



## Regular Council

Monday, April 8, 2024

Place: Council Chambers  
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

### MINUTES

- R24/7-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on March 25, 2024, be adopted as circulated;*
  - (2) *the Metro Vancouver 'Board in Brief' dated March 22, 2024, be received for information.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R24/7-2

It was moved and seconded

*That Item No. 9A – “Potential Disposition of 8180 Leslie Road in Relation to RZ 20-921503”, arising out of Closed Council, be added to the Council Agenda*

**CARRIED**

**PRESENTATION**

**ARTS SERVICES YEAR IN REVIEW 2023**

Arts Services staff presented a video summary of 2023 arts activities (copy on-file, City Clerk’s Office). Staff advised the video will be available on the City’s website.

**COMMITTEE OF THE WHOLE**

R24/7-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:06 p.m.).*

**CARRIED**

3. Delegation from the floor on Agenda item –

Item No. 12 – Low-End Market Rental (LEMR) Program and LEMR Unit Management

Deirdre Whalen, President, Richmond Poverty Reduction Coalition, spoke to her written submission of March 25, 2024 (copy on file, City Clerks Office).



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In response to a query from Council, the delegation noted that BCNPHA (BC Non Profit Housing Association) is a supportive group that works together with other non-profit housing societies to provide a variety of resources, advocacy and education, and an asset for housing societies to belong to.

- R24/7-4      4. It was moved and seconded  
*That Committee rise and report (7:13 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R24/7-5      5. It was moved and seconded  
*That Items No. 6 through 8, 10 and 12 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on March 26, 2024;*
  - (2) *the General Purposes Committee meeting held on April 2, 2024;*
  - (3) *the Finance Committee meeting held on April 2, 2024; and*
  - (4) *the Planning Committee meeting held on April 3, 2024;*
- be received for information.*

**ADOPTED ON CONSENT**



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**7. ARTS SERVICES YEAR IN REVIEW 2023**

(File Ref. No. 11-7375-01) (REDMS No. 7569237)

- (1) *That the Arts Services Year in Review 2023 as presented in the staff report titled, “Arts Services Year in Review 2023”, dated February 2, 2024, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That the Arts Services Year in Review 2023 be circulated to Community Partners and Funders for their information.*

**ADOPTED ON CONSENT**

**8. RICHMOND ACCESSIBILITY PLAN 2023–2033**

(File Ref. No. 08-4055-05; 01-0370-20-008; 07-3190-01) (REDMS No. 7579296, 7501792)

- (1) *That the Richmond Accessibility Plan 2023–2033 as outlined in the report titled, “Richmond Accessibility Plan 2023–2033”, dated February 21, 2024 from the Director, Community Social Development, be adopted; and*
- (2) *That the Richmond Accessibility Plan 2023–2033 be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.*

**ADOPTED ON CONSENT**

**9. APPLICATION BY BILLARD ARCHITECTURE INC. FOR REZONING AT 8180, 8200, 8220, 8240, 8260, 8280 AND 8300 LESLIE ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**

(File Ref. No. 12-8060-20-010514, RZ 20-921503) (REDMS No. 7423001, 7423124, 7641776)

Please see Page 6 for action on this item.



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10. APPLICATION BY POONI GROUP FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13651 BRIDGEPORT ROAD

(File Ref. No. 08-4105-20- TU 23-024083) (REDMS No. 7574005, 7603768)

- (1) That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow 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 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,
(2) That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

ADOPTED ON CONSENT

11. REQUEST TO EXTEND THE REZONING ADOPTION DEADLINE FOR THE APPLICATION BY LANDA OVAL DEVELOPMENT LTD AT 6851 AND 6871 ELMBRIDGE WAY

(File Ref. No. 12-8060-20-010423, RZ 17-782750) (REDMS No. 7606790)

Please see Page 7 for action on this item.

12. LOW-END MARKET RENTAL (LEMR) PROGRAM AND LEMR UNIT MANAGEMENT

(File Ref. No. 08-4057-05; 08-4057-08; 01-0195-01) (REDMS No. 7575578, 6786109, 7610712, 7629504, 7634493, 7641770)

That staff be authorized, via an expression of interest, to explore opportunities to retain an independent organization to manage the Low-End Market Rental (LEMR) Program and report back to Council.

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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**PLANNING COMMITTEE –  
Councillor Bill McNulty, Chair**

9. **APPLICATION BY BILLARD ARCHITECTURE INC. FOR REZONING AT 8180, 8200, 8220, 8240, 8260, 8280 AND 8300 LESLIE ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**  
(File Ref. No. RZ 20-921503) (REDMS No. 7423001)

- 9A. **POTENTIAL DISPOSITION OF 8180 LESLIE ROAD IN RELATION TO RZ 20-921503**

(File Ref. No. 06-2290-20-186; XR: 12-8060-20-010514, RZ 20-921503) (REDMS NO. 7442242)

R24/7-6

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone and the "School & Institutional Use" zone, be introduced and given first reading.*
- (2) *That the City dispose of 8180 Leslie Road to 1174536 B.C. Ltd. or their delegates (as part of a comprehensive development) for \$600,000 plus applicable taxes; and*
- (3) *Staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Potential Disposition of 8180 Leslie Road in Relation to RZ 20-921503" dated March 11, 2024 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*



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The question on the motion was not called as discussion ensued with respect to tree retention. The following **referral motion** was then introduced:

R24/7-7

It was moved and seconded

*That the Application by Billard Architecture Inc. for rezoning at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the “Single Detached (RS1/E)” Zone to the “Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)” Zone, and the “School & Institutional Use (SI)” Zone, be referred back to staff to work with the developer to secure a way to retain 2 of the 10 City trees identified as City trees No. 1 and No. 256.*

The question on the referral motion was not called as further discussion ensued with respect to tree retention and replacement.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Heed, Hobbs, Loo and McNulty opposed.

The question on the main motion was then called and it was **CARRIED** with Cllrs. Au, Day, Gillanders and Wolfe opposed.

11. **REQUEST TO EXTEND THE REZONING ADOPTION DEADLINE FOR THE APPLICATION BY LANDA OVAL DEVELOPMENT LTD AT 6851 AND 6871 ELMBRIDGE WAY**

(File Ref. No. RZ 17-782750) (REDMS No. 7606790)

R24/7-8

It was moved and seconded

*That the rezoning adoption extension request, by Landa Oval Development Ltd., be granted and that the Rezoning Considerations (Item 25) be revised to require Bylaw 10423 to be adopted on or before June 10, 2024.*

The question on the motion was not called as discussion ensued with respect to the merits of the extension.



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In response to queries from Council, staff noted (i) as the adoption date is a rezoning consideration, the only body able to grant the extension is City Council, (ii) there were only two applications advanced under the grandfathering provisions for LEMR, one of which has already been withdrawn from the City, therefore the subject rezoning application is the only application that has grandfathering provisions related to LEMR, (iii) there are 4 rezoning applications that have rezoning adoption deadlines later this year where it is possible those applications could come forward and seek similar extensions, and (iv) it is a realistic expectation the required work will be completed within the requested extension timeline, as the applicant would question the viability of the development otherwise.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

**PUBLIC ANNOUNCEMENTS AND EVENTS**

**BYLAWS FOR ADOPTION**

R24/7-9

It was moved and seconded

*That the following bylaws be adopted:*

*Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10542;*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10544;*

*Housing Agreement (6851 and 6871 Elmbridge Way), Bylaw No. 10545;  
and*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10281.*

**CARRIED**





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**DEVELOPMENT PERMIT PANEL**

- R24/7-10 13. It was moved and seconded
- (1) *That the minutes and the Chair's report for the Development Permit Panel meeting held on May 10, 2023 be received for information.*
  - (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit(DP 21-943565) for the property located at 9800 Van Horne Way, be endorsed and the Permit so issued.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R24/7-11 14. It was moved and seconded
- That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:06 p.m.).*

**CARRIED**

Chak Luen Ho and Abey Yee spoke to their written submission (copy on file, City Clerks Office) with respect to the London/Steveston Neighbourhood Park dog off-leash area.

A brief discussion ensued with respect to public engagement and the survey conducted for the dog off-leash area.

In response to queries from Council, staff noted (i) construction is approximately 50% complete, with overall completion anticipated by early summer, (ii) the budget for the project is \$250,000, of which \$177,000 has been paid out and the remainder for completion, (iii) a large number of trees, including conifers as well as canopy deciduous trees (allowing sunlight for the shrubs) will be planted, (iv) opening hours for all City parks are guided by the Parks Bylaw, and (v) there will be no lighting installed for the area, therefore it is not anticipated the area will be utilized after dark.



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R24/7-12 15. It was moved and seconded  
*That Committee rise and report (8:26 p.m.).*

**CARRIED**

ADJOURNMENT

R24/7-13 It was moved and seconded  
*That the meeting adjourn (8:27 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, April 8, 2024.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)