



Regular Council

Monday, November 9, 2020

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R20/19-1 1. It was moved and seconded
- (1) *That the minutes of the Regular Council meeting held on October 26, 2020 be adopted as circulated; and*
 - (2) *That the minutes of the Special Council meetings held on October 26, 2020 and November 2, 2020 be adopted as circulated.*

CARRIED



Regular Council
Monday, November 9, 2020

COMMITTEE OF THE WHOLE

- R20/19-2 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 – Non-Profit Social Service Agency Space Needs - Policy Options

De Whalen, Richmond resident, Richmond Poverty Reduction Coalition (RPRC), spoke to the proposed recommendation for staff to build a policy framework and conduct an economic analysis for Non-Profit Organization (NPO) space needs. Ms. Whalen implored Council to direct staff to (i) consider new and future space needs, (ii) consider the best practices of other municipalities in the region such as considering City-owned spaces instead of developer owned as noted in a letter from RPRC sent to Council in April 2019, (iii) review the financial impact of the requirement of shell space in new developments in staff's economic analysis and include cost requirements for NPOs and developers, (iv) include a timeframe on receiving the report back, and (v) include space needs for new NPOs.

Ms. Whalen, in reply to queries from Council, remarked that (i) if there is an established timeline, a staged approach would be appropriate particularly due to the unknown impact on space needs due to COVID-19, (ii) one way to decrease barriers is to have services easy to access along bus lines which does not limit NPOs operating outside of the downtown core however city centre is best for services that serve low income populations, and (iii) as the Federal and Provincial governments continue to download services, more new NPOs are necessary.



**Regular Council
Monday, November 9, 2020**

Item No. 10 – Non-Profit Social Service Agency Space Needs - Policy Options

Katherine McCreary, 7560 Glacier Crescent, noted agreement with the establishment of a policy to facilitate NPOs accommodation needs. She further spoke in concern with respect to operational costs for NPOs despite a 50% market rent reduction for NPOs facing space loss due to redevelopment. Ms. McCreary also commented that studying current or future relationships between NPOs and developers could direct any future policy modifications.

- R20/19-3 4. It was moved and seconded
That Committee rise and report (7:17 p.m.).

CARRIED

CONSENT AGENDA

- R20/19-4 5. It was moved and seconded
That Items No. 6 through No. 10 be adopted by general consent.

The question on the motion was not called as it was noted by general consent that the updated proposed Policy 5051 attached to the staff memorandum dated November 9, 2020 (attached to and forming part of these minutes as Schedule 1) would be the version for Council's consideration for Item No. 10, "Non-Profit Social Service Agency Space Needs - Policy Options."

The question on the motion was then called and it was **CARRIED**.

6. **COMMITTEE MINUTES**

That the minutes of the General Purposes Committee meeting held on November 2, 2020 be received for information.

ADOPTED ON CONSENT



**Regular Council
Monday, November 9, 2020**

7. RECOMMENDATION TO AWARD CONTRACT 6851P - VIDEO DETECTION SYSTEM HARDWARE, SOFTWARE AND SERVICES

(File Ref. No. 02-0775-50-6851; 03-1000-20-6851P) (REDMS No. 6523026)

- (1) *That Contract 6851P - Video Detection System Hardware, Software and Services be awarded to Econolite Canada; and*
- (2) *That the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the contract between the City and Econolite Canada.*

ADOPTED ON CONSENT

8. ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 008, 013, 022, 068, 100, 153 IN BROADMOOR

(File Ref. No. 08-4430-03-09; 12-8060-20-010147/010148/010149/010150/010151/01052) (REDMS No. 6403748 v. 4; 6399105; 6444089; 6444236; 6400014; 6400557; 6403964; 6400707; 6404763; 6556966; 6404144)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and*



**Regular Council
Monday, November 9, 2020**

- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.*

ADOPTED ON CONSENT

9. **APPLICATION BY BROOK POONI ASSOCIATES FOR A TEMPORARY COMMERCIAL USE PERMIT FOR THE PROPERTY AT 13651 BRIDGEPORT ROAD**

(File Ref. No. TU 20-890999) (REDMS No. 6539497 v. 3;)

- (1) *That the application by Brook Pooni Associates for a Temporary Commercial Use Permit (TCUP) for the property at 13651 Bridgeport Road to permit 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 vehicle parking spaces, be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 14, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

ADOPTED ON CONSENT

10. **NON-PROFIT SOCIAL SERVICE AGENCY SPACE NEEDS - POLICY OPTIONS**

(File Ref. No. 07-3000-01; 01-0095-20-5051) (REDMS No. 6503285 v. 7; 6503812; 6491526; 6560058; 6560061)

- (1) *That Council Policy 5051 “Non-Profit Organization Replacement and Accommodation Policy”, as outlined in attachment 1 to the staff memorandum titled, “Follow-Up Memo re: Non-Profit Social Service Agency Space Needs – Policy Options” dated November 9, 2020 be adopted;*



Regular Council
Monday, November 9, 2020

- (2) *That density bonus provisions in the Zoning Bylaw for Community Amenity Space be used to secure non-profit organization space;*
- (3) *That OCP Policy be reviewed and economic analysis of further policy options to increase the supply of non-profit space be conducted; and*
- (4) *That, following the proposed economic analysis, staff bring forward a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments for Council consideration.*

ADOPTED ON CONSENT

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced the following 2021 Advisory Committee appointments:

Stephanie Rudnisky has been appointed as a Citizen-at-Large to the Richmond Community Services Advisory Committee for a two-year term to expire on December 31, 2022.

Child Care Development Advisory Committee

Two-year term to expire on December 31, 2022

- Kevin Ching
- Jarrod Connolly
- Tania Lam
- Diana Ma
- Aaron Manalo
- Chantelle Pereira
- Gordon Surgeson
- Elana van Veen
- William Tsai



**Regular Council
Monday, November 9, 2020**

Mayor Brodie also spoke to the Province's new Public Health Orders now in place until Monday, November 23, 2020 including: (i) a ban on social interaction with anyone not in an immediate household including meeting others at restaurants, (ii) the suspension of group physical activities such as indoor fitness classes or any indoor activity that increases respiratory rates, (iii) no indoor sports where physical distancing cannot be maintained, and (iv) no non-essential travel into or out of the Vancouver Coastal Health and Fraser Health regions. Mayor Brodie also emphasized the need to continue with proactive measures such as mandatory wearing of masks in City buildings.

BYLAWS FOR ADOPTION

R20/19-5

It was moved and seconded

That Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183, Amendment Bylaw No. 10203 be adopted.

CARRIED

ADJOURNMENT

R20/19-6

It was moved and seconded

That the meeting adjourn (7:51 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, November 9, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



City of Richmond

Memorandum Planning and Development Division Community Social Development

To: Mayor and Councillors
From: Lesley Sherlock
Social Planner
Date: November 9, 2020
File: 07-3000-01/2020-Vol 01
Re: **Follow-Up Memo re: Non-Profit Social Service Agency Space Needs - Policy Options**

The purpose of this memo is to follow up on the Memo to City Council dated November 3, 2020 titled “Non-Profit Social Service Agency Space Needs – Policy Options” by an amended “Non-Profit Organization Replacement and Accommodation Policy” (Attachment 1) for Council’s consideration.

This proposed alternative Policy option includes the following wording:

If there are no NPO tenants on a property at the time of a rezoning application where NPO tenants had previously been located on the property, the City has the right to review that history through the rezoning review and may choose to impose the policy’s requirements.

This option is proposed due to concerns expressed during the November 2, 2020 General Purposes discussion that developers may evict NPOs prior to submitting an application to avoid Policy requirements.

While the proposed Policy would protect NPOs currently leasing at sites that may be redeveloped, it would not address the potential consequence of providing a disincentive for landowners/developer to rent to NPOs. Staff are proposing instead to mitigate this concern by securing space for lease to NPOs through implementation of Zoning Bylaw provisions (Recommendation #2 of the staff report “Non-Profit Social Service Agency Space Needs – Policy Options”), which would secure space for NPO use in perpetuity. Additional tools for securing NPO space would be explored in the future economic analysis (Recommendation #3 of the same report).

While staff consider the original proposed Policy sufficient as staff will apprise Council of any NPO history on a redevelopment application site, if Council wishes to embed this action in the Policy, an option is proposed for consideration (Attachment 1).

November 9, 2020

- 2 -

If you have any questions or require further information, please contact the undersigned.

A handwritten signature in black ink, appearing to read 'J Sherlock'.

Lesley Sherlock
Social Planner
(604-276-4220)

Att. 1

pc: SMT
Kim Somerville, Director, Community Social Development
Jerry Chong, Director, Finance
Kirk Taylor, Director, Real Estate Services
Wayne Craig, Director, Development
Barry Konkin, Director, Policy Planning
Marie Fenwick, Director, Arts, Culture and Heritage Services
Elizabeth Ayers, Director, Recreatio and Sport Services



Page 1 of 2	Non-Profit Organization Replacement and Accommodation Policy	Policy 5051
Adopted by Council: <date>		

PPOLICY 5051

Objective: To support existing non-profit organization (NPO) tenants by ensuring that community social service needs are maintained when NPO displacement would result from redevelopment.

It is Council policy that:

- a) As part of the development application review process (Rezoning and OCP Amendment), the owner is to provide staff with a summary of existing on-site non-profit organizations (NPO) and provide confirmation of the following:
 - i. The NPO tenants have been provided with a minimum 6 months notice;
 - ii. The owner has offered to secure NPO permanent replacement space of an equivalent area in the new development;
 - iii. The owner has offered the replacement space at 50% of market rent in perpetuity;
 - iv. The owner has offered three months free rent for NPO tenants who have been at that location for longer than one year;
 - v. The owner has offered to provide the tenant with assistance (e.g. services of a realtor) in finding new and/or temporary space at a lease rate affordable to the agency and cover moving costs to and from the temporary space.

- b) In the new development, the owner is to provide:
 - i. A permanent replacement space comprised of at least an equivalent area to shell level finish.

Shell space is defined as space enclosed by the exterior building envelop which includes suitable washroom facilities; heating and cooling; infrastructure for electrical, mechanical and IT services connected to base building systems and distributed to ceiling level; and stud level of wall and ceiling finishes to allow for future connections;
 - ii. Rent of the NPO replacement space at 50% of market rates in perpetuity;



- iii. The NPO tenant with the first right of refusal to occupy the permanent replacement space in the new development;
 - iv. If the NPO tenant who originally occupied the site declines their first right of refusal to occupy or later vacates the premise, the space may only be occupied by a NPO acceptable to the City.
- c) If there are no NPO tenants on a property at the time of a rezoning application where NPO tenants had previously been located on the property, the City has the right to review that history through the rezoning review and may choose to impose the policy's requirements.
- d) The above will be secured with legal agreements registered on title prior to rezoning bylaw adoption or Development Permit issuance.

Non-profit Tenant Eligibility:

- The proposed policy would be applicable to non-profit organizations providing services to primarily Richmond residents at that location, as determined by the City. Eligible uses are limited to those compatible with office-type settings, including multi-purpose rooms for group activities, which would be easily accommodated within a new development.
- In addition to social services, this policy would apply to other non-profit sectors (e.g. arts, recreation) that provide services within an office-type setting. As City policies and strategies to support child care and affordable housing already exist, these uses would not be addressed by this policy.
- Community Social Development and Community Services Divisions will advise Planning and Development as to which eligible organizations are at risk of displacement based on information provided through space needs surveys and community contacts.