



Regular Council

Monday, November 25, 2024

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Absent: Councillor Carol Day

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

RES NO. ITEM

R24/20-1 It was moved and seconded
That Councillor Andy Hobbs be permitted to join the meeting electronically.

CARRIED

MINUTES

R24/20-2 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on November 12, 2024, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held*



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on March 18, 2024, be adopted as amended.

CARRIED

AGENDA ADDITIONS & DELETIONS

R24/20-3

It was moved and seconded

That a correction be made to Item 7 “Accepted Forms of Payment” replacing the motion with the following referral motion:

A referral to staff to consult with stakeholders and report back to advise Council on the nature, extent and context of the problems caused by the misuse of cash transactions such as the avoidance of tax, money laundering or otherwise and to provide potential solutions which could be implemented within the purview of local government. Consultation would include the Richmond Chamber of Commerce, other business groups, Provincial regulatory agencies relating to money laundering and the results of the Cullen Commission as well as applicable Federal agencies such as the CRA.

CARRIED

COMMITTEE OF THE WHOLE

R24/20-4

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



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3. Delegations from the floor on Agenda items

Item No. 13 – Application By Flat Architecture Inc. For Rezoning At 5300 Granville Avenue From “Small-Scale Multi-Unit Housing (RSM/L)” Zone To “Medium Density Townhouses (RTM3)” Zone And “School & Institutional Use (SI)” Zone

Alan Cheung, 7168 Lynnwood Drive, noted his concerns with regard to the trees on the development site being hazardous to surrounding property and residents.

Edward Loo, 7168 Lynnwood Drive, spoke to his concerns about parking in the area, and the proposed shared driveway.

Karen McDonald, 7111 Lynnwood Drive, expressed her concerns about the extension of Lynnwood Drive, and shortage of parking.

R24/20-5

It was moved and seconded

That the remote participants be permitted to enter the meeting via Zoom to speak on Item 13.

CARRIED

Fornia Lau, 7255 Lynnwood Drive, noted her concerns with respect to (i) shared driveway access, (ii) safety concerns with the removal of fencing, and (iii) loss of accessible space to accommodate the shared driveway.

Amy Chui, 7168 Lynnwood Drive, spoke to her concerns about the trees on the development site posing a potential hazard to the surrounding property and residents.

Jane Sun, 7255 Lynnwood Drive, noted her concerns regarding the impact the proposed development will have on the safety, privacy and value of her townhouse development.

R24/20-6

4. It was moved and seconded

That Committee rise and report (7:14 p.m.).

CARRIED



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CONSENT AGENDA

- R24/20-7 5. It was moved and seconded
That Items No. 6 through No. 17 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on November 13, 2024;*
- (2) *the General Purposes Committee meeting held on November 18, 2024;*
- (3) *the Planning Committee meeting held on November 19, 2024; and*
- (4) *the Public Works and Transportation Committee meeting held on November 20, 2024;*

be received for information.

ADOPTED ON CONSENT

7. **ACCEPTED FORMS OF PAYMENT**
(File Ref. No. 12-8000-05) (REDMS No. 7878445, 7878450)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

A referral to staff to consult with stakeholders and report back to advise Council on the nature, extent and context of the problems caused by the misuse of cash transactions such as the avoidance of tax, money laundering or otherwise and to provide potential solutions which could be implemented within the purview of local government. Consultation would include the Richmond Chamber of Commerce, other business groups, Provincial regulatory agencies relating to money laundering and the results of the Cullen Commission as well as applicable Federal agencies such as the CRA.



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ADOPTED ON CONSENT

8. INDIGENOUS RELATIONS STRATEGY – PROPOSED GUIDING PRINCIPLES AND FOCUS AREAS

(File Ref. No. 01-0152-01) (REDMS No. 7762260)

- (1) *That the Indigenous Relations Strategy proposed Guiding Principles and Focus Areas outlined in the staff report titled “Indigenous Relations Strategy – Proposed Guiding Principles and Focus Areas,” dated October 28, 2024, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be endorsed; and*
- (2) *That staff be directed to develop an Indigenous Relations Strategy and engage with Indigenous communities to seek collaboration into the development of the Strategy.*

ADOPTED ON CONSENT

9. ESTABLISHING A HOUSING PRIORITIES GRANT PROGRAM

(File Ref. No. 08-4057-05) (REDMS No. 7845004)

- (1) *That the proposed framework for a Housing Priorities Grant Program, as outlined in the report titled “Establishing a Housing Priorities Grant Program,” dated October 28, 2024, from the Director, Housing Office, be approved; and*
- (2) *That staff bring forward eligible applications received through the Housing Priorities Grant Program for Council consideration.*

ADOPTED ON CONSENT

10. STEVESTON VILLAGE LANE PARKING – UPDATE

(File Ref. No. 12-8060-20-01585) (REDMS No. 7861108)

That Option 2B as outlined in the report titled “Steveston Village Lane Parking – Update” dated November 14, 2024 from the Director, Transportation be endorsed.

ADOPTED ON CONSENT



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**11. FEASIBLE OPTIONS AND POLICY FOR COMMERCIAL TRUCK
PARKING IN RICHMOND**

(File Ref. No.10-6455-01) (REDMS No. 7860576)

- (1) *That staff explore further locations beyond those previously identified in reports for potential truck parking areas in Richmond, assessing their feasibility based on a realistic evaluation;*
- (2) *That staff revise and/or create policies regarding land use, transportation, and agriculture to address the current demands and challenges associated with truck parking in Richmond; and*
- (3) *That updates on items 1 and 2 be presented to the Council within a three-month timeframe.*

ADOPTED ON CONSENT

**12. APPLICATION BY PONDA DEVELOPMENT LTD. FOR REZONING
AT 5120 AND 5140 WILLIAMS ROAD FROM THE “SMALL-SCALE
MULTI-UNIT HOUSING (RSM/L)” ZONE TO A NEW SITE
SPECIFIC “TWO-UNIT DWELLINGS (ZD9) – WILLIAMS ROAD
(STEVESTON)” ZONE**

(File Ref. No. 12-8060-20-010574, RZ 23-028712) (REDMS No. 7666516, 7760621)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10574, to create the “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone and to rezone 5120 and 5140 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT



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13. **APPLICATION BY FLAT ARCHITECTURE INC. FOR REZONING AT 5300 GRANVILLE AVENUE FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM3)” ZONE AND “SCHOOL & INSTITUTIONAL USE (SI)” ZONE**

(File Ref. No. 12-8060-20-010614, RZ 21-936275) (REDMS No. 7810614, 5394058, 7813567, 7878643, 7878644)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10614,

- (a) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Medium Density Townhouses (RTM3)” zone; and*
- (b) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “School & Institutional Use (SI)” zone;*

be introduced and given first, second and third reading.

ADOPTED ON CONSENT

14. **RICHMOND HERITAGE COMMISSION BYLAW NO. 7906, AMENDMENT BYLAW NO. 10619**

(File Ref. No. 12-8060-20-010619; 01-0100-30-HCOM1-04) (REDMS No. 7837662, 7838374, 7837254)

That Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619, to include term limits in alignment with the Appointments – Term Limits Policy 1020, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

15. **CHANGES TO BC BUILDING CODE: SINGLE EXIT STAIR**

(File Ref. No. 12-8360-03-02-01) (REDMS No. 7808805)

That a letter outlining the City of Richmond's concerns regarding the BC Building Code changes to allow Single Exit Stair buildings, as outlined in the staff report titled "Changes to BC Building Code: Single Exit Stair" dated October 29, 2024, from the Director, Building Approvals and Fire Chief be sent to the following:

- (a) Premier;*



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- (b) *Minister of Housing;*
- (c) *Minister of Public Safety and Solicitor General; and*
- (d) *Members of the Legislative Assembly for Richmond.*

ADOPTED ON CONSENT

**16. APPLICATION TO 2024/25 BC ACTIVE TRANSPORTATION
INFRASTRUCTURE GRANT PROGRAM**

(File Ref. No. 03-1087-19-02) (REDMS No. 7835948)

- (1) *That the submission for cost-sharing to the 2024/25 BC Active Transportation Infrastructure Grant Program as described in the staff report titled “Application to 2024/25 BC Active Transportation Infrastructure Grant Program” dated October 21, 2024, from the Director, Transportation be endorsed;*
- (2) *That, should the above application be successful, the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized on behalf of the City to execute the funding agreement; and*
- (3) *That, should the grant application be successful, the grant amount will be included in the Consolidated 5 Year Financial Plan (2025-2029) accordingly.*

ADOPTED ON CONSENT

**17. PUBLIC ELECTRIC VEHICLE CHARGING NETWORK – DIRECT
CURRENT FAST CHARGING EXPANSION**

(File Ref. No. 10-6460-03) (REDMS No. 7738808)

- (1) *That the report titled “Public Electric Vehicle Charging Network – Direct Current Fast Charging Expansion”, from the Director, Climate & Environment and Director, Public Works Operations, dated October 24, 2024 be endorsed; and;*
- (2) *That a capital submission for the Electric Vehicle DC Fast Charging Station Installations be submitted for Council’s consideration as part of the 2025 budget process.*

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

18. RESPONSE TO REFERRAL - RICHMOND CELEBRATES FIFA WORLD CUP 26

(File Ref. No. 11-7400-20-FIFA1) (REDMS No. 7808316)

R24/20-8

It was moved and seconded

- (1) *That the “New Campaign” option to celebrate the Fédération Internationale de Football Association (FIFA) World Cup 2026 (FIFA World Cup 26) in Richmond, as detailed in the staff report titled “Richmond Celebrates FIFA World Cup 26 – Response to Referral,” dated October 28, 2024, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be endorsed for the purposes of continuing with planning and partner engagement;*
- (2) *That one-time funding of the associated budget as outlined in the report be considered as part of the 2025 budget process;*
- (3) *That staff be directed to bring back the final schedule with all details including funding for each category by the end of 2025; and*
- (4) *That up to \$5,000 be allocated, within the existing budget, to each Community Centre to be taken from the Kickoff Events and the Community Events and Viewing Parties aspect of the budget and for the programming to be approved by the City.*

The question on the motion was not called as there was agreement to deal with Parts (1) (2) (3) and (4) separately.

The question on Parts (1) (2) and (3) of Resolution R24/20-8 was then called and it was **CARRIED** with Cllr. Heed opposed.



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The question on Part (4) of Resolution R24/20-8 was then called and it was **CARRIED**.

19. FIRE VEHICLE REPLACEMENT RESERVE PURCHASES (2021 TO 2024) BUDGET AMENDMENT AND ANNUAL FUNDING REQUIREMENT FOR EQUIPMENT REPLACEMENT RESERVE FUND - FIRE RESCUE VEHICLES RESERVE FUND

(File Ref. No. 03-1075-05) (REDMS No. 7670334)

R24/20-9

It was moved and seconded

- (1) *That a capital request for a one-time funding of \$5.0 million for Fire Vehicle Replacement Reserve Purchases be funded by Emergency Response Fuel Facility Provision (contribution from Vancouver Airport Fuel Facility Corporation), detailed in the staff report titled "Fire Vehicle Replacement Reserve Purchases (2021 to 2024) Budget Amendment and Annual Funding Requirement for Equipment Replacement Reserve Fund - Fire Rescue Vehicles Reserve Fund", dated October 7, 2024, from the Fire Chief, be submitted through the 2025 budget process; and*
- (2) *That an additional level request to increase the annual contribution to the Vehicle and Equipment Reserve - Fire Rescue Vehicles by \$600,000 be submitted through the 2025 budget process to ensure solvency for identified future purchase needs.*

The question on the motion was not called as discussion ensued with respect to the Emergency Response Fuel Facility Provision, and hybrid fire vehicles.

The question on Resolution R24/20-9 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that



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The following were appointed to the Child Care Development Advisory Committee for a two-year term to expire on December 31, 2026:

- Kevin Ka Ho Ching;
- Tania Lam;
- Joyce Lin;
- Mei Kang;
- Kathy Moncalieri;
- Daniel Suen;
- Yanjie Zhao; and
- Chantelle Pereira.

Amy Choh has been appointed to the YVR Aeronautical Noise Management Committee for a two-year term to expire on December 31, 2026:

The following were appointed to the Richmond Heritage Commission for a two-year term to expire on December 31, 2026:

- Brenda Clark; and
- Joseph Fry.

The following were appointed to the Food Security and Agricultural Advisory Committee for a two-year term to expire on December 31, 2026:

- Michael Bomford;
- Abu Hasan Jahangir;
- Cory May;
- William McKinney; and
- Leslie Williams.



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The following were appointed to the Advisory Committee On The Environment for a two-year term to expire on December 31, 2026:

- Olivia Hui;
- Stephanie Sy;
- Amanda Bradshaw;
- Cathy Yan; and
- Rishika Selvakumar.

BYLAWS FOR ADOPTION

R24/20-10

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10416;

With the implementation of Bylaw No. 10573 (SSMUH) Bylaw, Bylaw No. 10416 is now rezoning from RSM/M to RSM/S zone.

Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10593;

Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10594;

City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10595;

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10601;

Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608;

Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10609;

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10610;

Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10611;



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*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10615; and
Development Application Fees Bylaw No. 8951, Amendment Bylaw
No. 10617.*

CARRIED

DEVELOPMENT PERMIT PANEL

- R24/20-11 20. It was moved and seconded
*That the minutes for the Development Permit Panel meeting held on
November 14, 2024 be received for information.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R24/20-12 21. It was moved and seconded
*That Council resolve into Committee of the Whole to hear delegations on
non-agenda items (7:58 p.m.).*

CARRIED

Aditya Chourasiya, spoke on behalf of diverse religious communities in Richmond regarding collaboration with and cultural training of law enforcement and proposed that a bylaw be created restricting protests near places of worship.

- R24/20-13 It was moved and seconded
*That the presentation by Aditya Chourasiya regarding bylaws and measures
to protect religious harmony and safety be referred to staff.*

CARRIED

- R24/20-14 22. It was moved and seconded
That Committee rise and report (8:00 p.m.).

CARRIED



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ADJOURNMENT

R24/20-15

It was moved and seconded
That the meeting adjourn (8:01 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 Monday, November 25, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)