



**Regular Council meeting for Public Hearings  
Monday, July 18, 2022**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair (by teleconference)  
Councillor Chak Au (by teleconference)  
Councillor Carol Day (by teleconference)  
Councillor Andy Hobbs (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10379  
(RZ 21-925460)**

(Location: 9231 Kilby Street; Applicant: D.C. Ltd. (Dhinjal Construction Ltd. – Pardeep Dhinjal))

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH22/7-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10379 be given  
second and third readings.*

**CARRIED**



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10380  
(RZ 21-934410)**

(Location: 9271 Kilby Street; Applicant: Parm Dhinjal)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH22/7-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10380 be given  
second and third readings.*

**CARRIED**

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10387  
(RZ 21-940331)**

(Location: 11460 Williams Road; Applicant: Jude Da Silva)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH22/7-3

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10387 be given  
second and third readings.*

**CARRIED**



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**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10336  
(RZ 21-928623)**

(Location: 6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No 9 Road and Lot A Block 4N Plan EPP113853 Section 9 Range 4W New Westminster Land District & SEC 16, 17, 20 (PID 031-553-231) and a portion of Graybar Road; Applicant: Farrell Estates Ltd.)

In accordance with Section 100 of the Community Charter, Cllr. McPhail declared to be in a conflict of interest as her husband is the Applicant, and Cllr. McPhail left the meeting – 7:07 p.m.

*Applicant's Comments:*

Terry McPhail, Applicant, provided a review of the application noting it is a multi-phase development, confirming the intent of the application is for phases 1 and 2 only, with the remaining phases 3, 4 and 5 not expected to be considered for another 10-20+ years.

*Written Submissions:*

Kai Vuorinen. (Schedule 1)

*Submissions from the floor:*

Sharon MacGougan, President, Garden City Conservation Society and Richmond resident, referred to her submission. (Schedule 2)

Stephanie Sy, Richmond resident, shared her concerns regarding the loss of trees as a result of the development.

Jerome Dickey, Richmond resident, shared his concerns regarding the loss and protection of trees.

In response to queries from Council, staff advised that (i) no rezoning was required for the two proposed buildings, (ii) the trees on the CN land would be affected now as part of the application and, (ii) if no rezoning was sought, the trees would be assessed at the time of the Building Permit application.

PH22/7-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10336 be given second and third readings.***

The question on the motion was not called as discussion ensued regarding (i) the health and protection of trees and timeline of the application for planting the replacement trees, (ii) the operation and business activity of the marina, (iii) consultation for the application, and (iv) the rationale for the



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inclusion of future phases 3, 4 and 5 at this time.

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

PH22/7-5

It was moved and seconded

*To refer back to staff file (RZ 21-928623 6831) Farrell Estates by Terry McPhail for a Multiphase Industrial Business Park and Marina, to do a comprehensive public consultation with key stakeholders such as fishing fleet operators, pleasure craft operators and services, marine suppliers, trades, BC Boating and employees who work at the Shelter Island Marina.*

**DEFEATED**

**Opposed: Mayor Brodie**

**Cllrs. Au**

**Hobbs**

**Loo**

**McNulty**

**Steves**

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

Councillor McPhail returned to the meeting – 8:03 p.m.

**5. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT  
BYLAW 10190**

(Location: Spires Road Area; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

Page Robertson. (Schedule 3)

Mary Rodgers. (Schedule 4)

*Submissions from the floor:*

Staff provided an overview, along with a visual graphic, of the proposed Spires Road Rental Tenure Policy to illustrate the tenure and density mix outlined in the proposed policy.

Jose Gonzales, Richmond resident, provided a brief review of his written





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submission (Schedule 5).

Wayne Fougere, Architect, expressed support for the “Spires Road Area Proposed Rental Tenure and Density Increases” policy, commenting that this policy will make it easier for developers to construct rental housing. A brief discussion ensued with respect to parking requirements and floor area ratios.

Jerome Dickey, Richmond resident, expressed concern with respect to the percentage of rental tenure in the proposed policy.

PH22/7-6

It was moved and seconded

*That Official Community Plan Bylaw 7100, Amendment Bylaw 10190 be given second and third readings.*

**CARRIED**

PH22/7-7

It was moved and seconded

*That Official Community Plan Bylaw 7100, Amendment Bylaw 10190 be adopted.*

**CARRIED**

**6. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT  
BYLAW 10364**

(Location: City Wide; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH22/7-8

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 10364 be given second and third readings.*

**CARRIED**



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PH22/7-9

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 10364 be adopted.*

**CARRIED**

ADJOURNMENT

PH22/7-10

It was moved and seconded

*That the meeting adjourn (8:36 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting for Public  
Hearings of the City of Richmond held on  
Monday, July 18, 2022.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

## ON TABLE ITEM

Date: July 18, 2022  
Meeting: Public Hearing  
Item: " "

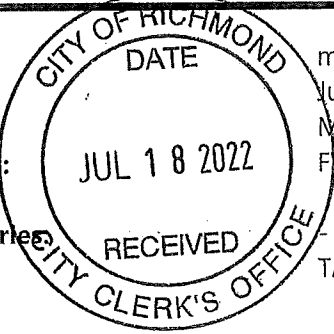
**Mayor and Councillors**

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

From: mayorea  
Sent: July 18, 2022 8:41 AM  
To: Mayor and Councillors  
Subject: FW: RZ 21-928623

Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 18, 2022.

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE, - DISTRIBUTED ON  
TABLE



Good morning,

Please distribute the below email to all of Council.

Thank you,

Gillian Baker | Executive Assistant to the Mayor

From: Kai Vuorinen <kvuorinen@shaw.ca>  
Sent: July 17, 2022 2:45 PM  
To: DevApps <DevApps@richmond.ca>  
Cc: aman.singh.MLA@leg.bc.ca; parm.bains@parl.gc.ca; mayorea <mayorea@richmond.ca>; CAO's Office  
<CAOOffice@richmond.ca>  
Subject: RZ 21-928623

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I am writing to oppose the rezoning of 6831 Graybar Rd, 20911, 20455 Dyke Road, 7500 N. 9 Road. PID 031-553-231 and a portion of Graybar Road.

These parcels encompass the Shelter Island Boatyard, which provides access to vital marine services used by multiple recreational and commercial boaters on the West Coast of British Columbia.

Numerous marine services businesses use the boatyard as their base of operations, and from there they provide vital mechanical and other services to marine craft ranging from recreation vessels to fishing vessels, tug boats, and more.

Approval of this application could spell the death knell for the boatyard, and cause a major disruption to the businesses housed there, that employ a large number of people who are paid VERY good wages. It would also cause serious problems for all the vessel owners who rely upon these services currently located at the site of the permit application.

Please deny this application, as it will literally affect 1000's of people on the South West Coast of British Columbia.

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JUL 18 2022  
AN  
& DISTRIBUTED

From: Sharon MacGougan, President, Garden City Conservation Society  
To: Public Hearing, July 18, 2022  
Re: Zoning Bylaw 8500, Amendment Bylaw 10336. RZ 21-928623.

**The Garden City Conservation Society objects to the proposed cutting of 110 cottonwood and birch trees at Shelter Island Marina.** Here are some reasons:

1. This will be a grievous ecological loss. Tree replacement makes it sound like it's a simple matter to replace one tree for a couple more. But what this really means, in this case, is to destroy well-established rich biodiversity and replace it with a sapling that will take decades to grow to any equivalent ecological benefit, if it does at all. Where wildlife is concerned, not all trees are created equal.
2. Cottonwood trees and birch trees are valuable for wildlife. Cottonwood trees are "... one of the most important wildlife trees in the western US and Canada", according to Jim Bottonoff, retired Forest Steward Wildlife Biologist, Washington Department of Natural Resources. A wide variety of animals feed on young cottonwood twigs, bark, cambium (the growing part of the trunk) and leaves. This includes insects, predatory birds and mammals. Cottonwoods provide food for birds during snow events because they have large uncovered terminal buds that grow and last through the winter.
3. When cottonwoods age, their usefulness for wildlife increases. Predatory birds use larger, older cottonwoods for roosting, hunting perches and nesting. Then when cottonwoods start to die woodpeckers get busy creating cavities in them for nests. These cavities are in turn used by over 40 animal species. Smaller openings are even used by some bat species. Richmond is a certified bat-friendly city, so we are, as a community, compelled to ensure they have homes.
4. Nest boxes are a human solution to a lack of nesting cavities, but as local birder Melissa Hafting shares in her CBC First Person series piece of June 26, 2022, climate change, with its heatwaves, kills baby birds in their nests. She has built swallow boxes in collaboration with the City of Richmond, and they've been placed in city parks. It's a great initiative, but a much better and safer solution would be to ensure that enough trees exist that can provide cavity nests. If birds cannot find a place to nest, the species dies out. How many birds are able to exist in the Shelter Island Marina 110 cottonwood and birch trees? A very large number!



5. Richmond is situated on the Fraser Estuary, home and resting and feeding place for birds since it was formed, built over the millennia by layer upon layer of sphagnum moss. The place where we live has such an important significance for wildlife, especially birds, that international designations are being given to us. Richmond is considered a Key Biodiversity Area and is soon to be an International Biodiversity Area. We have a responsibility to the wildlife and birds that also call Richmond home. They should be factored into our deliberations. Their needs should be seen to have some importance. We can't only rely on good and caring people building bird boxes to solve the problem of where birds can live. We can do better than that. We could protect what biodiverse habitat we have left with ingenuity and a different way of thinking.
6. Climate Change and Loss of Biodiversity are two of the biggest problems on the planet and they both drive extinction of species. This is happening in every community; it is happening in Richmond. The proposed destruction of a biodiverse forest fragment at Shady Island is just one more example of HOW it happens. What ecologically rich forest fragment will be next? The riparian area at the front of the development? The one down the block? How can the development plans be adjusted to help our natural world by leaving this biodiverse forest fragment standing? Saving it would mean a lot more than destroying it does. Destroying habitat is "business as usual." Saving it instead would be a magnificent action.
7. We live on a flood plain. There are time-tested Nature Solutions to flooding, such as increasing biodiversity. If you've seen a photo of native plant next to non-native that shows the roots, you'll know the difference. Native plants tend to have very long roots. They go deep into the ground and anchor there and soak up water. Same with trees and especially trees in natural areas that weren't planted into compacted soil. That's what the cottonwood and birch trees at Shady Island Marina have: they have long roots. Those long roots help in times of flooding. I have a photo of two backyards in Richmond taken during the flooding in November 2021. Only a low chain link fence separates the two yards. One backyard is biodiverse with trees and bushes and native plants. The other backyard has compressed soil, short grass and no other vegetation. I bet you can guess which yard was completely flooded and which one was not.

8. Three billion birds have been lost in North America since the 1970's, and the number one reason is habitat loss. The Garden City Conservation Society thinks this is unacceptable. It's the main reason we're planting the first Miyawaki forest in Western Canada, along with RSS. Personally, I've had a backyard forest for 40 years, in a happy collaboration with the City of Richmond, that is home or stopover for hundreds of birds. I know other people in this room also welcome birds into your backyards or your lives in some way.

Please find another way to develop that does not include destruction of biodiverse habitat at Shelter Island Marina. Thank you.

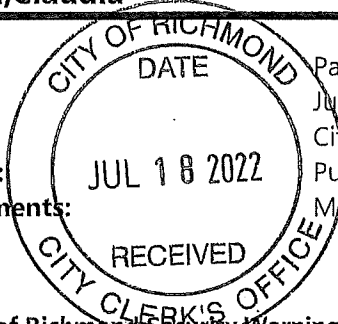
Schedule 3 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 18, 2022.

## ON TABLE ITEM

Date: July 18  
Meeting: Public Hearing  
Item: #5

Jesson, Claudia

From: Paige Robertson <paigerob@me.com>  
Sent: July 17, 2022 1:44 PM  
To: City Clerk  
Subject: Public Hearing Submission July 18th  
Attachments: Mayor and Council re Spires Road.pdf



TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good evening

My name is Paige Robertson and I reside at 8571 Spires Road. My husband and I have been property owners on Spires Road since 1985. We raised our family of three sons on Spires Road.

I fear there is a misunderstanding amidst city council that property owners on Spires Road area have sold their properties. I want to confirm that this is not so.

My husband and I have received 3 offers on our property since mid April of this year. All three offers have failed as subjects were not removed in the necessary time period.

I am writing to express my opinion on the proposed Spires Road Rental Tenure Policy. I do not support it. Some of my reasons for taking this position are listed in the attached letter I sent to Mayor and Council last month. I trust all councillors have read it.

I watched the Planning Committee meeting in June where it was mentioned the need to lower land costs as they contribute to the high costs of housing we are experiencing. I have concerns about the legality of this lowering of land costs by the City by changing what is allowed to be built by putting this policy in place and bypassing the normal OCP process.

Recently it has come to my attention that a similar situation as the one proposed for Spires Road occurred in Vancouver in the late '60s and '70s. This causes me to question the legality of what the City is trying to accomplish - lower land prices in the Spires Road neighbourhood via a change in policy.

In the late '60s the City of Vancouver decided they wanted to purchase properties on the water side of Point Grey Road for a waterfront park. The City had a fund to cover these purchases but it became apparent that there was not enough money in this fund. The city set about to lower the value of these lands by putting a policy in place the changed the building lines which lowered the value of the property. It is my understanding the Supreme Court of Canada ruled that this was expropriation with no compensation. The City of Vancouver lost their case.

"This policy simply resulted in a freeze on the value of the lands which would prevent any increase in value commensurate with the value like lands in the area and which would deprive the owner of the present value resulting from such potential increase in value. Such a policy was, as held by the majority in the Court of Appeal, "partial confiscation or forfeiture under the guise of public interest".

Here is the link to the SCC case Vancouver v. Simpson.

<https://decisions.scc-csc.ca/scc-csc/scc-csc/en/item/5749/index.do>

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JUL 18 2022

& DISTRIBUTED

June 26, 2022

Dear Mayor and Council

My name is Paige Robertson. My husband and I bought our home at 8571 Spires Road in 1985. We have resided there ever since. Although the numbers of property owners that currently live in their Spires Road homes are dwindling there are still many of us living there.

I am a charter member of the City Centre Community Association and sit on its Board. I have held several executive positions over the last approximately 30 years. The concerns and opinions expressed in this letter are my own. I write to you as a private citizen.

I have several concerns regarding the proposed Spires Road Rental Tenancy Policy.

1. Lack of Green Space. Over the previous 30+ years of living on Spires Road and being involved with the community association I have become aware of the value of green space and the shortness of its supply in the City Centre. Option 1 of the Proposed Spires Road Rental Tenure Policy (recommended) suggests an additional 1600-2100 housing units that would be home to an estimated 3400 - 4200 residents. It is documented that the City Centre of Richmond is lacking in green space. With a possible 4200 additional residents living in the Spires Road neighbourhood how is the requirement for additional green space being addressed? PLN 232 from the June 21st Planning Committee report indicates a narrow strip of land as green space in the central area in the Spires Road neighbourhood. Is that all that is allocated for these possibly 4200 new residents?
2. Over the last few months the housing market has changed. Interest rates have increased, etc. I am concerned about maintaining our home equity. If the Spires Road Rental Tenure Policy is adopted there is a real risk that developers will not participate in the building of these new rental homes. This risk was brought up at the June 21st meeting. Has an incentive for developers to participate been considered? For example, currently it is suggested increasing the 1.2 FAR to 2.0 FAR (with the additional .8 FAR split for .4 FAR or LEMR housing and the remainder market rental. Increasing the 1.2 to 1.4 FAR and the remaining .6 FAR be split for .3 FAR for LEMR and the remainder market rental would provide an incentive to developers to participate and perhaps minimize some of the risk.
3. I have real concerns that the Spires Road neighbourhood homeowners are being hand-selected and singled out by the City as guinea pigs to participate in the application of this new proposed policy. Has there, will there be analysis done on the possible impact of the change in value of homes/properties should this proposed policy be adopted? I watched the June 21st Planning Committee meeting and listened to a member of that committee state she was not concerned about our life savings. I hope and trust the other committee members are concerned.

In closing, a participant (not a committee member) in the June 21st Planning committee describes Spires Road property owners as "gamblers and speculators". I can assure you my family, my neighbours and myself are neither.

Yours truly  
Paige Robertson

July 17, 2022

Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1

Via e-mail: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)

Dear Mayor and Council,

I have concerns about the Spires Road Rental Tenancy Policy and its impact on zoning proposals. I have been a resident of 8551 Spires Road since 1965, when my husband and I built our home. Over the years, this area has shifted from being almost entirely owner-occupied, to being primarily tenant-occupied. There have been, over the years, issues connected with crime and derelict properties.

I am concerned that the proposed changes that will occur if the Spires Road Rental Tenancy Policy is adopted will have a negative effect on property values. Although the density proposed is higher than if the area is developed for strata properties, there is a risk that developers will find building in this area unappealing, as their return on condo units, rather than rental units, is much higher. Recent sales in the area have ranged from \$2.8 to \$3.2 million. Notwithstanding market conditions that may affect price, the designation of Spires Road for rental housing will make it unlikely that our properties will maintain this value.

The community impact of higher density housing should also be taken into consideration. Spires Road is a circular subdivision, bordered by four main arteries, with only two entry points. The addition of 3,400 - 4,200 new residents will result in significant parking and traffic congestion issues.

Council has noted a lack of green space in the city centre, but this proposal increases housing density without allowing for sufficient green space for the significant increase in population in this small subdivision.

At a recent meeting, our neighbourhood was characterized as consisting of "gamblers and speculators." I raised my family here, as have many other current residents. We have invested in this community for many years, and we hope that our interests – as well as those of future residents of the city centre – will be given due consideration.

Yours Truly,

Mary Rodgers  
8551 Spires Road  
Richmond, BC V6Y 1W3  
604-278-5618  
[maprodgers@gmail.com](mailto:maprodgers@gmail.com)



Schedule 5 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 18, 2022.

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Public Hearing

Date: July 18/2022 Item#: 5

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** July 12, 2022 2:36 PM  
**To:** 'Jose G'  
**Subject:** RE: Submission for Spires Road Tenancy proposal at July 18 Public Hearing  
**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

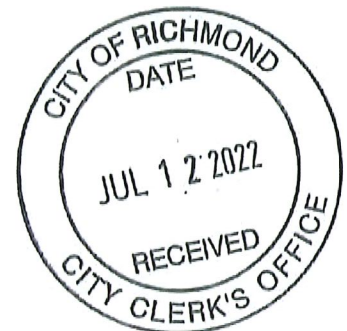
Good Afternoon,

Thank you for your email. Please note that your comments will be provided to the Mayor and each Councillor. In addition, your comments have been forwarded to appropriate staff.

Sincerely,

Claudia

Claudia Jesson  
Director, City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)



**From:** Jose G <corvette\_racer@hotmail.com>  
**Sent:** July 12, 2022 12:26 PM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Cc:** MayorandCouncillors <MayorandCouncillors@richmond.ca>  
**Subject:** Submission for Spires Road Tenancy proposal at July 18 Public Hearing

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good day, Attached are my concerns about the July 18 Public Hearing agenda Item # 5, "OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10190".

I will be present at the Public Hearing and am interested in registering as a delegate.

City Clerk: I would appreciate if you could also send my submission to the department at the City of Richmond which is responsible for clearing the ditches of plant growth since this hasn't been done in our area more than 2 years and I want to ensure our neighbourhood does not flood during this coming Fall's rain.

Thank you,  
... Jose Gonzalez  
8935 Cook Crescent – long term Spires Road resident  
Cell: 604-837-5033

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JUL 12 2022

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July 5, 2022

Dear Mayor and Councillors,

I am Jose Gonzalez and my family has lived in Richmond since 1986. We lived in the Thompson area and then in Steveston before moving to 8935 Cook Crescent in City Centre over 25 years ago. I have been an active community member in Richmond for most of those years, including various executive positions in the City Centre Community Association and participation on a City Transportation Advisory Committee. This letter states my personal views as a local resident and not on behalf of any organization.

I'm writing regarding concerns about the Spires Road Rental Tenancy Policy at the July 18 Public Hearing. While our neighbourhood is changing, we still have many long-term residents, such as two of my immediate neighbours. We love living in our neighbourhood and were shocked that homeowners were called "gamblers and speculators" at the June 21<sup>st</sup> Planning Committee.

My main objections to the proposed Policy are its damage to livability in Richmond, specifically:

1. Inadequate current bylaws will result in current rental problems multiplying dramatically throughout Richmond. City bylaws already do not protect nearby residents against negligent landlords and tenants. Here are examples that continue despite my raising them at previous Public Hearings for local developments over the past 3 years and repeatedly with City staff. City staff in bylaws, transportation and other departments have all told me that none of these problems can be addressed under current bylaws.
  - a) **Houses with massively overgrown brambles and bushes.** Staff say that tall grass around houses can be addressed, but current bylaws do not deal with overgrown brush, blackberry brambles or other abandoned growth on residential properties. Several rental houses have these unsightly brambles which infringe on adjoining properties as well as neighbourhood boulevards and ditches. They are safety hazards since ditches are clogged and will flood the properties when the Fall rains start. **The City has not cleared local ditches in more than 2 years** and no-one cares that these tenants do zero yard work and the landlords are too cheap to pay for yard maintenance. City staff should track and address repeated concerns about the neglect of properties. Why do bylaws allow owners and tenants to abandon maintenance on their landscaping when the City's mission includes "The development of a unique and beautiful city"?
  - b) **Tenants who wreck local boulevards.** Staff say that no bylaws will require tenants or landlords to repair the mud pits they create when parking on local boulevard grass areas. One landlord (Harry, who owns several houses in the Spires area) has been ignoring one-foot-deep mud ruts where his tenants park and then track mud all over the road. The City takes pride in planting flowers and beautification, so why is priority not given to creating bylaws to require property owners to maintain the boulevards that the City creates?
  - c) **Questionable houses which cause problems for neighbours.** One run-down house in City Centre has continued to have new expensive cars pull up, one man gets out and goes into the house, then comes out 10-15 minutes later and drives away. The cars are different ones

each time. These visits are daily at times. The house has tall plywood and metal fencing blocking views into the back yard, with a large "No Trespassing" sign. It's unclear what transactions happen in the house but the frequency and types of visits are unusual, and the tenants place 3 garbage bins for collection every 2 weeks. Neighbours' complaints have continued for years, regarding noise, garbage strewn in the yard, unlicensed derelict vehicles, and even a person stripping coils of electrical wires of their insulation outside the house. While the RCMP said they are aware and are monitoring the situation, the activities continue. The landlord appears to be offshore so these tenants are free to behave as they wish. Why is there no protection for neighbours against repeated problems?

- d) **Unregulated rooming houses and short-term rentals are allowed to cause problems.** Complaints to City Bylaws have resulted in staff advising that they cannot investigate until they are provided with proof of rentals which contravene bylaws. When I explained that there were at least 6 cars regularly parking at one local house, and at least 2 of these cars would be different every week, with strangers wandering from the house checking out the neighbours, I was told that Bylaws staff could only investigate if I brought direct information from a tenant in the rental house that they were part of a short-term rental or that they were one of several rooming-house tenants. These practices will foster more problem rentals throughout Richmond. Repeated complaints should be addressed by City staff.
- e) **Non-profit organizations have proven negligent with rentals at Spires Road.** A few years ago, a non-profit organization responsible for 3 low-income rental houses scheduled for future development allowed them to be vandalized and taken over by squatters. By the time residents complained, despite power and water being cut off to the houses, more than 10 squatters had taken over the properties. It was very worrisome when they would bicycle (with no helmet) through the neighbourhood, stopping occasionally to examine houses and cars. They left over 40 barbecue-type propane tanks in the derelict houses, posing a fire and safety hazard for the neighbourhood. We were told no bylaws exist to deal with squatters. The City should ensure that organizations renting properties manage them well and do not create Richmond's version of Vancouver's Downtown East Side.

2. Council should align with the City's vision and planning. The massive planned increase in residents comes without proportionate increase in green space or services. Some local schools have already been struggling with capacity for local children. Adhoc increases will put Richmond further behind with already lacking ESL and support services. From the last census, City Centre is one of Richmond's lowest income areas and one of the areas with most single parent families, as well as the highest rate of families who move after 1-2 years. These are signs of an area with significant problems, which will only get worse with the proposed Policy bringing in more residents without social and other support services.  
What other adhoc major changes will Council drive across Richmond that break the integrity of the OCP and Neighbourhood Area Plans at the whim of special interest groups?
3. The proposed "Overlay" is unclear and will have developers moving to other areas where there is clarity and simpler rezoning. The Policy will require at least 55% rentals units (ie 15% current

requirement plus the Policy's 40%) be mandatory in all developments in Spires. The minimum 2.0 FAR requiring rental units will have builders moving to develop in areas that have more flexibility. Clearly the real estate market favours owner-occupied sales over rental units. Spires homeowners will be prevented from selling to developers who just want to build 1.2 FAR residential developments.

The unclear Policy introduces more bureaucracy and delays to developments, which will stagnate development in the area. Why would a developer get into a discussion with the City about how to interpret this new Policy when they can simply build elsewhere? What feedback on the Policy been provided by the UDI or other developer groups?

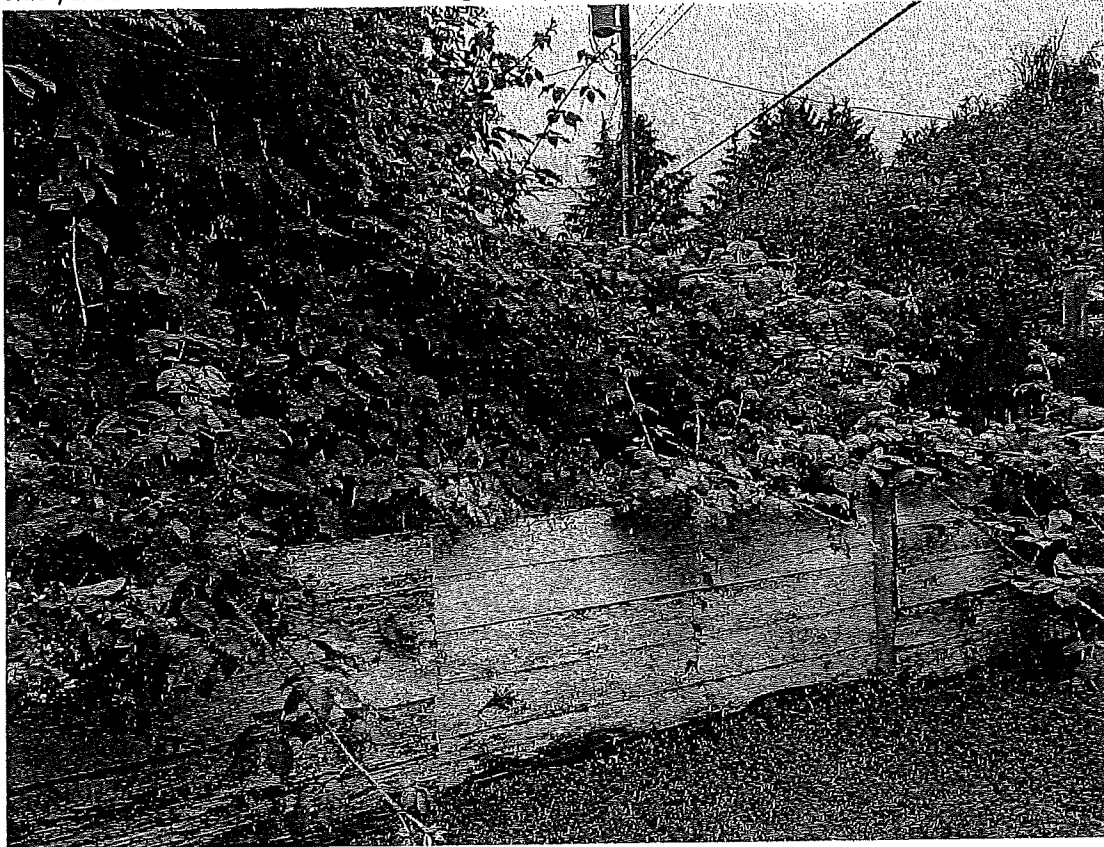
4. The public consultation that took place was not valid for the Policy that is coming forward. The consultation asked residents' opinions about increased density and increased rentals. It did not tell residents that the 1.2 FAR current zoning would be eliminated. In fact, my feedback during the consultation was that I opposed having areas that were primarily single usage, such as primarily rentals, but this did not come across in the staffs' report of the consultation comments. I am opposed to mandatory rentals but that possibility was not revealed in the consultation. This Policy is completely different from what was asked during consultation and local residents will be dismayed that the City would use our responses to justify a different proposal, particularly when the Area Plan and OCP communication and consultation processes are being railroaded despite such a fundamental change being introduced.
5. This Policy is grossly unfair to Spires area homeowners. A property currently applying for rezoning (at the corner of Garden City & Cook Road) across the street from the Spires area is required to include 15% rentals while Cook Road properties on our side of the street will be required to at least 55% rentals. Council should not penalize our neighbourhood with such a massive change across an artificial and arbitrary boundary. What other unilateral changes be made by Council. Will future changes prevent homeowners from rebuilding if their house burns?
6. How is this vision going to extend to the rest of City Centre and Richmond? Up to now, Richmond was going to have a variety of dwellings and a vision of livability across the City. Will Council tell all homeowners across Richmond that they must have 55% or more rental units in their home if they redevelop? Or will only the 24,000 homeowners in City Centre become targeted as a unique ghetto for renters?

As a family with 2 adult sons who still live at home, we live the pain of the current expensive housing market. We welcome a greater variety of housing choices which support diverse lifestyles and are inclusive of all people, supported by robust local services. We strongly believe the proposed Policy needs to be reconsidered so it supports the vision of Richmond and its values. **And most importantly, City bylaws need dramatic strengthening to hold tenants and landlords accountable – particularly to stop repeating problems.** The current problems with rentals will multiply dramatically with Council's plans to dramatically increase new rental units.

I've attached several photos so you can see the extent of current rental problems which will multiply.

Sincerely, Jose Gonzalez

Evidence of overgrown landscaping and brambles, including clogged ditches. Photos taken July 3, 2022  
Side yard from an overseas landlord who ignores yard maintenance.





Another view of the side yard, with overgrown bushes being taken over by ivy.



Overgrown bushes and brambles clogging a ditch facing Cook Crescent at a rental house.



Overgrown blackberry brambles and grass clogging another ditch

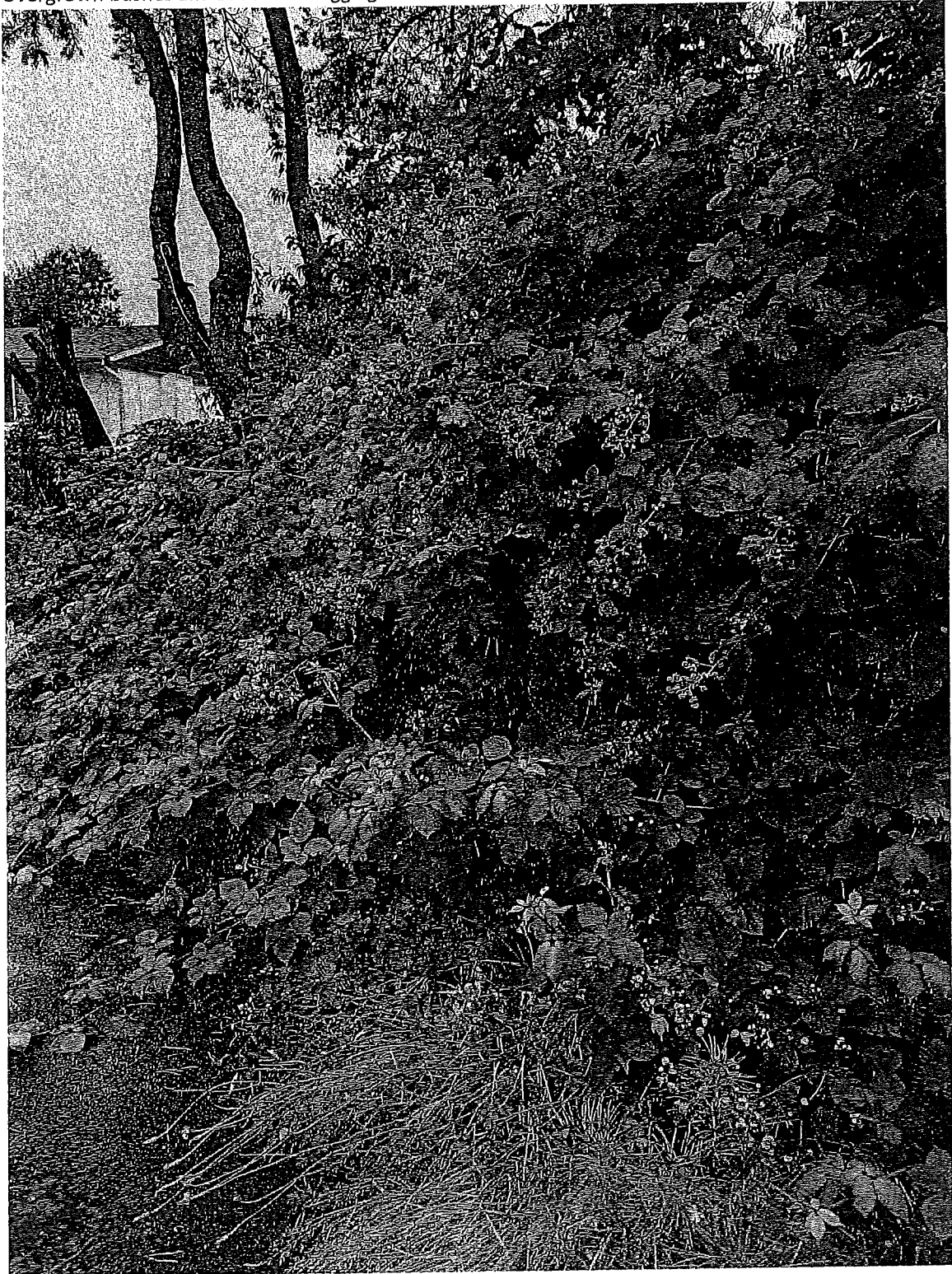


Overgrown bushes taken over by blackberry brambles at a rental house with an overseas landlord.



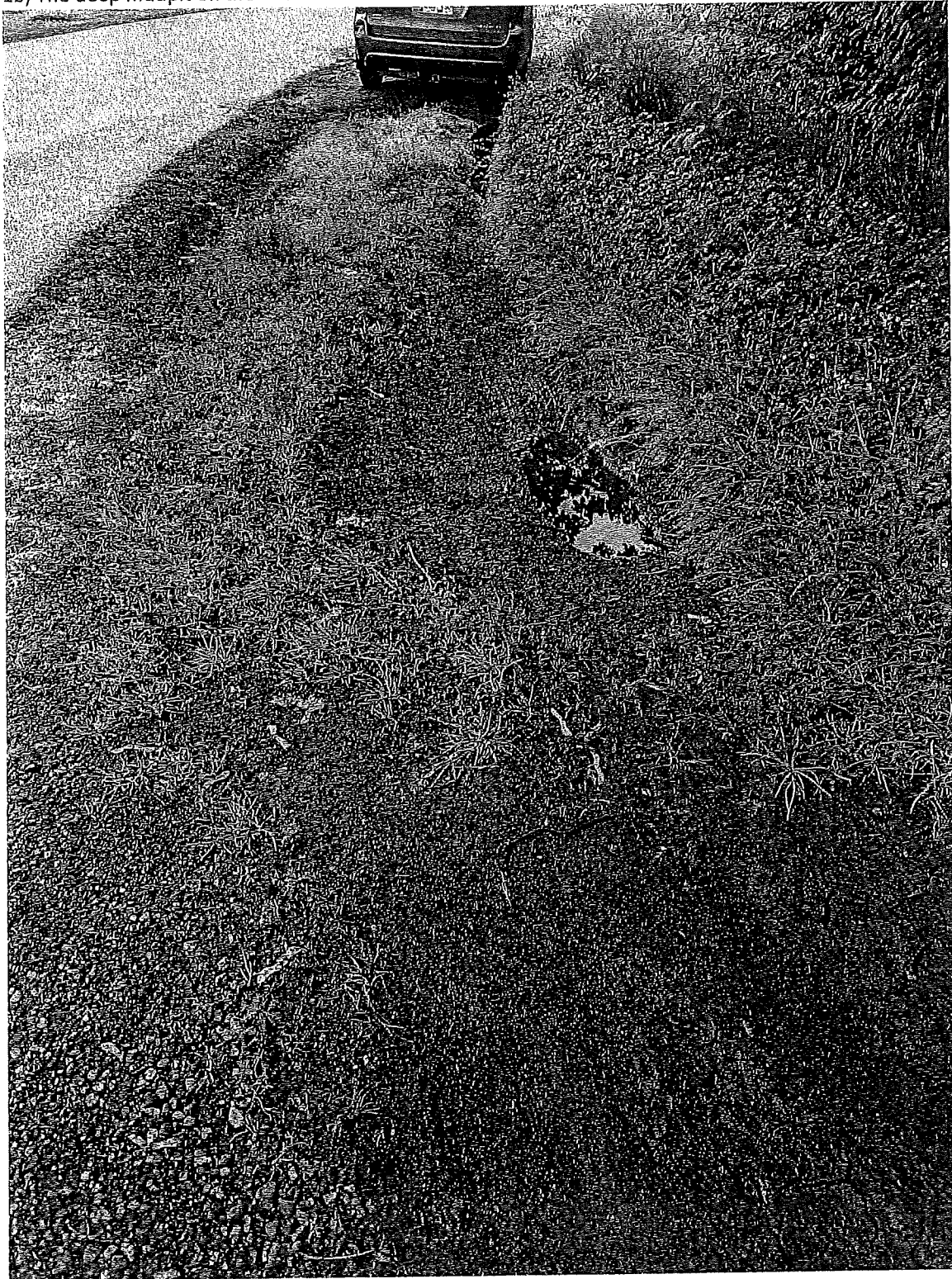


Overgrown bushes and brambles clogging a ditch – not cleaned by the City on over 2 years.

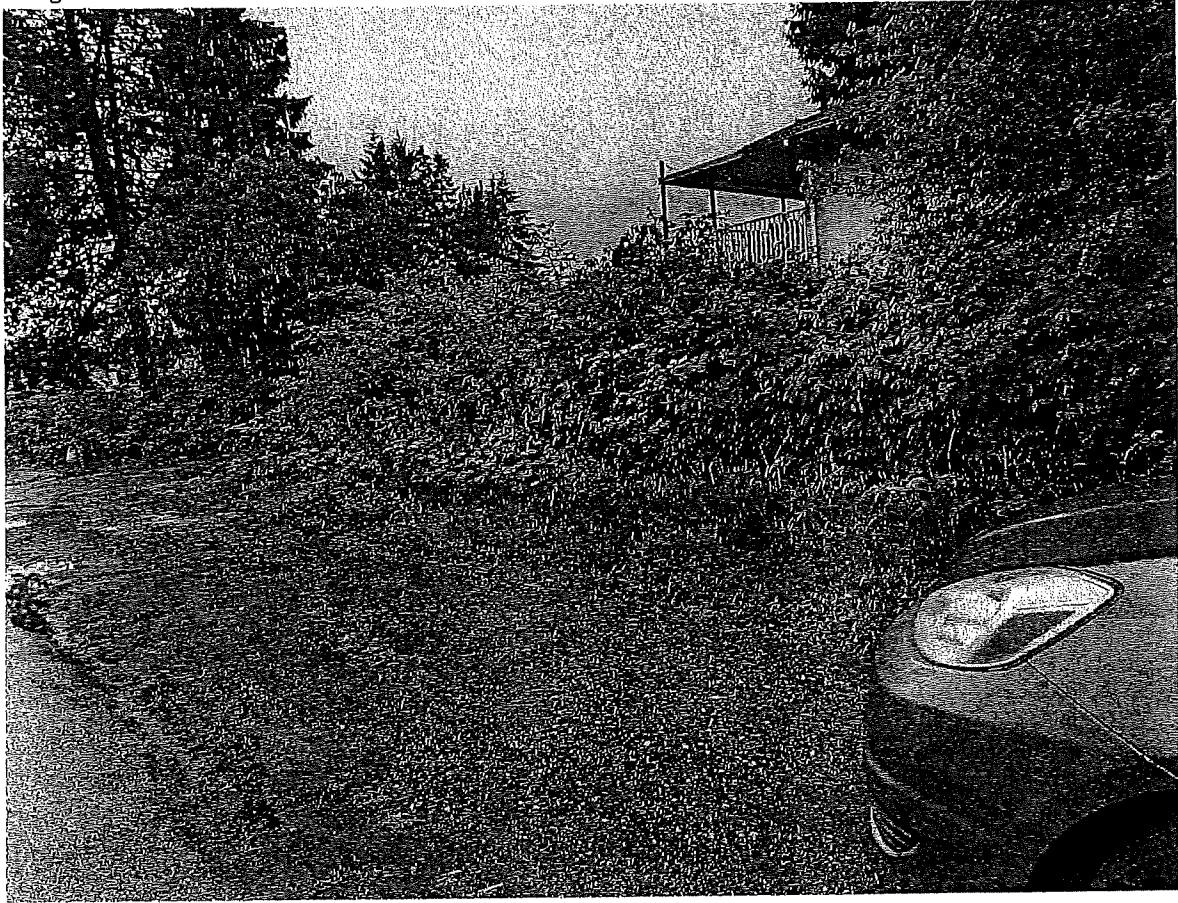




1b) The deep mudpit on the boulevard of one of the rental houses owned by Harry, on Cook Crescent.



The front of the mud-pit, which Harry filled with dirt and gravel. Note the overgrown brambles, weeds and grass on the unfilled area of the boulevard on both sides of the driveway, clogging the ditches.



1c) The "run-down" house on Ash Street, with derelict cars in the front yard. Photos taken July 3, 2022



The metal fencing and the 3 garbage bins that are placed out every 2 weeks. In addition, overnight, the tenants place bags of their garbage in neighbours' garbage bins

