day*



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- (s) Seniors Advisory Committee – *Councillor Carol Day*
- (t) Steveston Historic Sites Building Committee – *Councillor Bill McNulty and Councillor Alexa Loo*
- (u) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group – *Councillor Chak Au*

CARRIED

5. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO COMMUNITY ASSOCIATIONS

R24/19-7

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 10, 2025:

- (a) City Centre Community Association – *Councillor Andy Hobbs*
- (b) East Richmond Community Association – *Councillor Kash Heed*
- (c) Hamilton Community Association – *Councillor Michael Wolfe*
- (d) Richmond Arenas Community Association – *Councillor Kash Heed*
- (e) Richmond Art Gallery Association – *Councillor Carol Day*
- (f) Richmond Fitness and Wellness Association – *Councillor Carol Day*
- (g) Sea Island Community Association – *Councillor Laura Gillanders*
- (h) South Arm Community Association – *Councillor Bill McNulty*
- (i) Thompson Community Association – *Councillor Chak Au*
- (j) West Richmond Community Association – *Councillor Carol Day*

CARRIED

6.



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6. APPOINTMENT OF MEMBERS OF COUNCIL AS THE LIAISONS TO VARIOUS CITY BOARDS

R24/19-8

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 10, 2025:

- (a) Aquatic Services Board – *Councillor Alexa Loo*
- (b) Museum Society Board – *Councillor Chak Au*
- (c) Richmond Gateway Theatre Society Board – *Councillor Laura Gillanders*
- (d) Richmond Public Library Board – *Councillor Chak Au and Councillor Michael Wolfe (alternate)*

CARRIED

7. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO VARIOUS SOCIETIES/COMPANIES

R24/19-9

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 10, 2025:

- (a) Britannia Heritage Shipyard Society – *Councillor Andy Hobbs*
- (b) Gulf of Georgia Cannery Society – *Councillor Chak Au*
- (c) London Heritage Farm Society – *Councillor Andy Hobbs*
- (d) Lulu Island Energy Company – *Councillor Michael Wolfe*
- (e) Minoru Seniors Society – *Councillor Kash Heed*
- (f) Richmond Nature Park Society – *Councillor Michael Wolfe*



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- (g) Steveston Community Society – *Councillor Alexa Loo*
- (h) Steveston Historical Society – *Councillor Alexa Loo*

CARRIED

8. APPOINTMENT OF PARCEL TAX ROLL REVIEW PANEL FOR LOCAL AREA SERVICES

R24/19-10

It was moved and seconded
That the members of the Public Works & Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 10, 2025.

CARRIED

9. APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 13, 2024 TO NOVEMBER 10, 2025

R24/19-11

It was moved and seconded
That the following Acting Mayors be appointed until November 10, 2025:

- | | |
|---|-------------------------------|
| <i>November 1, 2024 – December 31, 2025</i> | <i>Cllr. Michael Wolfe</i> |
| <i>January 1 – February 15, 2025</i> | <i>Cllr. Chak Au</i> |
| <i>February 16 – March 31, 2025</i> | <i>Cllr. Carol Day</i> |
| <i>April 1– May 15, 2025</i> | <i>Cllr. Alexa Loo</i> |
| <i>May 16 – June 30, 2025</i> | <i>Cllr. Andy Hobbs</i> |
| <i>July 1 – August 15, 2025</i> | <i>Cllr. Laura Gillanders</i> |
| <i>August 16 – September 30, 2025</i> | <i>Cllr. Bill McNulty</i> |
| <i>October 1 – November 12, 2025</i> | <i>Cllr. Kash Heed</i> |

CARRIED



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COMMITTEE OF THE WHOLE

- R24/19-12 10. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:04 p.m.).

CARRIED

11. Delegations from the floor on Agenda items

Item No. 26 – Updating The Low-End Market Rental (LEMR) Program to Support The Delivery of Affordable Housing

Cindy Chan, President, Richmond Kiwanis Seniors Citizens Housing Society, spoke in favour of Updating the Low-End Market Rental (LEMR) Program, and noted that the increase in wages and maintenance costs has negatively impacted the service delivery of this program.

Item No. 26 – Updating The Low-End Market Rental (LEMR) Program to Support The Delivery of Affordable Housing

Queenie Choo, CEO, SUCCESS, spoke to SUCCESS being one of the largest social service agencies in Canada with an affordable housing portfolio comprising of over 1000 units operating in the Lower Mainland. She further spoke to the need for updating the LEMR rental rates and realigning them to CMHC average market rents to allow for annual increases to address inflationary and market conditions and to consider funds to address capital replacement reserve needs to address aging infrastructure. She noted that this will improve the financial viability of the developments that include LEMR units as well as the long term sustainability of maintaining such units.



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Item No. 26 – Updating The Low-End Market Rental (LEMR) Program to Support The Delivery of Affordable Housing

Dea Knight spoke as Chair of the UDI Liaison Committee and on behalf of the Lansdowne Phase 1 Project, expressing her support for the staff recommendations on the LEMR policy, noting that LEMR rents are substantially below the original average and are misaligned with growing costs making LEMR units unfeasible to build or operate. She further noted that since the pandemic, the building sector has been experiencing unprecedented pressures including rising construction costs, escalated interest rates, increases in municipal fees and increases in operating costs which has hindered the ability to provide new housing and any forms of affordable housing.

Item No. 16 – Railway Greenway Lighting – Engagement Results And Next Steps

Kevin Krygier, Richmond resident, spoke in opposition to the proposed recommendations and noted that (i) this matter was brought forward 2 years ago to address a number of concerns, (ii) the Steveston Multi-Use Pathway is illuminated with continuous lighting throughout the entire pathway, and (iii) the lighting along the Railway Greenway is insufficient for users when it is dark and many have stopped using it at night due to safety concerns.

Item No. 26 – Updating The Low-End Market Rental (LEMR) Program to Support The Delivery of Affordable Housing

De Whalen, President, Richmond Poverty Reduction Coalition (RPRC), spoke in favour of the proposed recommendations, and noted that (i) she is pleased that the City has created a housing department, (ii) this will advance the construction of additional LEMR units, (iii) the City should pursue Federal and Provincial funding, and (iv) RPRC is eagerly waiting for the creation of a LEMR registry and waitlist.



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Item No. 25 – Application By L-Squared Design Ltd. For Rezoning At 8080, 8100, 8120, 8140, 8160, 8180 And 8200 No. 3 Road From The “Small-Scale Multi-Unit Housing (Rsm/L)” Zone To The “Town Housing (Zt106) – No. 3 Road (Broadmoor)” Zone

Mohammed, Resident of Luton Road, referenced his submission (attached to and forming part of these Minutes as Schedule 1) and spoke in opposition to the proposed application and expressed concern with (i) increased traffic and noise, (ii) loss of privacy, (iii) possible decrease in property value, (iv) construction disturbances, (v) parking shortages, (vi) obstructed views and environmental impacts, (vii) risk of rodent infestations, (viii) strain on infrastructure and community resources, and (ix) safety concerns and changes to community culture.

- R24/19-13 12. It was moved and seconded
That Committee rise and report (7:35 p.m.).

CARRIED

CONSENT AGENDA

- R24/19-14 13. It was moved and seconded
That Items No. 14, No. 15, No. 17 through No. 22, No. 24 and No. 26 be adopted by general consent.

CARRIED

14. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on October 22, 2024;*
- (2) the Finance Committee meeting held on November 4, 2024;*
- (3) the General Purposes Committee meeting held on November 4, 2024;*
and



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*(4) the Planning Committee meeting held on November 5, 2024;
be received for information.*

ADOPTED ON CONSENT

15. ASPAC RIVER GREEN LOT 1 PUBLIC ARTWORK TERMS OF REFERENCE

(File Ref. No. 11-7000-09-20-354) (REDMS No. 7808271, 7809982)

That the Aspac River Green Lot 1 Public Art Terms of Reference for the public artwork at 6011 River Road, as presented in the report titled “Aspac River Green Lot 1 Public Artwork Terms of Reference”, from the Director, Arts, Culture and Heritage Services, dated September 23, 2024, be approved.

ADOPTED ON CONSENT

16. RAILWAY GREENWAY LIGHTING – ENGAGEMENT RESULTS AND NEXT STEPS

(File Ref. No. 06-2400-20-RAIL1) (REDMS No. 7786781, 7805548, 7810802)

See Page 17 for action on this matter.

17. AWARD OF CONTRACT 8337P - DATABASE ENCRYPTION PROJECT

(File Ref. No. 03-1000-20-8337P) (REDMS No. 7803709)

- (1) That Contract 8337P - Database Encryption Project be awarded to Eclipsys Solutions Inc., for a value of \$662,249.16, excluding taxes, for a contract term of five years as described in the report titled “Award of Contract 8337P - Database Encryption Project” dated October 3, 2024, from the Director, Information Technology; and*
- (2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Eclipsys Solutions Inc.*

ADOPTED ON CONSENT



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18. AWARD OF CONTRACT 8350Q – SUPPLY AND DELIVERY OF MICROSOFT SUBSCRIPTION LICENSING

(File Ref. No. 03-1000-20-8350Q) (REDMS No. 7793657)

- (1) *That Contract 8350Q – Supply and Delivery of Microsoft Subscription Licensing be awarded to NetraClouds Inc. for a three-year term for an estimated value of \$2,180,995.50, excluding taxes as described in the report titled “Award of Contract 8350Q – Supply and Delivery of Microsoft Subscription Licensing” dated October 3, 2024, from the Director, Information Technology; and*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with NetraClouds Inc.*

ADOPTED ON CONSENT

19. DRAFT COMMUNITY WAYFINDING STRATEGY

(File Ref. No. 08-4150-04-06) (REDMS No. 7823529)

That the draft Community Wayfinding Strategy, as detailed in the staff report titled “Draft Community Wayfinding Strategy”, dated October 11, 2024, from the Director, Business Services, be endorsed for public consultation.

ADOPTED ON CONSENT

20. PROPOSED UPDATES TO THE RICHMOND COMMUNITY HOMELESSNESS TABLE TERMS OF REFERENCE

(File Ref. No. 08-4057-11-03) (REDMS No. 7787794, 7827476, 7658382)

That the amended Terms of Reference for the Richmond Community Homelessness Table as outlined in the staff report titled “Proposed Updates to the Richmond Community Homelessness Table Terms of Reference”, dated October 15, 2024, from the Director, Community Social Development, be endorsed.

ADOPTED ON CONSENT



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21. AWARD OF CONTRACT 8300Q – ON-CALL REFRIGERATION CONTRACTOR SERVICES

(File Ref. No. 03-1000-20-8300Q) (REDMS No. 7780627)

- (1) *That Contract 8300Q – On-Call Refrigeration Contractor Services be awarded to Cimco Refrigeration, a Division of Toromont Industries Inc. (Cimco Refrigeration) for a three-year term for an aggregate value of \$750,000.00, excluding taxes, as described in the report titled "Award of Contract 8300Q – On-Call Refrigeration Contractor Services," dated October 7, 2024 from the Director, Facilities and Project Development;*
- (2) *That the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to extend the initial three-year term, up to a maximum of five years, for an additional value of \$506,250.00 excluding taxes; and*
- (3) *That the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to execute the contracts and all related documentation with Cimco Refrigeration over the maximum five-year term.*

ADOPTED ON CONSENT

22. FEE FOR EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A MAJOR OFFICIAL COMMUNITY PLAN AMENDMENT

(File Ref. No. 12-8060-20-010615, 12-8060-20-010617) (REDMS No. 7827247, 7827134, 7828805)

- (1) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw 10615, be introduced and given first, second and third readings; and*
- (2) *That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10617, be introduced and given first, second and third readings.*

ADOPTED ON CONSENT



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23. 2025 UTILITY BUDGETS AND RATES

(File Ref. No. 10-6060-01) (REDMS No. 7790442)

See Page 18 for action on this matter.

24. 2025 DISTRICT ENERGY UTILITY RATES

(File Ref. No. 01-0060-20-LIEC1; 12-8060-20-010593/10594/10595) (REDMS No. 7757758, 7757927, 7757934, 7757938)

- (1) *That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10593 be introduced and given first, second and third readings;*
- (2) *That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10594 be introduced and given first, second and third readings; and*
- (3) *That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10595 be introduced and given first, second and third readings.*
- (4) *That staff be directed to engage the province requesting that LIEC and other municipally owned district energy utilities are recognized as key contributors to the Province's climate change and electrification goals and, as such, receive financial support in the form of grants and incentives to help advance district energy initiatives.*

ADOPTED ON CONSENT

25. APPLICATION BY L-SQUARED DESIGN LTD. FOR REZONING AT 8080, 8100, 8120, 8140, 8160, 8180 AND 8200 NO. 3 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)" ZONE TO THE "TOWN HOUSING (ZT106) – NO. 3 ROAD (BROADMOOR)" ZONE

(File Ref. No. .12-8060-20-010613, RZ 22-021743) (REDMS No. 7797408, 7801029)

See Page 19 for action on this matter.



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26. **UPDATING THE LOW-END MARKET RENTAL (LEMR) PROGRAM TO SUPPORT THE DELIVERY OF AFFORDABLE HOUSING**

(File Ref. No. 08-4057-05) (REDMS No. 7783121, 7861406)

- (1) *That, as described in the report “Updating the Low-End Market Rental (LEMR) Program to Support the Delivery of Affordable Housing” dated October 16, 2024, from the Director, Housing Office, the proposed Low-End Market Rental Maximum Rent and Income Thresholds as outlined in Option 2 be endorsed;*
- (2) *That staff implement changes to the City of Richmond Affordable Housing Strategy, 2017 – 2027, to recognize the Low-End Market Rental Maximum Rent and Income Thresholds endorsed by Council;*
- (3) *That the Low-End Market Rental Maximum Rent and Income Thresholds be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of November 12, 2024, notwithstanding the terms of any executed rezoning considerations letter; and*
- (4) *That the Low-End Market Rental Maximum Rent and Income Thresholds be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.*

ADOPTED ON CONSENT



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CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

16. RAILWAY GREENWAY LIGHTING – ENGAGEMENT RESULTS
AND NEXT STEPS

(File Ref. No. 06-2400-20-RAIL1) (REDMS No. 7786781, 7805548, 7810802)

R24/19-15

It was moved and seconded

- (1) *That Option 3 - Status Quo, Continue to Monitor Conditions and Community Need, as outlined in the staff report titled “Railway Greenway Lighting – Engagement Results and Next Steps”, dated September 26, 2024, from the Director, Parks Services, be endorsed; and*
- (2) *That staff examine the feasibility and cost implications of ambient lighting in dark areas along the Railway Greenway, and report back.*

The question on the motion was not called as discussion took place on (i) public safety, (ii) crime prevention, (iii) examining different forms of lighting, and (iv) preserving the wildlife habitat.

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

R24/19-16

It was moved and seconded

That part 2 be amended to read as follows: That staff examine the feasibility and cost implications of different forms of lighting, where appropriate, in dark areas along the Railway Greenway, and report back.

CARRIED

There was agreement to deal with Parts (1) and (2) separately.

The question on Part (1) of Resolution R24/19-15 was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Au, Heed, Hobbs, Loo, and McNulty opposed.



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R24/19-17

It was moved and seconded

That Option 2 - Proceed with Implementation of Functional, Continuous Lighting, as outlined in the staff report titled “Railway Greenway Lighting – Engagement Results and Next Steps”, dated September 26, 2024, from the Director, Parks Services, be endorsed.

The question on the motion was not called as further discussion took place on (i) negative impacts of continuous lighting, (ii) Option 1 and a hybrid lighting system, (iii) the necessity for additional lighting, and (iv) cost implications.

In reply to a query from Council staff advised that Option 1 will examine various sections of the pathway to determine the most appropriate lighting for that section.

The question on the motion was then called and it was **DEFEATED** with Cllrs. Au, Day, Gillanders, Hobbs, McNulty and Wolfe opposed.

The question on Part (2) of Resolution R24/19-15 was then called and it was **CARRIED**.

23. **2025 UTILITY BUDGETS AND RATES**

(File Ref. No. 10-6060-01) (REDMS No. 7790442)

R24/19-18

It was moved and seconded

That the 2025 utility budgets presented in Option 2 for Water (page 7), Option 2 for Sewer (page 14), Option 2 for Flood Protection (page 22), and Option 2 for Solid Waste and Recycling (page 29), as detailed in the staff report titled, “2025 Utility Budgets and Rates”, dated October 2, 2024, from the General Manager of Engineering and Public Works and the General Manager of Finance and Corporate Services be approved as the foundation for establishing the 2025 utility rates and be included in the Consolidated 5 Year Financial Plan (2025-2029).

The question on the motion was not called as discussion took place on allocation of flood protection rates for taxpayers.



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In response to queries from Council, staff advised that (i) a case-by-case basis for fee exemptions are possible with bylaw amendments and at the discretion of City Council, (ii) the 2025 utility charges for water and sewers are mainly determined by Metro Vancouver, and (iii) discussions to advocate for more efficient and cost-efficient practices are underway.

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

25. **APPLICATION BY L-SQUARED DESIGN LTD. FOR REZONING AT 8080, 8100, 8120, 8140, 8160, 8180 AND 8200 NO. 3 ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “TOWN HOUSING (ZT106) – NO. 3 ROAD (BROADMOOR)” ZONE**
(File Ref. No. .12-8060-20-010613, RZ 22-021743) (REDMS No. 7797408, 7801029)

R24/19-19

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10613 to create the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, and to rezone 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to queries from Council, staff advised that (i) a follow-up with the delegation will be scheduled, (ii) discussion with the applicant can be had regarding first right of refusal with current tenants of the properties, (iii) there are 2 convertible units proposed for this development, and (iv) due to the Statutory-Right-of-Way for sanitary sewer, no hedges or trees can be planted along the east property line, however fencing can be examined.

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



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NON-CONSENT AGENDA ITEMS

**FINANCE AND CORPORATE SERVICES AND ENGINEERING
AND PUBLIC WORKS DIVISIONS**

27. 2025 UTILITY RATE AMENDMENT BYLAWS

(File Ref. No. 03-1070-03-02; 12-8060-20-010608/10609/10610/10611) (REDMS No. 7827495, 7827623, 7827688, 7827696, 7810289)

R24/19-20

It was moved and seconded

That each of the following bylaws be introduced and given first, second, and third readings:

- (a) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10611;*
- (b) *Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10609;*
- (c) *Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608; and*
- (d) *Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10610.*

CARRIED

BYLAWS FOR ADOPTION

R24/19-21

It was moved and seconded

That the following bylaws be adopted:

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10568

Inter-Municipal Business Licence Bylaw No. 10583

Inter-Municipal Business Licence Agreement Bylaw No. 10584

Traffic Bylaw No.5870, Amendment Bylaw No. 10607

CARRIED



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ADJOURNMENT

R24/19-22

It was moved and seconded
That the meeting adjourn (9:02 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 Tuesday, November 12, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Subject: Concerns Regarding Proposed Townhouse Development Near Luton Road

Dear City Planning Department,

As residents of 8071, 8111, 8131, 8151, 8171, 8191, 8211, 8251 Luton Road, we are writing to express concerns shared by ourselves and other neighbors regarding the planned townhouse development adjacent to our properties. While we understand the need for housing and development, this large-scale project raises several issues that we feel could significantly impact our neighborhood's quality of life and community character. We respectfully request that these concerns be considered as part of the development review process.

1. **Increased Traffic and Noise:** The addition of numerous housing units will inevitably bring more vehicles and noise, which could disrupt the peace and safety of our residential area.
2. **Loss of Privacy:** The new townhouses will overlook our homes, leading to a decrease in privacy for many residents. The proximity and height of these structures could create a significant invasion of our personal space.
3. **Possible Decrease in Property Values:** Developments of this scale can influence property values, potentially affecting our investments. This is a matter of concern for many of us who have worked hard to make a home here.
4. **Construction Disturbances:** Construction will bring noise, dust, and heavy machinery, potentially impacting air quality and making daily activities challenging for residents, especially those with young children, elderly members, or health concerns.
5. **Parking Shortages:** Increased population density will likely result in parking shortages, which would affect not only new residents but also those of us already living here.
6. **Obstructed Views and Environmental Impact:** This development may block natural views and reduce greenery, diminishing the natural beauty and tranquility of our surroundings.
7. **Risk of Rodent Infestations:** Large construction projects often disrupt local habitats, which may lead to rodent issues. This is a serious concern as it poses health and sanitation risks for nearby homes.
8. **Strain on Infrastructure and Community Resources:** The local infrastructure, including water, sewage, and electricity, will face additional demands, and public services such as schools and parks may become more crowded.
9. **Safety Concerns and Changes to Community Culture:** Higher population density can increase the likelihood of crime, and the overall culture of our community may change with the increased volume of residents.

While we recognize the potential benefits of development, we urge the city to consider mitigating these impacts through thoughtful planning, transparent communication, and measures that protect the well-being of current residents. Thank you for taking our concerns into account.

Sincerely,

[Your Name]

Resident of Luton Road

Schedule 1 to the Minutes of
the Regular meeting of
Richmond City Council held on
Tuesday, November 12, 2024