



## General Purposes Committee

Date: Tuesday, February 16, 2021

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on February 1, 2021, be adopted as circulated.*

**CARRIED**

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**ENGINEERING AND PUBLIC WORKS DIVISION**

**1. INCENTIVIZING SINGLE-FAMILY PASSIVE HOUSES IN THE CITY OF RICHMOND**

(File Ref. No. 10-6125-07-02) (REDMS No. 6451497 v. 29)

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10237, which proposes a density increase to single family houses built to certified Passive House standards, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first reading;*
- (2) That Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10238, which proposes a waiver of Building Permit fees, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first, second and third readings; and*
- (3) That Council direct staff to prepare an outreach and education program to familiarize the community with the benefits of constructing new homes to achieve the top levels of the BC Energy Step Code and the Passive House standard.*

The question on the motion was not called as discussion ensued with regard to (i) the application of the order of proposed incentives to develop passive homes in Richmond, (ii) passive house architectural form and character and efficient footprint size, and (iii) estimating the costs to develop passive homes.

In reply to queries from Committee, staff noted that (i) designers can develop smaller sized homes, (ii) staff will be reviewing parcel size and the City's existing 702 Housing Policy, and (iii) passive homes are thermally efficient so use of active heating appliances are minimized.

Discussion then ensued with regard to reviewing the regulations related to passive homes in 18 months and the Chair noted that there was agreement to add the following to the above motion:

- (4) That the regulations related to passive homes be reviewed in 18 months, and staff report back.*

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

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10237, which proposes a density increase to single family houses built to certified Passive House standards, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first reading;*
- (2) *That Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10238, which proposes a waiver of Building Permit fees, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first, second and third readings;*
- (3) *That Council direct staff to prepare an outreach and education program to familiarize the community with the benefits of constructing new homes to achieve the top levels of the BC Energy Step Code and the Passive House standard; and*
- (4) *That the regulations related to passive homes be reviewed in 18 months, and staff report back.*

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

**2. PROCUREMENT POLICY ENHANCEMENTS WITH CIRCULAR ECONOMY CRITERIA**

(File Ref. No.) (REDMS No. 6528211 v. 11)

Staff corrected that the Procurement Policy should be listed as Policy No. 3104.

It was moved and seconded

***That the Procurement Policy #3104 be revised to include Circular Economy criteria, as described in the staff report titled "Procurement Policy Enhancements with Circular Economy Criteria," dated January 20, 2021, from the Director, Sustainability and District Energy and the Acting Director, Finance.***

The question on the motion was not called as discussion ensued with regard to (i) the City's demolition and recycling policies, (ii) options to piggyback on other public agencies' agreements to reduce acquisition costs and increase efficiencies, and (iii) the criteria to evaluate future procurement activities.

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Discussion then ensued with regard to the impact of Canada's trade agreements on policies to purchase local goods and services, and as a result, staff were directed to provide a memorandum on the matter before the upcoming Council meeting on February 22, 2021.

As a result of further discussion related to reviewing the proposed policy, the Chair noted that there was agreement to add the following to the above motion:

- (2) *That Procurement Policy #3104 be reviewed in 18 months, and staff report back.*

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

- (1) *That the Procurement Policy #3104 be revised to include Circular Economy criteria, as described in the staff report titled "Procurement Policy Enhancements with Circular Economy Criteria," dated January 20, 2021, from the Director, Sustainability and District Energy and the Acting Director, Finance; and*
- (2) *That Procurement Policy #3104 be reviewed in 18 months, and staff report back.*

was then called and it was **CARRIED** with Cllr. Wolfe opposed.

## PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY BC HOUSING MANAGEMENT COMMISSION FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**  
(File Ref. No. TU 20-918062) (REDMS No. 6561529)

Discussion ensued with regard to (i) the proposed service provider, (ii) secure resident access to the building, (iii) the facility's proximity to transit, and (iv) information related to the previously approved supportive housing on Elmbridge Way.

It was moved and seconded

- (1) *That the application by BC Housing Management Commission for a Temporary Use Permit for the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road to permit a three-storey supportive housing building with 40 studio units and vehicle access from Smith Street be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the March 15, 2021 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

**CARRIED**

4.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:31 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the General  
Purposes Committee of the Council of the  
City of Richmond held on Tuesday,  
February 16, 2021.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Associate