



Special Council
Thursday, May 17, 2018 and Friday, May 18, 2018

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

COMMITTEE OF THE WHOLE

SP18/1-1 It was moved and seconded
*That Council resolve into Committee of the Whole to hear delegations on
the agenda item (7:03 p.m.).*

CARRIED



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RES NO. ITEM

COMMUNITY SERVICES DIVISION

**1. PROPOSED MODULAR SUPPORTIVE HOUSING AT 7300
ELMBRIDGE WAY – SUMMARY OF ENGAGEMENT FINDINGS**

(File Ref. No.: 08-4057-20-020) (REDMS No. 5835337 v. 13, 5835616)

Kim Somerville, Manager, Community Social Development, accompanied by Joyce Rautenberg, Affordable Housing Coordinator, provided background information and commented on (i) details of the proposed modular supportive housing project at 7300 Elmbridge Way, (ii) public engagement activities, (iii) themes of the feedback provided and how concerns could be addressed, and (iv) the potential project approval process.

Staff provided the following information in response to questions from Council:

- the term “modular” refers to the method of construction;
- discussions with RainCity Housing regarding the potential operation for the proposed modular supportive housing project commenced in early May 2018; and
- the terms of the Memorandum of Understanding (MOU) with BC Housing and RainCity Housing will be subject to Council approval.

The following speakers spoke in favour of the proposed modular supportive housing project at 7300 Elmbridge Way:

- Susan Johnsen, 5131 Hummingbird Drive, Richmond;
- Kathie Chiu, 9937 Ashwood Drive, Richmond;
- Tracy Langham, 5700 Andrews Road, Richmond;
- Morgan Meloche, [REDACTED];
- Hugh Frieberg, 7000 Minoru Boulevard, Richmond;
- Jaeden Deletorres, 7000 Minoru Boulevard, Richmond;
- Chenshen Chew, 8180 Fairlane Road, Richmond;
- Sharon Bard, 69 Jameson Court, New Westminster;
- Wendy Meloche, 10840 Springmont Drive, Richmond;



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- Glenda Jansen, 11631 No. 7 Road, Richmond;
- Joannie Fu, 6091 Doulton Avenue, Richmond; and
- George Pope, 8280 No. 2 Road, Richmond.

The following supporting comments were offered:

- there is a need to live up to the Canadian values of inclusion, compassion, hope and acceptance;
- safe, secure and affordable housing for all people is important;
- there is an opportunity to house approximately one-third of Richmond's homeless population in the proposed facility;
- the homeless population in Richmond is increasing;
- supportive housing is the most effective approach to help people overcome homelessness;
- modular supportive housing is one solution to breaking the cycle of oppression of the homeless;
- housing is the necessary first step for a homeless person to make life changes;
- the proposed location should be supported due to its proximity to transit and other services;
- the profile of the homeless population is changing;
- homeless people are human beings and do not choose to live on the streets;
- many seniors, single mothers and their children are at risk of homelessness due to the lack of affordable housing in Metro Vancouver;
- there is a need to look after the most vulnerable citizens in the community;
- the on-site staff of the proposed temporary modular housing (TMH) project will interact with the residents on a regular, sustained basis;
- the characterization that all homeless people are drug users is exaggerated;



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- many of the problems faced by the homeless can be resolved by housing;
- there is a need to examine the misconceptions and stereotypes of the homeless; and
- homelessness is a symptom of circumstances and many people are vulnerable to becoming homeless.

In addition to the comments in favour of the proposed project, an online petition in support of the proposed modular housing project (copy on file, City Clerk's Office) was submitted.

The following speakers spoke in opposition to the proposed modular supportive housing project at 7300 Elmbridge Way:

- Julie Zhou, 5399 Cedarbridge Way, Richmond;
- Joe Lee, 5511 Hollybridge Way, Richmond;
- Eugenia Yung, 6888 Alderbridge Way, Richmond;
- Mei Xu, 7360 Elmbridge Way, Richmond;
- Ethan Zhou, 8600 Jones Road, Richmond;
- Coco Tan, 6888 Alderbridge Way, Richmond;
- Jennifer Qin, 5511 Hollybridge Way, Richmond;
- Charter Lau, 5511 Hollybridge Way, Richmond;
- Edward Lee, 6951 Elmbridge Way, Richmond;
- Ying Chen, 7360 Elmbridge Way, Richmond;
- Jerry Chen, 7360 Elmbridge Way, Richmond;
- Felix Gu, 6888 Alderbridge Way, Richmond;
- Karen Lo, 7360 Elmbridge Way, Richmond;
- Andy Chen, 7373 Westminster Highway, Richmond;
- Lucy Zhang, 7360 Elmbridge Way, Richmond;
- Clifton Jang, 5900 Alderbridge Way, Richmond;
- Kate Liu, 7040 Granville Avenue, Richmond;



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- Ivy Hou, 8580 Dakota Place, Richmond; and
- Vivian Gu, 7360 Elmbridge Way, Richmond.

The following opposing comments were offered:

- it was suggested that the proposed supportive housing project be located on a farm to provide closer proximity to employment opportunities;
- alternative solutions to the proposed TMH project were submitted (copy on file, City Clerk's Office);
- TMH is not a long-term sustainable solution to homelessness;
- the proposed location is not ideal as (i) continuous exposure to luxury cars and restaurants in the vicinity may contribute to depression of residents, (ii) it is in proximity to daycares, schools, and seniors' centres, (iii) it may negatively impact the safety and security of the neighbourhood, (iv) the area is a densely populated residential neighbourhood, and (v) it may generate noise and disturb neighbours.
- residents of the TMH project will be drug dealers, criminals and those afflicted with mental illness;
- the unsanitary conditions in which the homeless live may spread disease;
- Vancouver's Marpole neighbourhood suffered negative impacts following the introduction of a TMH facility;
- the modular housing project operator should employ a Chinese speaker to communicate with residents and respond to their concerns;
- the concerns and safety of all its residents must be considered by Council in its decision;
- drug dealers and those with criminal records may be segregated from the remaining homeless population;
- there is a need to ensure that there are measures in place to protect the physical and mental well-being of neighbouring residents before a decision on the proposed the TMH project is made;
- the crime rate in Richmond is increasing;



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- the modular housing project should not be approved without committed funding from the Ministry of Health for a drug rehabilitation program to serve its residents;
- a petition opposing the modular housing project (copy on file, City Clerk's Office) was submitted;
- there is a potential for increased prevalence of used syringes with the influx of drug addicted residents;
- the police do not have sufficient resources to respond to all disturbances that occur in the community;
- the issues associated with homelessness will be concentrated around the facility;
- there is concern with the safety of children who must walk past the site to attend school;
- the operators of TMH projects are unable to control the behaviour of residents, including loitering outside existing facilities;
- there is concern with the potential negative impacts to adjacent businesses;
- BC Housing has a low success rate of transitioning homeless people from supportive housing to independent living and society;
- there is concern with BC Housing's policy to permit drug use within the facility;
- the City of Coquitlam has created a special task force to manage the problems created by the 3030 Gordon Avenue housing project, which is also operated by RainCity Housing;
- there is concern with the number of deaths that occur in supportive housing facilities; and
- the City and residents must work together to find a better solution for the homeless.



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Speakers in support of the proposal provided the following information in response to questions from Council:

- supportive housing provides independent living, which provides residents a sense of dignity;
- the relationships that develop between residents and long-term staff increase the effectiveness of supportive services;
- RainCity Housing will be responsible for ensuring that the community's fear of the homeless does not become a reality;
- the homeless population in Richmond is dispersed throughout the City;
- Turning Point Recovery Society and Chimo Community Services will collaborate with RainCity Housing to provide supportive services at the proposed modular housing project;
- the Mayor of Victoria has proposed that the homeless be housed in unoccupied rooms in private homes throughout the city;
- a resident has committed to donating a property on No. 6 Road for a drug rehabilitation facility;
- an additional benefit of the modular housing project is the opportunity to educate, which may address the fears expressed by community members as a result of the circulation of misinformation;
- the homeless are caring and compassionate people; and
- faith communities are willing to assist RainCity Housing in developing relationships and supporting residents.

In response to questions from Council, staff advised that the Vancouver Coastal Health (VCH) has an Assertive Community Treatment (ACT) Team operating in Richmond and RainCity Housing will be working with service providers and VCH to provide a spectrum of services to support residents.

Also, a representative of VCH advised that treatment services would be provided to the residents of the TMH project as required and other services, in addition to those provided by the ACT Team, will be available to residents of the facility.



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In reply to queries from Council, Catharine Hume, Co-Executive Director, RainCity Housing, spoke on the differences between the residents that would be assisted at the 7300 Elmbridge Way site and those at the 3030 Gordon Avenue site in Coquitlam and how syringe recovery on and around the site would be managed. Ms. Hume remarked that homeless people will not be permitted to camp around the perimeter of 7300 Elmbridge Way, adding that RainCity Housing will make all efforts to ensure the exterior and the perimeter of the modular housing project is well-maintained. She confirmed that RainCity Housing is committed to working with the City and BC Housing to increase safety and security around the site. Ms. Hume stated that residents of the proposed facility will have safe housing, food security, primary health and mental health care, and addiction treatment services and support services will only be offered to residents. Also, she noted that program agreements between a resident and RainCity Housing will be terminated in the event that a resident is involved in ongoing disruptions.

Ms. Hume then advised that RainCity Housing is happy to identify staff to liaise with the neighbouring community members.

SP18/1-2

It was moved and seconded

That the Special Council meeting proceed past 11:00 p.m. (10:54 p.m.).

CARRIED

The following speakers spoke in support of the proposed modular supportive housing project at 7300 Elmbridge Way:

- Victor Kim, 4020 Lancelot Drive, Richmond;
- Deirdre Whalen, 13631 Blundell Road, Richmond;
- Dave Macdonald, 8055 Lucas Road, Richmond
- Marion Smith, 6580 Mayflower Drive, Richmond;
- Keefer Pelech 10180 Amethyst Drive, Richmond;
- Stephany Blandino, 7373 Westminster Highway, Richmond; and
- Ximena Zapata, 9800 Seagrave Road, Richmond.



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The following supporting comments were offered:

- there is an opportunity for Council to make a real difference in the lives of 40 people who deserve dignity, respect and hope;
- experience has shown that the fears about TMH projects are unwarranted;
- a petition in support of the modular housing project (copy on file, City Clerk's Office) was submitted;
- poverty is the primary cause of homelessness, not drug addiction or mental illness;
- the project will allow the homeless to be treated with respect;
- support will be offered by local service agencies;
- housing is fundamental to mental health wellness and a precondition to recovery;
- homelessness does not equate to criminality;
- crime statistics may decrease or remain status quo with the proposed modular supportive housing project;
- housing affordability in Metro Vancouver contributes to homelessness;
- local experts and service providers have indicated that the proposed project will enhance their ability to provide services;
- TMH is a step in resolving homelessness;
- people have the right to housing; and
- the proposed project will foster a stronger, safer community.

The following speakers spoke in opposition to the proposed modular supportive housing project at 7300 Elmbridge Way:

- John Luan, 6888 Alderbridge Way, Richmond;
- Lillian Gai, 7360 Elmbridge Way, Richmond;
- Kerina Li, 4451 Coventry Drive, Richmond;
- Rachel Sun, 7788 Ackroyd Road, Richmond;
- Anne Yu, 10560 Sorrel Drive, Richmond;



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- Winfred Liu, 10560 Sorrel Drive, Richmond;
- Charley Chen, 8511 Westminster Highway, Richmond;
- Hai Lin, 3411 Springfield Drive, Richmond;
- Shu Wang, 7360 Elmbridge Way, Richmond;
- Li Zhang, 7700 Belair Drive, Richmond;
- Lu Cheng, 5511 Hollybridge Way, Richmond; and
- Rhonda Chen, 11020 No. 5 Road, Richmond.

The following opposing comments were offered:

- the proposed site may negatively impact tourism in the area;
- the neighbourhood's safety may be compromised by those with mental illness and drug addiction;
- the residents of the proposed project may generate noise and disturb neighbours;
- the residents of the proposed project pose a risk to the safety of children, seniors and others in the community;
- the proposed site is not ideal as it is in proximity to schools;
- the proposed site may negatively impact the popularity of the Richmond Olympic Oval
- housing is not a constitutional right in Canada;
- housing falls under the purview of the provincial government;
- a different location for the facility should be considered;
- the impact of the proposed TMH on the daily lives of neighbouring residents should be considered;
- it is believed that RainCity Housing provided misleading information during the public engagement sessions;
- it was suggested that community members be permitted to be involved in the tenant selection process;



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- it was suggested that Council should only consider the opinion of the neighbouring residents in its decision and not those who live elsewhere throughout the city;
- there was concern that the provision of housing for the homeless in Richmond will attract homeless people from across Canada;
- TMH is not an effective solution to homelessness;
- it was suggested that the City engage an independent third-party consultant to conduct a neighbourhood impact assessment;
- the provision of TMH is not a cost effective way to address homelessness;
- it was suggested that drug addicts be required to undergo rehabilitation prior to consideration of their tenancy application;
- it was suggested that the facility be located in an industrial area; and
- homeless people have the responsibility to take the initiative to help themselves.

Jenny Ran, 5911 Alderbridge Way, Richmond, spoke in opposition to employing RainCity Housing as the provider for the proposed modular supportive housing project at 7300 Elmbridge Way and commented that local charities would be more appropriate.

Henry Yao, 5900 Dover Crescent, Richmond, neither supported nor opposed the proposed modular supportive housing project at 7300 Elmbridge Way. He suggested that (i) Council delay its consideration until the safety concerns expressed by the residents have been addressed, (ii) a constructive dialogue to develop mutually acceptable solutions should be fostered, and (iii) a responsible syringe return program be implemented should the project be approved.

In response to questions from Council, speakers who offered comments in opposition to the proposed TMH project provided the following information:

- Richmond is divided on this proposed project and facilitated dialogue sessions could achieve mutually acceptable solutions;
- there is a need to reassure residents about safety concerns with the proposed project;



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- there has been success with the Pathways Clubhouse program; and
- it would be valuable to hear from individuals who have successfully transitioned out of homelessness to participate and educate the community with regard to fears about the homeless.

SP18/1-3

It was moved and seconded

That the meeting be recessed and reconvened on Friday, May 18, 2018 at 7:00 p.m. in Council Chambers, Richmond City Hall.

CARRIED

RECESSED – 12:44 a.m.

The Special Council meeting reconvened on Friday, May 18, 2018 at 7:00 in the Council Chambers, Richmond City Hall, with all members of Council present.

The following speakers spoke in favour of the proposed modular supportive housing project at 7300 Elmbridge Way:

- Lorri Romhanyi, 12055 Greenland Drive, Richmond;
- Niti Sharma, 11380 Kingfisher Drive, Richmond;
- Marie Murtagh, 4771 Dumont Street, Richmond;
- Christoph Reiners, 6300 London Road, Richmond;
- Mark Lee, 6288 No. 3 Road, Richmond; and
- Roy He, 11791 King Road, Richmond.

The following supporting comments were offered:

- a delay in consideration of the proposed project may result in homeless people being required to sleep outside for additional nights;
- housing affordability puts many Richmond residents at risk of homelessness;



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- there is a need to provide support to the most vulnerable residents of Richmond and to break the cycle of poverty and homelessness;
- it was suggested that mechanisms be implemented in order to allow community volunteers to contribute to the residents of TMH project;
- it was suggested that the proposed project include common spaces and a community garden;
- there is an opportunity to make a positive change in the lives of 40 people and to give hope to the remaining 80 who are homeless in Richmond;
- the proposal is prudent and compassionate;
- homeless people have limited access to appropriate syringe disposal containers, which are readily available to those who are housed;
- the City has done a good job of translating information on the need for modular supportive housing; however, background information was not translated and as a result, this may have contributed to the fears expressed; and
- it was suggested that, in future, when controversial issues are being considered, an online forum be created for questions and answers in order to ensure the availability of accurate information.

The following speakers spoke in opposition to the proposed modular supportive housing project at 7300 Elmbridge Way:

- Gang Li, 6888 Alderbridge Way, Richmond;
- Chris Qui, 8700 McKim Way, Richmond;
- Angela Wang, 5411 Colbeck Road, Richmond;
- Shirley Wong, 6888 Alderbridge Way, Richmond;
- Jessica Zhu, 5511 Hollybridge Way, Richmond;
- David Shao, 7886 Shackleton Drive, Richmond;
- Timothy Osiowy, 7371 Westminster Highway, Richmond;
- Ray Huang, 5511 Hollybridge Way, Richmond;
- Vivian Zhang, 7011 Blundell Road, Richmond;



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- Simone Sio, 8295 Gilbert Road, Richmond;
- Ivan Pak, 5380 Opal Place, Richmond;
- Fish Yu, 6080 Minoru Boulevard, Richmond;
- Zhen Xi, 7117 Elmbridge Way, Richmond; and
- Xinyu Wang, 1703 – 6888 Alderbridge Way, Richmond.

The following opposing comments were offered:

- there is concern that the residents of the proposed facility will be mentally ill, have criminal records, be drug addicted and unemployed;
- BC Housing statistics indicate that 90% of supportive housing residents are long-term residents and therefore unable to successfully transition to independent living;
- the TMH project in Vancouver's Marpole neighbourhood has, and continues to, negatively impact the surrounding neighbourhood;
- Vancouver City Council's decision to disregard community concerns regarding the location of the Marpole TMH project may have violated the rights of property owners;
- there is a need to protect seniors and children from the homeless;
- RainCity Housing has a poor record as an operator of supportive housing projects in other municipalities;
- there was concern with the economics of the proposed facility;
- there was concern that residents of the proposed project would continue to occupy the site following the expiration of the five-year ground lease;
- the construction of the facility will prioritize the needs of the homeless over the personal safety and well-being of the neighbouring residents;
- Council was requested to consider locating the proposed TMH project on an industrial site or at an alternate location;
- it was suggested that a Taiwanese service provider be considered to operate the proposed TMH project;



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- Council was urged to consider the opinions of neighbouring residents over those who do not live adjacent to the subject site;
- there was concern with RainCity Housing's financials;
- the proposed site is inappropriate as it is in proximity to a pub and liquor store;
- it was suggested that an older commercial building be utilized for affordable housing as it would be more cost effective;
- the homeless population is rising despite the construction TMH projects in the Lower Mainland;
- there was concern that BC Housing's modular supportive housing will encourage will draw homeless people from across Canada to BC;
- there is a need to undertake a neighbourhood impact study prior to a Council consideration of the proposed TMH project;
- an alternative solution to the proposed TMH project was submitted (copy on file, City Clerk's Office); and
- the future residents of the proposed TMH may not feel welcomed or have a true sense of home as the neighbouring community is against the project.

In response to queries from Council, the speakers in opposition to the proposed TMH provided the following information:

- it was clarified that the model of the Taiwanese service provider be utilized;
- the importance of having a strong on-site team and program at the proposed TMH project is paramount in ensuring residents can successfully transition into independent living;
- authoritative answers may address the fears expressed by the neighbouring residents;
- it was suggested that discussion group facilitators not act as interpreters in an effort to ensure impartiality; and
- an authoritative source of information is not available on the WeChat platform.



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SP18/1-4 It was moved and seconded
That Committee rise and report (8:55 p.m.).

CARRIED

Kim Somerville, Manager, Community Social Development, accompanied by Craig Crawford, Vice-President of Operations, BC Housing, Catharine Hume, Co-Executive Director, RainCity Housing, and Superintendent Will Ng, Officer in Charge, Richmond RCMP, provided the following information in response to questions from Council:

- the site selection process considered factors such as (i) the City's ownership of the land, (ii) existing appropriate zoning, and (iii) proximity to transit, community amenities and services;
- it would be inappropriate to locate the proposed project in an industrial area as the objective of the proposed project is to locate housing within the community;
- BC Housing's experience is that TMH projects do not draw other homeless people to the community;
- if the project were supported, next steps could be to proceed with a development application, building permit and construction processes, while negotiation a Memorandum of Understanding (MOU) with BC Housing and RainCity Housing and a ground lease with BC Housing;
- other City-owned properties have not been examined as a potential location for the proposed facility;
- a substance and alcohol abstinence program would not be eligible for funding under the BC Housing Modular Housing Initiative;
- the need for the on-site staff to reflect the composition of the neighbouring community, in addition to that of the homeless population was recognized;
- transitional housing and winter response programs offered at the 3030 Gordon Avenue facility in Coquitlam will not be offered at the 7300 Elmbridge Way site;



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- the success of RainCity Housing’s program at 3030 Gordon Avenue in Coquitlam is significantly limited by the lack of affordable housing in Metro Vancouver;
- 20% of those who accessed RainCity Housing’s winter response program at 3030 Gordon Avenue have been directed to substance abuse rehabilitation programs;
- RainCity Housing has a prescribed approach to the collection and safe disposal of used syringes;
- the Vulnerability Assessment Tool (VAT) is utilized to select residents and to accommodate their needs;
- in some cases, calls for law enforcement around TMH projects are reduced after an initial spike;
- the Richmond RCMP will increase its activities and monitor the immediate neighbourhood during the initial deployment of the proposed facility;
- Council will be updated regularly on the proposed TMH project should it be approved;
- outreach by the Richmond RCMP’s Vulnerable Persons Unit will assist in making referrals to the proposed TMH project;
- tenants of the proposed TMH will be relocated to other affordable housing sites at the expiry of the ground lease;
- the site will be returned to its original state at the end of the five-year ground lease;
- early engagement of neighbouring businesses, including hotels, was undertaken in the consultation process;
- businesses will be invited to participate in the Community Advisory Committee that will be established should the TMH project proceed;
- an engagement strategy will be developed and implemented if the TMH project proceeds;
- RainCity Housing does not have material available in languages other than English;



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- the City is able to limit the duration of the ground lease to five years;
- other supportive housing projects are located in high-density neighbourhoods with proximity to pubs;
- should the proposed project proceed, initial steps anticipated to be taken by RainCity Housing to address the fears expressed by surrounding community members, include but are not limited to (i) establishing the Community Advisory Committee, (ii) reaching out to neighbouring strata councils, and (iii) addressing language barriers;
- the Community Advisory Committee will meet and report monthly;
- a Community Advisory Committee is typically comprised of representatives of local businesses, strata councils, business improvement associations, and local government community safety departments including policing agencies;
- the exclusion of Level 3 residents from the facility would not comply with BC Housing's mandate;
- staff will obtain information on the City of Coquitlam's special task force, which was recently established to mitigate the concerns of local businesses;
- rent subsidies and treatment in private homes is not an option for all homeless people;
- recent statistics indicate that theft has not increased in the vicinity of the 3030 Gordon Avenue TMH project in Coquitlam;
- BC Housing Modular Housing Initiative is aimed at assisting those who are homeless and on the streets, in addition to at-risk homeless people;
- the homeless are not overly-represented in break and enter and theft from automobile crime statistics;
- Richmond has one of the lowest crime rates in the Lower Mainland and the lowest rate of violent crime;
- mental health, drug addiction, skills training and employment services will be provided to the tenants of the proposed facility;
- BC Housing is limited in its ability to utilize social media platforms to address misinformation;



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- the Program Agreement allows RainCity Housing to request that residents who are involved in criminal activities leave within 24 hours, on the condition that other housing options can be identified;
- the City will not be precluded from other opportunities if the proposed project is declined;
- BC Housing is able to address concerns with the operator through the MOU;
- funding to local service providers and faith groups will not be provided from the proposed project's operating funds;
- BC Housing would be happy to create a multilingual online forum with a frequently asked questions section;
- homeless people are typically not violent;
- RainCity Housing would be pleased to provide regular reports to Council on success stories of the proposed TMH project; and
- Council's approval would be required in the event of an extension of the five-year term ground lease.

As a result of the discussion, the following **motion** was introduced:

SP18/1-5

It was moved and seconded

- (1) *That the staff report titled "Proposed Modular Supportive Housing at 7300 Elmbridge Way – Summary of Engagement Findings" from the Manager, Community Social Development, be received for information;*
- (2) *That the proposed temporary modular housing project at 7300 Elmbridge Way be approved;*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to negotiate terms for a five-year ground lease with BC Housing for the City-owned land at 7300 Elmbridge Way and report back to Council;*



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- (4) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to negotiate a Memorandum of Understanding with BC Housing and RainCity Housing outlining roles and responsibilities and report back to Council; and*
- (5) *That staff continue to work with BC Housing and other non-profit housing providers for additional permanent supportive and affordable housing options in Richmond.*

The question on the motion was not called as discussion took place and the following Council comments were noted:

- there was concern that previous housing projects have not materialized;
- Council is committed to addressing issues that may arise;
- there is a need to develop alternate permanent supportive and affordable housing options for the proposed facility's residents prior to the expiration of the five-year ground lease;
- as per expert advice, the proposed TMH project utilizes the most effective operating model;
- there is an opportunity to liaise with the neighbourhood through the MOU, the Community Advisory Committee, and regular updates to Council;
- community and faith groups have committed to assisting BC Housing and RainCity Housing in supporting the proposed project's tenants;
- a civic address lends itself favourably for those seeking employment opportunities;
- the City will ensure that the Richmond RCMP is actively involved the proposed TMH project;
- the impact to the surrounding neighbourhood is largely determined by the manner in which the proposed facility is operated; and
- it was suggested that the MOU be negotiated and approved by Council within 30 days prior to the approval of the TMH project.



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SP18/1-6 It was moved and seconded
That the Special Council meeting proceed past 11:00 p.m. (10:55 p.m.).

CARRIED

Discussion further took place and there was concern that deferring approval of the proposed project would delay completion of the TMH beyond winter 2018. It was noted that safeguards will be established to ensure the success of the proposed TMH project and current statistics indicate that there has been a decrease in crime in Vancouver’s Marpole neighbourhood following the establishment of a TMH project. Also, it was noted that locating a TMH project in an industrial area is not conducive to permanent housing and that those wishing to utilize the Richmond Food Bank’s services on a regular basis must have a Richmond address.

As a result of the discussions, the following **amendment motions** were introduced:

SP18/1-7 It was moved and seconded
That Parts (3) and (4) be amended to include the following wording at the end:

“for approval within two months.”

CARRIED

SP18/1-8 It was moved and seconded
That Part (2) be amended to include the following wording at the end:

“upon the satisfactory fulfillment of Parts (3) and (4).”

DEFEATED

Opposed: Mayor Brodie
Cllrs. Dang
Day
Johnston
Loo
McNulty
McPhail
Steves



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The question on Resolution SP18/1-5, as amended, which now reads as follows:

- “(1) That the staff report titled “Proposed Modular Supportive Housing at 7300 Elmbridge Way – Summary of Engagement Findings” from the Manager, Community Social Development, be received for information;*
- (2) That the proposed temporary modular housing project at 7300 Elmbridge Way be approved;*
- (3) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to negotiate terms for a five-year ground lease with BC Housing for the City-owned land at 7300 Elmbridge Way and report back to Council for approval within two months;*
- (4) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to negotiate a Memorandum of Understanding with BC Housing and RainCity Housing outlining roles and responsibilities and report back to Council for approval within two months; and*
- (5) That staff continue to work with BC Housing and other non-profit housing providers for additional permanent supportive and affordable housing options in Richmond.”*

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

ADJOURNMENT

SP18/1-9

It was moved and seconded
That the meeting adjourn (11:23 p.m.).

CARRIED



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Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Thursday, May 17, 2018 and Friday, May 18, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)