



General Purposes Committee

Date: Monday, November 2, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Kelly Greene (by teleconference)
Councillor Alexa Loo
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 4:18 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on October 19, 2020, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- RECOMMENDATION TO AWARD CONTRACT 6851P - VIDEO DETECTION SYSTEM HARDWARE, SOFTWARE AND SERVICES**
(File Ref. No. 02-0775-50-6851) (REDMS No. 6523026)

It was moved and seconded

(1) That Contract 6851P - Video Detection System Hardware, Software and Services be awarded to Econolite Canada; and

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- (2) *That the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the contract between the City and Econolite Canada.*

CARRIED

2. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 008, 013, 022, 068, 100, 153 IN BROADMOOR**

(File Ref. No. 08-4430-03-09; 12-8060-20-010147/010148/010149/010150/010151/01052) (REDMS No. 6403748 v. 4; 6399105; 6444089; 6444236; 6400014; 6400557; 6403964; 6400707; 6404763)

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.*

The question on the motion was not called as in reply to queries from Committee, Wayne Craig, Director, Development, by teleconference, advised that unlike the approach used for Land Use Contracts for single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Also, Mr. Craig noted that staff responded to approximately 15 enquiries as a result of the initial notification process, however additional notifications will be mailed as part of the Public Hearing process.

The question on the motion was then called and it was **CARRIED**.

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3. **APPLICATION BY BROOK POONI ASSOCIATES FOR A TEMPORARY COMMERCIAL USE PERMIT FOR THE PROPERTY AT 13651 BRIDGEPORT ROAD**

(File Ref. No. TU 20-890999) (REDMS No. 6539497 v. 3;)

In reply to queries from Committee, Mr. Craig and Carli Williams, Manager, Business Licence and Bylaws, advised the following by teleconference:

- it is staff's opinion that introducing retail uses into an industrial area is contrary to the Official Community Plan (OCP) policies around preservation and intensification of industrial lands;
- the Temporary Commercial Use Application (TCUP) is before Council to legitimize the retail use while the applicant actively searches for an appropriately zoned site;
- staff were made aware of the unauthorized retail operations through complaints and found that the business was in contravention of the City's zoning regulations;
- if approved the TCUP would be valid for three years from the date of issuance, and that the Applicant would be eligible for one extension to the Permit for up to three additional years; and
- staff anticipate reporting back on the Industrial Lands Intensification Initiative in early 2021.

By teleconference, Lee Methot, Midland Appliances, spoke to the TCUP application. He stated that his business focuses on appliance sales to builders; however, he remarked that some builders have homeowners purchase their appliances directly, which is what has occurred in this instance. Mr. Methot advised that he was unaware that he was operating in contravention to the City's zoning regulation and once notified of his violation, he immediately took steps to be compliant.

Mr. Methot stated that he is actively searching for a suitable site that would permit retail operations and the TCUP application is to allow him to remain in business in the interim.

In reply to queries from Committee, Mr. Methot advised that he is seeking a location suitable to serve all his clientele; also he remarked that his business focuses on appliance sales for newly constructed homes or those under major renovation.

In reply to further queries from Committee, Mr. Craig advised that a business-to-business transaction is permissible at the subject site; however, the retail sale to an end consumer such as a homeowner / individual is in contravention to the City's zoning regulation.

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Mr. Craig noted that the applicant did apply for a zoning text amendment to legitimize the retail use, however the upcoming staff report on the Industrial Lands Intensification Initiative will address wholesale in industrial lands and in fact strengthen the prohibitions on retail within bonafide industrial areas. He further commented on the area immediately west of Knight Street, noting businesses like IKEA operate here as industrial retail is a permitted use.

It was moved and seconded

- (1) *That the application by Brook Pooni Associates for a Temporary Commercial Use Permit (TCUP) for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m² (16,043 ft²) of floor area to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 14, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

4. **NON-PROFIT SOCIAL SERVICE AGENCY SPACE NEEDS – POLICY OPTIONS**

(File Ref. No. 07-3000-01) (REDMS No. 6503285 v. 7)

By teleconference, Lesley Sherlock, Planner 2, stated that the staff report responds to a referral concerning (i) the immediate need to seek opportunities to address the loss of at-risk, high priority non-profit organization (NPO) space and (ii) the need to identify options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations. She highlighted the following information:

Loss of At-Risk, High Priority NPO Space

- a Non-Profit Organization Replacement and Accommodation policy is proposed to ensure that NPO tenants that may be displaced by redevelopment would be ensured replacement space, at 50% of market rent, in perpetuity;
- the space would be developer-owned and secured for NPO use by a legal agreement; and
- the impacted NPOs would have the first right of refusal to occupy the replacement space; if they were to opt to stay at their interim location, the space would be leased to another non-profit approved by the City.

Increase the Supply of Affordable Non-Profit Social Service Agency Space

- existing density bonus provisions in the Zoning Bylaw for Community Amenity Space may be used, and the proposed staff recommendation would provide staff with direction to do so; and

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- the use of these provisions would not detrimentally impact contributions for civic facilities as they are not intended for civic purposes.

Ms. Sherlock stated that to further increase the supply of non-profit space, other measures may be taken. She remarked however that an economic analysis is required to determine viable and effective approaches, based on project and land use economics, as well as the need for functional space. Also, she stated that the COVID-19 impacts on supply and demand would need to be considered, therefore the analysis would be initiated in the second quarter of 2021 when the pandemic's impacts may be better understood.

She advised that staff would share the results of the analysis in the fourth quarter of 2021 and following Council's review of the analysis, staff would undertake consultation with the Richmond Community Services Advisory Committee (RCSAC), Richmond Caring Place Society, Urban Development Institute, senior governments, public partners and other stakeholders. Also, Ms. Sherlock stated that based on the results of the economic analysis and community consultation, a proposed policy framework, including an inter-departmental staff review process and criteria, would be proposed for Council's consideration.

In reply to queries from Committee, Ms. Sherlock provided the following information:

- Parts (1) and (2) of the proposed staff recommendations would be in effect as soon as approved by Council, while Parts (3) and (4) pertain to future actions;
- the proposed staff recommendations would address matters identified in the RCSAC's 2018 review of social service agency space needs; and
- the proposed Replacement and Accommodation policy is limited to 50% of market rent.

Discussion took place on the proposed 1:1 minimum replacement space in the form of developer-owned community amenity space to be secured for NPO use in perpetuity. It was noted that the proposed provision would treat a developer with many leases with NPOs differently than a developer with no leases with a NPO. It was noted that an irresponsible developer may terminate their lease with a NPO prior to redevelopment in an effort to avoid providing replacement space. Also, the need to consider unintended consequences of such a provision should be examined; for instance, property owners may be reluctant to rent space to NPOs.

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In reply to further queries from Committee, Ms. Sherlock advised that the language in the proposed NPO replacement and accommodation policy is broad to ensure agreement with the City's zoning regulations. Also, she stated that there are currently four agencies in the City Centre at risk of displacement due to redevelopment. Ms. Sherlock then advised that staff will be seeking a land economist specialist for the proposed economic analysis.

In response to Committee's discussion, Joe Erceg, General Manager, Planning and Development, advised that in the event a developer frees a building of NPOs, prior to the submission of a rezoning application, in an effort to avoid providing replacement space, their conduct would be taken into consideration as part of the rezoning process. Mr. Erceg then stated that Parts (1) and (2) of the proposed staff recommendation aim to address an area where there are currently no protections for NPO space, while Parts (3) and (4) look to examine incentives in an effort to increase supply of space for NPOs.

It was moved and seconded

- (1) *That Council Policy 5051 "Non-Profit Organization Replacement and Accommodation Policy", as outlined in the staff report titled, "Non-Profit Social Service Agency Space Needs – Policy Options" dated September 29, 2020 from the Director, Community Social Development be adopted;*
- (2) *That density bonus provisions in the Zoning Bylaw for Community Amenity Space be used to secure non-profit organization space;*
- (3) *That OCP Policy be reviewed and economic analysis of further policy options to increase the supply of non-profit space be conducted; and*
- (4) *That, following the proposed economic analysis, staff bring forward a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments for Council consideration.*

The question on the motion was not called as the Chair directed staff to examine the replacement space clause in the proposed policy to determine if the language needs revision in order to address concerns raised by Committee such as the timing of the application, and the history of tenants.

In reply to a query from Committee, Mr. Erceg stated that Council will have the opportunity to review rezoning applications including which NPO is seeking space as part of a rezoning process, and therefore it is suggested that the proposed policy's language in relation to tenant eligibility remain broad.

The question on the motion was then called and it was **CARRIED**.

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The Chair advised that Items No. 5 and 6 would be considered in conjunction.

5. **CITY CENTRE AREA PLAN AMENDMENT – DEVELOPMENT PERMIT GUIDELINES FOR THE SPIRES ROAD AREA**

(File Ref. No. 08-4045-20-20) (REDMS No. 6467931 v. 13; 6461756)

6. **PARK LAND USE DESIGNATION CHANGES IN THE SPIRES ROAD NEIGHBOURHOOD**

(File Ref. No. 06-2345-01) (REDMS No. 6472121 v. 22; 6475467; 6473429; 6509641; 6474304)

By teleconference, Barry Konkin, Director, Policy Planning, accompanied by Alexander Kurnicki, Research Planner 2, provided background information and in reply to queries from Committee, advised the following:

- there have been challenges with the consolidation of lots into large development parcels in the central and eastern portions of the Spires Road area;
- in order to address these challenges, staff are proposing a number of changes to the CCAP road network to support the implementation of the Special Precinct Development Permit Guidelines, reduce the need for road closures, and improve pedestrian mobility in the area;
- the total parks and open space area within 400 m of the Spires Road Area significantly exceeds the minimum park quantity standards for the City Centre and therefore Parks is proposing to amend the land use designation of several lots from “Park” to “General Urban T4;”
- the proposed linear pedestrian linkages will facilitate access to and from the neighbourhood while meeting access needs for emergency services;
- staff have not examined an increase in density for the Spires Road area but can include this notion as part of the proposed upcoming public consultation process if given Council direction;
- the proposed design guidelines reduce the minimum area of private outdoor space from 37 m² to 30 m²; and
- given the importance of trees to the community, staff would work with developers to retain as many trees as possible in the redevelopment of the Spires Road area.

In reply to queries from Committee, Mr. Craig advised that the project at the corner of Cook Road and Cooney Road has an active, issued Development Permit.

Discussion took place and the following Committee comments were noted:

- diagonal pedestrian linkages are preferred as they provide users direct access to parks in the vicinity;

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- larger private outdoor space is paramount over a design element like a pitched roof;
- the minimum area of private outdoor space should remain 37 m²; and
- the proposed designation of four lots from “Park” to “General Urban T4” is not supported.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10190, to amend the Development Permit Special Precinct Key Map to include the Spires Road area as a Special Precinct, and adding a new set of Special Precinct Development Permit Guidelines for this area to the City Centre Area Plan in Schedule 2.10, be introduced and given first reading;*
- (2) *That Bylaw 10190, 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10190, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) *That the proposed amendments to the Specific Land Use Plan: Brighthouse Village (2031) to update the road network, park designation and pedestrian linkages as provided in the report dated October 5, 2020, from the Director of Policy Planning be endorsed to proceed to public consultation;*
- (5) *That staff proceed with public consultation regarding the proposed amendments to the conceptual Park Land Use Designation in the Spires Road Neighbourhood as outlined in the staff report titled “Park Land Use Designation Changes in the Spires Road Neighbourhood,” dated October 5, 2020, from the Director, Parks Services and report back to Council with the results of the process.*

The question on the motion was not called as discussion took place on Committee’s comments regarding pedestrian linkages, the size of private outdoor space, and density provisions and as a result, the following **referral motion** was introduced:

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It was moved and seconded

That the staff reports titled “City Centre Area Plan Amendment – Development Permit Guidelines for the Spires Road Area” dated October 5, 2020 from the Director, Policy Planning and “Park Land Use Designation Changes in the Spires Road Neighbourhood” dated October 5, 2020, from the Director, Parks Services, be referred back to staff to review the provision of pedestrian linkages, including the northeast and southeast corners of the eastern edge of the Spires Road Area.

The question on the referral motion was not called as the following **amendments** were introduced:

It was moved and seconded

That other roof options in an effort to maintain the minimum 37 m² area of private outdoor space be added to the referral.

CARRIED

It was moved and seconded

That density and the provision of green space options be added to the referral.

CARRIED

Opposed: Mayor Brodie
Cllrs. Loo
McPhail

The question on the main referral motion, which now reads,

“That the staff report titled “City Centre Area Plan Amendment – Development Permit Guidelines for the Spires Road Area” dated October 5, 2020 from the Director, Policy Planning and the staff report titled “Park Land Use Designation Changes in the Spires Road Neighbourhood” dated October 5, 2020, from the Director, Parks Services, be referred back to staff to examine:

- (1) the provision of pedestrian linkages, including the northeast and southeast corners of the eastern edge of the Spires Road Area;*
- (2) other roof options in an effort to maintain the minimum 37 m² area of private outdoor space; and*
- (3) density and the provision of green space options.”*

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

In reply to a query from Committee, Mr. Craig spoke to applications currently under review by staff and Mr. Erceg clarified that staff will continue processing said applications unless otherwise instructed by Council resolution.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:59 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 Monday, November 2, 2020.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Associate