



## Planning Committee

Date: Thursday, December 9, 2021

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs  
Councillor Harold Steves (entered at 4:07 p.m. by teleconference)

Also Present: Council Linda McPhail (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 Planning Committee held on November 30, 2021, be adopted as circulated.*

**CARRIED**

*Cllr. Steves entered the meeting (4:07 p.m.).*

## PLANNING AND DEVELOPMENT DIVISION

1. **RESPONSE TO METRO VANCOUVER'S REFERRALS ABOUT AMENDMENTS TO THE METRO 2040 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY STAFF**  
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6785424)

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In response to queries from Committee, staff advised that if a municipality was proposing a deviation from the growth strategy then other municipalities would have an opportunity before approval to comment and express any concerns.

Discussion ensued regarding (i) the process of responding to objections to the proposal, (ii) options to utilize the dispute resolution mechanism if the City of Surrey was to proceed with the proposal even with no support from the Board and other municipalities, (iii) the lack of clear emphasis on intensification of industrial areas and the proposed designation.

Further discussion ensued regarding Richmond's industrial policy and staff advised that Metro Vancouver's final decision on proposals brought forth would be binding.

***That staff be directed to convey to the Metro Vancouver Regional District Board the City of Richmond's comments on the three Metro 2040 amendments proposed by the City of Surrey, as described in the Metro Vancouver requests of November 10, 2021, specifically that the City of Richmond:***

- (a) Has no objections to the proposal to amend the land use designation of 5510 – 180 Street from "Industrial" to "Mixed Employment" to accommodate a new Cloverdale Hospital;***
- (b) Has no objections to the proposal to amend the land use designation of 228 – 175A Street from "Mixed Employment" to "General Urban" to accommodate a mixed use development; and***
- (c) Objects to the proposed amendments for the area corresponding to the Revised Stage 1 South Campbell Heights Land Use Plan, in particular the extension of the Urban Containment Boundary.***

**CARRIED**

**2. HOUSING NEEDS REPORT 2021**  
(File Ref. No. 08-4375-03) (REDMS No. 6729983)

Staff summarized the report noting that (i) housing affordability is a significant challenge for the City, (ii) the City has facilitated the development of 90 shelter beds and approximately 2600 occupied rental housing units since 2007 and have another 3200 units to be constructed, (iii) the City has strengthened programs to address emerging needs with increases to LEMR requirements to 15% for projects in the City Centre, (iv) all levels of government must provide significant sources of funding to support new affordable housing developments in Richmond, (v) the City will continue to explore potential solutions with the public and stakeholders, including updates to the Official Community Plan (OCP) policy and housing related strategies, and will work with partners to meet identified housing needs.

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Deirdre Whalen, Richmond Poverty Reduction Coalition, referred to her submission (attached to and forming part of these minutes as Schedule 1) and highlighted that more priority needs to be given to non-market housing over market and low end market rental (LEMR) housing, and that the number of people experiencing and at risk of homelessness is increasing.

Discussion ensued regarding (i) sharing data on housing needs with other levels of government, (ii) food insecurity being a good indicator that there is a need for affordable housing, (iii) Low End Market Rental Housing is out of reach for many families, and (iv) a large percentage of Richmond residents are spending more than 30 percent of their income on rent.

Further discussion ensued regarding (i) options to increase co-op housing, (ii) size of rental housing, (iii) providing more fully accessible rental units for people with disabilities, (iv) the need for support, funding and accountability from the Provincial and Federal Governments to create more affordable housing, and (v) housing supply and affordability will be a part of the OCP review and the report will be presented to Committee early in the New Year.

It was moved and seconded

- (1) *That the staff report titled "Housing Needs Report 2021" dated October 15, 2021 from the Director, Policy Planning and Director, Community Social Development be received for information;*
- (2) *That staff be directed to publish the Housing Needs Report on the City of Richmond website, as required by the British Columbia Local Government Act; and*
- (3) *That staff be directed to share the Housing Needs Report with key stakeholders.*

Question on the motion was not called as it was suggested that the staff report be shared with key stakeholders including local Members of the Legislative Assembly, Local Members of Parliament and Metro Vancouver Board of Directors.

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

**3. MANAGER'S REPORT**

None

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:18 p.m.).*

**CARRIED**

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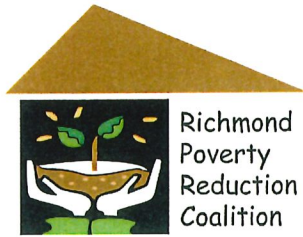
Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Thursday, December 9, 2021.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate



Richmond  
Poverty  
Reduction  
Coalition



## ON TABLE ITEM

Date: Dec 9, 2021  
Meeting: Planning Committee  
Item: 2

Schedule 1 to the Minutes of the Planning Committee meeting held on Thursday, December 9, 2021.

### City of Richmond Planning Committee meeting December 9, 2021 Submission from RPRC

My name is Deirdre Whalen, and I am speaking on behalf of the Richmond Poverty Reduction Coalition, which represents ten (10) Richmond non-profit organizations and numerous individuals working together to reduce poverty and the impacts of poverty. Together we represent hundreds of Richmond residents.

The Housing Needs Report 2021 is comprehensive and confirms the observations and resultant recommendations the RPRC has made to City Council for years. Some points to note:

1. 26 percent of Richmond households are renters.
2. Half of renters make less than \$49,000 per year.
3. Rental rates have increased faster than incomes.
4. Low-income households cannot find housing in the market that they can afford.
5. Households that qualify for subsidized housing face long waiting lists.
6. Three times more non-market rental is needed than market rental.
7. Numbers of people experiencing homelessness and those at risk of homelessness are increasing.
8. There is a dearth of housing for people to transition into long-term housing stability.
9. Specifically, people who need truly affordable housing are singles, seniors, single parent families, newcomers, people with disabilities, LGBTQ2S, and people with health challenges.

In accordance with these assessed needs, the RPRC continues to urge City Council to give more priority to non-market housing over market and low-end market rental (LEMR) housing. To this point, the report states almost five times more market units including LEMR (1,900) have been approved over non-market (410), even though the reported need is for non-market housing.

The report also states that over the past thirty years, over 46,500 housing units or 94% have been condos or fee simple. Only 6% have been rental units. We believe the City has a lot of catching up to do.

RPRC members are 'on the ground' and our observations should be welcomed and taken into account. We see the effect of the City's current housing policies in our clients and members and all the people we serve in the community.