



**General Purposes Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, May 20, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-3 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on May 5, 2025.*



LAW AND COMMUNITY SAFETY DIVISION

1. **ENDORSEMENT OF UBCM RESOLUTIONS – SOIL AND OTHER MATERIAL TRACKING RESOLUTION AND ALC COMPLIANCE AND ENFORCEMENT TICKETING RESOLUTION**
(File Ref. No. 12-8350-05) (REDMS No. 8015977)

GP-8

See Page GP-8 for full report

Designated Speaker: Mark Corrado

STAFF RECOMMENDATIONS

- (1) *That the proposed resolution (Attachment 1) that calls for the Government of British Columbia (the Government) to mandate that all soil and other material to be removed and moved from source and deposit sites covered under Agricultural Land Commission Act (ALC Act) and Regulations within the Province of British Columbia (the Province) be monitored and tracked by individual truckload using appropriate technology to ensure source site soil and other material is taken only to approved sites within the Province, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention; and*

- (2) *That the proposed resolution (Attachment 2) that calls for the Government of British Columbia to give the Agricultural Land Commission (ALC) Compliance and Enforcement staff the authority to ticket property owners and corporations who are responsible for the unauthorized filling of Lands within the Agricultural Land Reserve (ALR) and other issues of non-compliance related to the ALC Act and associated regulations, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention.*



PLANNING AND DEVELOPMENT DIVISION

REMOVED 2. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PROPOSED STRATEGIC POLICY DIRECTIONS**
(File Ref. No. 08-4045-30-08) (REDMS No. 8017551)

ADJOURNMENT





General Purposes Committee

Date: Monday, May 5, 2025

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
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

Call to Order: The Chair called the meeting to order at 4:25 p.m.

It was moved and seconded

That Councillor Au be permitted to join the meeting electronically.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on April 22, 2025, be adopted as circulated.

CARRIED

DELEGATION

1. Gregg Loo, Operations Manager, Mental Health and Substance Use Services, Richmond Infant, Child and Youth Mental Health at Foundry Richmond and Vancouver Coastal Health, provided an update on Foundry Richmond, referencing his PowerPoint presentation (Copy on File, City Clerk's Office).

1.

General Purposes Committee

Monday, May 5, 2025

Discussion ensued regarding (i) providing resources and contact information regarding services related to recovery, mental health, and/or substance use concerns, and (ii) Foundry Richmond's social media platforms.

DEPUTY CAO'S OFFICE

2. **REFERRAL RESPONSE: CHARGING FEES FOR PARKING ALLOCATED TO LOW-END MARKET RENTAL UNITS**

(File Ref. No. 08-4057-05) (REDMS No. 8020921)

Discussion ensued regarding (i) the new requirement for local governments to exempt residential uses within each Transit-Oriented Area (TOA) from the mandate to provide off-street vehicle parking, with the exception of any accessible parking supply requirements, (ii) the feasibility of having a charge for parking for Low-End Market Rental (LEMR) units in TOAs, (iii) the City's use of housing agreements to regulate maximum rents, define tenant eligibility, and establish conditions such as parking charges, with changes requiring a Council-approved bylaw amendment, (iv) cost of parking in terms of income versus unit entitlement, and (v) the ratio of parking stalls in TOAs.

In response to queries from Committee, staff advised that (i) the recommendation would allow owners of LEMR units in TOAs to charge for parking at the market rate, and outside of these areas, the owners of LEMR units would only be permitted to charge LEMR tenants 50% of the current market rate, with the recommendation that this below-market rate be initially set at \$75 per month, with annual increases at the rate of any increase in the Consumer Price Index (CPI), (ii) the statutory declaration process to ensure that the parking charge limitations are upheld is considered to be sufficiently stringent, and (iii) through discussions with members of the development community and based on responses to a recent statutory declaration process, it is understood that market charges for parking in Richmond fall between \$100 and \$150 per month and the \$75 per month rate represents roughly half of the upper range of monthly market rents.

It was moved and seconded

That the staff report titled "Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental Units" dated April 9, 2025, from the Director, Housing be referred back to staff to recommend parking rates for Low-End Market Rental units based on various factors.

CARRIED

General Purposes Committee

Monday, May 5, 2025

3. **HOUSING AGREEMENT AMENDMENT APPLICATIONS TO UPDATE LOW-END MARKET RENTAL RENTS IN THREE DEVELOPMENTS**

(File Ref. No. 08-4057-05) (REDMS No. 8013584)

Discussion ensued regarding non-profit operators.

In response to queries from Committee, staff advised that a referral response regarding establishing a Housing Authority, including structure options and a financing model, is forthcoming.

It was moved and seconded

- (1) *That Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment Bylaw No. 10633 be introduced and given first, second, and third readings;*
- (2) *That Housing Agreement (23200 Gilley Road) Bylaw No.9955, Amendment Bylaw No. 10646 be introduced and given first, second, and third readings; and*
- (3) *That Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057, Amendment Bylaw No. 10654 be introduced and given first, second, and third readings.*

CARRIED

PARKS, RECREATION AND CULTURE DIVISION

4. **KAIWO MARU – KING OF THE SEA 2026 EVENT OPTIONS REFERRAL RESPONSE**

(File Ref. No. 11-7000-01) (REDMS No. 8036149)

Discussion ensued regarding (i) the potential additional revenue based on boarding tickets priced at \$10 per person, (ii) details and cost of the base program, including ship boarding, viewing, and sail drill(s), as well as the additional program option of a two-day festival that would include stage performances showcasing local talent, (iii) costs associated with enhanced hosting, (iv) availability of community facilities, (v) maintaining the current format of the 2026 Richmond Maritime Festival, (vi) expenses related to event volunteers, (vii) temporarily relocating the existing floats and gangways at Imperial Landing to Garry Point Park, (viii) one-time funding coming from the Rate Stabilization Account, with the pursuit of grants and sponsorships to help offset event costs, with any funding received beyond that anticipated in the proposed budgets being returned to the Rate Stabilization Account, and (ix) the cultural and community significance of hosting the Kaiwo Maru with an event program, as well as the potential economic impact.

General Purposes Committee

Monday, May 5, 2025

Discussion ensued regarding costs of the program options. As a result of the discussion, an amendment motion to remove any additional program options from Part 1 was introduced, but failed to receive a seconder.

It was moved and seconded

- (1) *That the following program options for the proposed Kaiwo Maru – King of the Sea 2026 Event as outlined in the staff report titled “Kaiwo Maru – King of the Sea 2026 Event Options Referral Response”, dated April 28, 2025, from the Director Arts, Culture and Heritage Services be approved:*
 - (a) *Option 1 – Base Program – Ship Visit and Educational Program;*
 - (b) *Additional Program Option 1 – Addition of a two day Festival;*
 - (c) *Additional Program Option 4 – Community Initiatives, amended to read “Funding for additional initiatives that may be recommended by the Community Advisory Committee (such as additional programming, a legacy project, or other initiative)”;*
 - (d) *Additional Program Option 5 – Enhanced Hosting; and*
 - (e) *Additional Program Option 6 – Increase boarding ticket prices, with boarding ticket prices amended to \$10 per person; and*
- (2) *That one-time funding of \$1,537,070 from the Rate Stabilization Account be approved for the preferred options for the Kaiwo Maru King of the Sea 2026 Event and the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly.*

CARRIED

Opposed: Cllr. Heed

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:39 p.m.).

CARRIED

General Purposes Committee
Monday, May 5, 2025

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, May 5, 2025.

Mayor Malcolm D. Brodie
Chair

Shannon Unrau
Legislative Services Associate




City of Richmond

Report to Committee

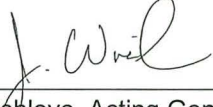


To:	General Purposes Committee	Date:	April 25, 2025
From:	Mark Corrado Director, Community Bylaws and Licencing	File:	12-8350-05/Vol 01
Re:	Endorsement of UBCM Resolutions – Soil and Other Material Tracking Resolution and ALC Compliance and Enforcement Ticketing Resolution		

Staff Recommendations

1. That the proposed resolution (Attachment 1) that calls for the Government of British Columbia (the Government) to mandate that all soil and other material to be removed and moved from source and deposit sites covered under Agricultural Land Commission Act (ALC Act) and Regulations within the Province of British Columbia (the Province) be monitored and tracked by individual truckload using appropriate technology to ensure source site soil and other material is taken only to approved sites within the Province, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention; and
2. That the proposed resolution (Attachment 2) that calls for the Government of British Columbia to give the Agricultural Land Commission (ALC) Compliance and Enforcement staff the authority to ticket property owners and corporations who are responsible for the unauthorized filling of Lands within the Agricultural Land Reserve (ALR) and other issues of non-compliance related to the ALC Act and associated regulations, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention.


Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>	 _____ Jim Wishlove, Acting General Manager
Engineering	<input checked="" type="checkbox"/>	
Climate & Environment	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
City Clerk	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO  _____

Staff Report

Origin

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

Analysis

The unregulated movement of soil and other material within the Province has created significant agricultural and environmental issues and risks for British Columbians. The willingness of some property owners both within Richmond and throughout the Province to allow for the unauthorized dumping of soil and other material has garnered significant media and public attention. However, law enforcement and regulatory staff from local government and provincial agencies have taken action to stop such activities and prosecute post-filling.

Mandating Soil Monitoring and Tracking

Nonetheless, enforcement action remains weighted towards response and there is a significant opportunity to implement proactive and preventive measures. Most importantly, there is no requirement for rigorous tracking of soil movement using technology within the Province. The lack of tracking of source sites results in costs to communities and creates complexity and confusion. The costs related to unregulated/unauthorized filling include, but are not limited to, the long-term negative impacts to farmland, watercourses, and the overall environment. Moreover, there are substantial financial costs to taxpayers given the staffing and resources required to stop such activities and/or oversee the removal of the offending material and remediation of impacted lands. In addition, there are significant costs incurred by the land owner's found in non-compliance who have to remove unauthorized soil and then remediate their property(ies).

To mitigate the above risks, a new prevention-based approach to soil regulation is required and it is recommended that Council support the proposed UBCM resolution in Attachment 1. With advances in technology, which offer the ability to track trucks and other vehicles, the Province and Local Governments have an opportunity to be more proactive in ensuring soil and other material is not being relocated onto lands where it is not permitted to be deposited. Understandably, the implementation of soil tracking technology will require legislative changes, additional resources and the creation of administrative framework. Urging the Province to mandate the monitoring and tracking of soil indirectly supports Council's leadership in

environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

Authorizing Enforcement Staff to Issue Fines

A significant part of the ALC's mandate is "to preserve agricultural land". To do so, the ALC has created an enforcement regime for ALC Compliance & Enforcement officers and ALC officials. That process sets out a number of actions staff may undertake in order to compel property owners to obtain compliance with the *ALC Act* and associated regulations. The process as set out by the ALC is progressive in nature and includes the following actions that may be undertaken:

- Verbal communication
- Compliance Notice
- Stop Work Order
- Remediation Order
- Notice of Contravention
- Directive Order
- Administrative Penalty
- Court Process

Currently, only the ALC's Chief Executive Officer may "impose discretionary financial penalties on those failing to comply with the *ALC Act*, the Regulation or orders of the commission" to a maximum of \$100,000 per single contravention. Subsequent contraventions can result in additional penalties. Unlike the City of Richmond's Soil Bylaw Officers, ALC Compliance and Enforcement staff do not have the authority to issue fines to those found in non-compliance.

Given the ALC staff's lack of authority to impose incremental fines, it is recommended that Council support the proposed UBCM resolution shown in Attachment 2. Allowing the ALC to impose incremental fines will not only prove a significant tool for Provincial law enforcement but could have the added benefit of reducing law enforcement burden on Local Government bylaw enforcement.

Financial Impact

None.

Conclusion

The proposed UBCM resolutions are designed to strengthen compliance with the *ALC Act* and its associated regulations. Ultimately, these measures will not only help preserve the City's environmental and farmland vitality but will serve all communities throughout the Province.

April 25, 2025

- 5 -



Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)

- Att. 1: Draft UBCM resolution in support of the Government of British Columbia mandating the monitoring and tracking of all soil and other material from all source sites – using appropriate technology – within British Columbia.
- 2: Draft UBCM resolution in support of the Government of British Columbia authorising that ALC Compliance and Enforcement staff have the authority to individually ticket and fine property owners and corporations.

Attachment 1

Proposed Council Resolution Urging that the Government of British Columbia Mandate the Monitoring and Tracking of Soil and Other Material from All Source Sites in British Columbia Using Appropriate Technology

WHEREAS the movement and subsequent deposition of soil and other material has the potential to negatively impact all Lands – including ALR Lands – within the Province of British Columbia;

AND WHEREAS local governments, the Agricultural Land Commission and other Provincial agencies must address issues and related impacts associated to the movement, removal, and deposition of soil and other material which often requires enforcement measures to be taken;

AND WHEREAS the movement, removal, and deposition of soil and other material has the potential to negatively impact the environment, farmland, private and public property and infrastructure;

AND WHEREAS the removal of soil and other material from Lands located within municipalities in British Columbia is not mandated by local governments or the provincial government to be tracked using available GPS and logistics management software technology;

AND WHEREAS a variety of technological solutions exists to track soil and other material transferred between sites;

THEREFORE BE IT RESOLVED that the City of Richmond urge the Government of British Columbia to mandate that all source and deposit sites that fall within the jurisdiction of the Agricultural Land Commission in the Province of British Columbia in which soil and other material is to be removed be monitored and tracked using appropriate technology to ensure source site soil and other material is taken only to approved sites within the Province.

Attachment 2

Proposed Council Resolution Urging the Government of British Columbia to Authorize that ALC Compliance and Enforcement Staff be provided the Authority to Ticket and Fine

WHEREAS currently only the ALC's Chief Executive Officer has the authority to issue an Administrative Penalty ie. financial penalty against an individual or company found to be in non-compliance with the ALC Act and associated regulations;

AND WHEREAS currently ALC Compliance and Enforcement staff do not have the authority to ticket and fine an individual or company found to be in non-compliance with the ALC Act and associated regulations;

AND WHEREAS providing additional administrative tools to ALC Compliance and Enforcement staff in order to obtain compliance will provide the potential to obtain compliance faster and at less cost to the Government of British Columbia;

THEREFORE BE IT RESOLVED that the City of Richmond urge the Government of British Columbia to authorise that Agricultural Land Commission (ALC) Compliance and Enforcement staff be provided the authority to individually ticket and fine property owners and others responsible for the unauthorized filling of Lands within the ALR and other issues of non-compliance related to the ALC Act and associated regulations.