



## Regular Council

Tuesday, May 24, 2022

Place: Council Chambers  
Richmond City Hall

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

- R22/10-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on May 9, 2022, be adopted as circulated;*
  - (2) *the minutes of the Special Council meeting held on May 16, 2022, be adopted as circulated; and*
  - (3) *the minutes of the Regular Council meeting for Public Hearings held on May 16, 2022, be adopted as circulated.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

- R22/10-2      It was moved and seconded  
That Item No. 6(4) "Receiving Public Works and Transportation minutes for information" be deleted from the Council Agenda.

**CARRIED**

**PRESENTATION**

**COMMITTEE OF THE WHOLE**

- R22/10-3      2.      It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).*

**CARRIED**

3.      Delegations from the floor on Agenda items

Item No. 10 – Referral Response: Proposed Mandatory Market Rental Housing Policy And Proposed Rental Housing Parking Changes

John Roston, Rental Housing Advocacy Group, spoke about the number of new rental housing created in Richmond compared to surrounding municipalities as well as about the allowance of increased building height to allow for 100 percent rental tenure housing on top of existing single storey commercial buildings.

Item No. 6 (2) General Purposes Committee Minutes – Re: Translink Presentation

Nathan Davidowicz, Richmond resident shared his concerns regarding the Translink Transport 2050: 10 Year Priorities plan.

- R22/10-4      4.      It was moved and seconded  
*That Committee rise and report (7:16 p.m.).*

**CARRIED**

2.



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CONSENT AGENDA

- R22/10-5 5. It was moved and seconded  
*That Items No. 6 through No. 13 be adopted by general consent.*

**CARRIED**

6. COMMITTEE MINUTES

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on May 10, 2022;*
- (2) *the General Purposes Committee meeting held on May 16, 2022;*
- (3) *the Planning Committee meeting held on May 17, 2022; and*  
*be received for information.*

**ADOPTED ON CONSENT**

7. TOUCHSTONE FAMILY ASSOCIATION RESTORATIVE JUSTICE  
CONTRACT RENEWAL 2023-2025 AND ANNUAL PERFORMANCE  
OUTCOME EVALUATION REPORT

(File Ref. No. 03-1000-05-069) (REDMS No. 6867340)

- (1) *That Council approve the contract renewal with Touchstone Family Association for the provision of Restorative Justice for three-years (2023-2025) as outlined in the staff report titled “Touchstone Family Association Restorative Justice Contract Renewal 2023-2025 and Annual Performance Outcome Evaluation Report”, dated April 4, 2022, from the General Manager, Community Safety; and*
- (2) *That the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the renewal of the contract with Touchstone Family Association under the terms and conditions described in this report.*

**ADOPTED ON CONSENT**



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**8. CAR HAILING FINES**

(File Ref. No. 12-8275-02) (REDMS No.6904829)

- (1) *That a letter be written to the Province and the Passenger Transportation Board (PTB) requesting an examination of penalties for illegal ride-hailing drivers and companies.*
- (2) *That staff be directed to raise the possibility of penalties regarding illegal ride-hailing drivers and companies, to the Inter-Municipal Business Licence advisory working group; and*
- (3) *Encourage the PTB to consider an educational program.*

**ADOPTED ON CONSENT**

**ADDITIONAL RECOMMENDATION**

*That staff reach out to YVR Council Liaison, Dan Nomura, and ask him to raise the issue of illegal ride-hailing services that are operating out of YVR, and that YVR respond to Council.*

**ADOPTED ON CONSENT**

**9. ELECTION PROCEDURE AMENDMENT BYLAW FOR MAIL BALLOT VOTING**

(File Ref. No. 12-8060-20-010349 12-8125-90-10 ) (REDMS No. 6874788, 6836127 )

*That “Civic Election Administration and Procedure Bylaw No. 7244, Amendment Bylaw No. 10349” be introduced and given first, second, and third readings.*

**ADOPTED ON CONSENT**

**10. REFERRAL RESPONSE: PROPOSED MANDATORY MARKET RENTAL HOUSING POLICY AND PROPOSED RENTAL HOUSING PARKING CHANGES**

(File Ref. No. 08-4057-08, 12-8060-20-010375, 12-8060-20-010376 ) (REDMS No. 6852754, 6841292,6880341)

- (1) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000 Amendment Bylaw 10375, which proposes to amend the following:*
  - (a) *in Schedule 1 of Richmond Official Community Plan Bylaw*





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*9000, amend Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability” by introducing City-wide market rental housing provisions for new development including:*

- (i) inserting language to secure a minimum of 15% of residential floor area as market rental units in new development that includes more than 60 apartment units;*
  - (ii) inserting language to establish that for townhouse development with 5 or more units and apartment development with 60 or less units, a community amenity contribution may be accepted or voluntary construction of market rental units with an associated density bonus may be supported through a rezoning application; and*
  - (iii) inserting language to clarify further parking reductions for secured rental housing.*
- (b) in Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan), Schedule 2.4 (Steveston Area Plan), Schedule 2.10C (McLennan North Sub-Area Plan), Schedule 2.12 (Bridgeport Area Plan), and Schedule 2.14 (Hamilton Area Plan) of Richmond Official Community Plan Bylaw 9000, insert language to support density bonus provisions with respect to the Official Community Plan Market Rental Housing Policy, be introduced and given first reading.*
- (2) That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375, having been considered in conjunction with:*
- the City’s Financial Plan and Capital Program; and*
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*



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- (3) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10376, which proposes to update existing multi-family zones to reflect changes to the Official Community Plan Market Rental Housing Policy that introduce a mandatory market rental requirement be introduced and given first reading.*
- (5) *That the following provisions apply to instream applications that are received prior to adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10376:*
  - (a) *Instream rezoning applications may be exempt from the mandatory provision of market rental housing provided the application achieves first reading within one year of the amendment bylaws being adopted and final adoption and issuance of a Development Permit within one year following the associated Public Hearing; and*
  - (b) *Instream Development Permit applications may be exempt from the mandatory provision of market rental housing provided the Development Permit is issued within one year of the amendment bylaws being adopted.*

*Instream applications that are unable to comply with the timeline may be required to redesign to construct market rental housing.*
- (6) *That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years.*
- (7) *That Council review the policy annually.*

**ADOPTED ON CONSENT**





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**11. APPLICATION TO GOVERNMENT OF CANADA ACTIVE  
TRANSPORTATION FUND**

(File Ref. No. 01-0140-20-INFR1; 03-1090-19) (REDMS No. 6862702))

- (1) *That the City Centre Cycling Network Expansion application for cost-sharing as described in the attached report titled “Application to Government of Canada Active Transportation Fund” dated March 29, 2022 from the Director, Transportation, be endorsed;*
- (2) *That, should the above application be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized on behalf of the City to execute the funding agreement; and*
- (3) *That the Consolidated 5 Year Financial Plan (2022-2026) be amended accordingly.*

**ADOPTED ON CONSENT**

**12. AWARD OF CONTRACT 7214Q – ON CALL ROOFING  
CONTRACTOR**

(File Ref. No. 03-1000-20-7214Q) (REDMS No. 6863966)

- (1) *That Contract 7214Q – On Call Roofing Contractor be awarded to Marine Roofing and Repair Service (2003) Ltd., in the amount of \$714,010.44 for a three-year term as described in the report titled “Award of Contract 7214Q – On Call Roofing Contractor,” dated April 12, 2022 from the Director, Facilities and Project Development.*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term, up to the maximum total term of five years, for the maximum total amount of \$1,240,125.81, as described in the report titled “Award of Contract 7214Q – On Call Roofing Contractor,” dated April 12, 2022 from the Director, Facilities and Project Development.*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with Marine Roofing and Repair Service (2003) Ltd.*

**ADOPTED ON CONSENT**



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- 13. **CHANGE ORDER APPROVAL - CONTRACT 6503P – EV CHARGING INFRASTRUCTURE AND MANAGEMENT PROVIDER**  
(File Ref. No. 03-1000-20-6503P) (REDMS No. 6871147)

*That staff be authorized to issue a change order to increase the value of the current contract between the City of Richmond and Foreseeson Technology by \$2,290,663 bringing the new contract value to \$3,796,985 over the initial five-year contract term as detailed in the staff report titled “Change Order Approval – Contract 6503P – EV Charging Infrastructure and Management Provider”, dated April 14, 2022, from the Director, Public Works Operations.*

**ADOPTED ON CONSENT**

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**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**

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**NON-CONSENT AGENDA ITEMS**

**PLANNING COMMITTEE**

Councillor Bill McNulty, Chair

- 14. **REQUEST TO REVISE REZONING CONSIDERATIONS FOR THE APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING OF THE PROPERTY AT 4700 NO. 3 ROAD FROM THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE” ZONE**

(File Ref. No. RZ 14-672055, 12-8060-20-009216) (REDMS No. 6822556, 6886141,6880163,6219995,5630259,6130741 )

R22/10-6

It was moved and seconded





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- (1) *That the request to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, and for the rezoning of 4700 No. 3 Road from the “Auto-Oriented Commercial (CA)” zone to the new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, to remove the rezoning consideration limiting the subdivision of office space, be approved, and*
- (2) *That the rezoning consideration be revised limiting subdivision of office space within the building (item #7 of the rezoning considerations) to the following: Registration of a legal agreement on title, limiting subdivision (including stratification and/or air space parcels) of the office space:*
  - *For the 9th and 10th floors, the top two floors of the building, no more than one strata lot or air space parcel per storey (single owner per storey of office space);*
  - *For the 6th, 7th and 8th floors, no more than 12 strata lots or air space parcels per storey, and a minimum 60.4 m<sub>2</sub> (650 ft<sub>2</sub>) strata lot size;*
  - *For the 5th floor, no more than two strata lots or air space parcels per storey, and a minimum 334.5 m<sub>2</sub> (3,600 ft<sub>2</sub>) strata lot size; and*
- (3) *That a new rezoning consideration be added stating: “City acceptance of the developer’s voluntary contribution in the amount of \$357,044.61 to the City’s Affordable Housing Reserve.”*

The question on the motion was not called as discussion ensued regarding (i) the City receiving 100 percent of the land lift (ii) vacancy rates for office space in the downtown City Centre is about 5 percent, (iii) with more people working from home whether there will be a need for large office spaces, and (iv) foreign buyer tax does not apply to commercial office space.

The question on the motion was then called and **CARRIED** with Cllrs. Day, Steves and Wolfe opposed.



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- 15. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 3660/3662 WILLIAMS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**  
(File Ref. No. RZ 21-936512, 12-8060-20-010383) (REDMS No. 6886845, 6886838 )

R22/10-7

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10383, for the rezoning of 3660/3662 Williams Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding, (i) the options to build something other than two single-family homes, (ii) the proposed application complies with the Official Community Plan (OCP), (iii) staff recommendation is based on compliance of the City’s Zoning bylaw, OCP and Council policy, (iv) examining ways of providing real incentives for affordable housing and (v) a variety of housing creates diversity of population.

The question on the motion was then called and **CARRIED** with Cllrs. Day, Steves and Wolfe opposed.

**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie advised that the Wednesday, May 26, 2022 Development Permit Panel meeting has been cancelled.

**BYLAWS FOR ADOPTION**

R22/10-8

It was moved and seconded

*That the following bylaws be adopted:*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10101*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10109*

**CARRIED**



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DEVELOPMENT PERMIT PANEL

- R22/10-9 16. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meeting held on April 13, 2022, be received for information; and*
  - (2) *The recommendations of the Panel to authorize the issuance of Development Variance Permit (DV 20-918782) for the property located at 6560 Granville Avenue be endorsed, and the Permit so issued.*

**CARRIED**

ADJOURNMENT

- R22/10-10 It was moved and seconded  
*That the meeting adjourn (8:26 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 Tuesday, May 24, 2022.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)