



## General Purposes Committee

Date: Monday, May 6, 2024

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:04 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on  
April 22, 2024, be adopted as circulated.*

**CARRIED**

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PLANNING AND DEVELOPMENT DIVISION

1. **AMENDMENT TO THE APPOINTMENT OF AN APPROVING OFFICER**

(File Ref. No. 01-0172-02) (REDMS No. 7649221)

It was moved and seconded

*That the appointment of Joe Erceg as Approving Officer for the City, as per Council Resolution S03/5-02, adopted by Council on October 20, 2003, be rescinded.*

**CARRIED**

ENGINEERING AND PUBLIC WORKS DIVISION

2. **WATER CONSERVATION PROGRAM UPDATE**

(File Ref. No. 10-6060-02-01) (REDMS No. 7657676)

It was moved and seconded

*That the staff report titled Water Conservation Program Update , dated April 10, 2024, from the Director, Engineering be received for information.*

**CARRIED**

COUNCILLOR BILL MCNULTY

3. **CLARIFICATION OF WALL OF FAME POLICY**

(File Ref. No.)

It was moved and seconded

*That the current number 4 be deleted and that point 4 of the Richmond Sports Wall of Fame Policy 8711 be updated to read, "Inductees must have Richmond residency and have made a contribution to the Richmond Community."*

The question on the motion was not called as a brief discussion ensued in regards to the clarification of residency of nominees.

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

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PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY JINGON INTERNATIONAL DEVELOPMENT GROUP LLP FOR REZONING AT 8351 RIVER ROAD, 8411, 8431, 8451 WEST ROAD AND 2431 NO. 3 ROAD, AND PROVINCIAL CROWN LAND (PCL)- BLOCK A, DISTRICT LOT 6578, GROUP 1, NEW WESTMINSTER DISTRICT AND A PORTION OF DISTRICT LOT 6689, GROUP 1, NEW WESTMINSTER DISTRICT (CROWN LANDS REGISTRY), AND LOT 87 EXCEPT: PART ON PLAN 70252, DISTRICT LOT 478 GROUP 1 AND SECTION 21 BLOCK 5 NORTH RANGE 6 WEST, NEW WESTMINSTER LAND PLAN 34592, FROM THE “LIGHT INDUSTRIAL (IL)” ZONE TO THE “HIGH RISE RIVERFRONT COMMERCIAL AND INSTITUTION (ZC54) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE AND “SCHOOL & INSTITUTIONAL USE (SI)” ZONE**

(File Ref. No.: 12-8060-20-010530; 12-8060-20-010531; RZ 20-915237) (REDMS No. 7553193, 7553085, 7671660 v. 2, 7672811, 7543059, 7673690)

Staff provided an overview on the application referencing their presentation (copy on file, City Clerk’s Office).

In response to queries from Committee, staff advised that (i) the waterfront park location under the Middle Arm Bridge is feasible noting the overhead clearance is sufficient, (ii) additional office space can be redeveloped into hotel and retail space if the market conditions show no need, (iii) the Art and Culture Facility (ACF) will include a performance art space, (iv) the proposed development is hospitality focused, (v) access to/from the site will include extensive offsite improvements to the road, pedestrian and cycling networks noting a development of a defined pedestrian route from the Brighthouse Station to the subject site, (vi) approximately 1.3 million square feet of hotel space will be developed, (vii) the ACF and the Community Safety Facility (CSF) will have ground floor frontage, (viii) the rezoning does provide long term opportunities for the Richmond Night Market within the subject site in Phase 3, (ix) the start date of construction is difficult to determine due to the complexity of the application, (x) should there be any extension in the duration of the development, it would delay the delivery of the facilities, but the actual provision will be secured by multiple legal agreements, (xi) no land can be sold to a third party in terms of undevelopable land without the consent of the City, and (xii) improvements to the existing city network that is required outside of the applicant’s scope can be addressed through other development or through the City’s Capital Program.

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Discussion ensued in regards to the detailed design and linear length of the dike, noting the dike will be continuous and accessible and the construction of the entire dike frontage is included in Phase 1. In addition, an environmentally sensitive area development permit prior to rezoning adoption through a multi-year monitoring agreement will be in place to ensure that any environmental habitat is maintained throughout the phases of construction.

In response to queries from Committee, Kevin McNaney, Jingon International Development Group, advised that (i) the Richmond Night Market can be moved to other areas within the subject site during the anticipated phasing of the development noting that the owner wants the Richmond Night Market to remain onsite once the development is complete, (ii) Translink is committed to increasing service capacity, (iii) a hotel partner announcement is forthcoming, and (iv) once the application is approved the applicant will begin Phase 1 of the proposed development.

It was moved and seconded

(1) *That Richmond Official Community Plan Amendment Bylaw 10530, to amend:*

- (a) *Official Community Plan Bylaw 9000, Schedule 1 (City of Richmond 2041 OCP Land Use Map), to realign areas designated as “Park” and “Commercial”; and*
- (b) *Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan), including amending the designations in the Generalised Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031), to realign areas designated as “Proposed Streets”, “Pedestrian-Oriented Retail Precincts High Street & Linkages”, “Pedestrian-Oriented Retail Precincts - Secondary Retail Streets & Linkages”, “Urban Centre T5 (45m)”, “Pedestrian Linkages”, “Waterfront Dyke Trail”, “Park”, and designate the lands “Institution” and remove the “Village Centre Bonus”, including making various text, map, and graphic amendments to accommodate the identified bylaw amendments and ensure consistency and introducing Special Precinct Guidelines in Section 3.3;*

*be introduced and given first reading;*

- (2) *That Bylaw 10530, having been considered in conjunction with:*
- *the City’s Financial Plan and Capital Program;*

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- *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 10530, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10531 to create the “High Rise Riverfront Commercial and Institution (ZC54) – Bridgeport Village (City Centre)” zone, and to rezone 8351 River Road, 8411, 8431, 8451 West Road and 2431 No. 3 Road, and Provincial Crown Land (PCL)- Block A, District Lot 6578, Group 1, New Westminster District And A Portion Of District Lot 6689, Group 1, New Westminster District (Crown Lands Registry), and Lot 87 Except: Part on Plan 70252, District Lot 478 Group 1 and Section 21 Block 5 North Range 6 West, New Westminster Land Plan 34592, from “Light Industrial (IL) ” zone to a new “ High Rise Riverfront Commercial and Institution (ZC54) – Bridgeport Village (City Centre)” zone and “School & Institutional Use (SI)” zone, be introduced and given first reading.*

**CARRIED**

## ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (4:47 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, May 6, 2024.

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Mayor Malcolm D. Brodie  
Chair

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Andrea Mizuguchi  
Legislative Services Associate