



Regular Council

Monday, May 27, 2019

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day (entered at 8:52 p.m.)
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Acting Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R19/9-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on May 13, 2019, be adopted as circulated;*
 - (2) *the minutes of the Special Council meeting held on May 21, 2019, be adopted as circulated; and*
 - (3) *the minutes of the Regular Council meeting for Public Hearings held on May 21, 2019, be adopted as circulated.*

CARRIED



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COMMITTEE OF THE WHOLE

- R19/9-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Ken McClennan, Richmond resident, spoke in opposition to the proposal, expressing that a new facility will only benefit a small portion of Richmond's population and that the City should seek funding support from senior levels of government.

Item No. 12 – Richmond Community Services Advisory Committee Non-Profit Social Service Agency Space Needs Review

De Whalen and Katheryn McCreary, Richmond Poverty Response Committee, referenced a submission (attached to and forming part of these minutes as Schedule 1), and expressed that there is a shortage of affordable and accessible space for non-profit organizations and encouraged the City to work with the developer community to increase space availability.

Item No. 12 – Richmond Community Services Advisory Committee Non-Profit Social Service Agency Space Needs Review

Heather McDonald, Richmond resident, commented on the need to develop affordable and accessible space for non-profit organizations in the city in a timely manner and suggested that a task force be developed to address the matter.

Item No. 12 – Richmond Community Services Advisory Committee Non-Profit Social Service Agency Space Needs Review

George Pope, Richmond resident, spoke on space needs for non-profit organizations and expressed that the City should work with developers to secure space in proposed developments in the Landsdowne area.



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Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Kion Wong, President, Richmond Lawn Bowling Club (RLBC), expressed support for the proposal, noting that the current clubhouse is over 50 years old and is inadequate for the Club's current needs and future growth. He added that the RLBC's preference is that the proposed new facility would be prioritized for its members; however the RLBC supports use by other community groups. Furthermore, he noted that the RLBC is open to all Richmond residents.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Niti Sharma, Richmond resident, expressed that the proposed RLBC clubhouse should be optimized to accommodate additional storeys and other uses such as affordable senior housing.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Don Flintoff, 6071 Dover Road, expressed opposition to the proposal and spoke on the potential high cost to expand and replace the current building. He suggested that the Club utilize other City facilities, such as the Minoru Centre for Active Living, for Club events.

Item No. 12 – Richmond Community Services Advisory Committee Non-Profit Social Service Agency Space Needs Review

Lynne Fader and Sherri Barkoff, The Kehila Society of Richmond, spoke on food aid to low income individuals and the need to secure space for non-profit organizations in accessible areas of the city.

Item No. 12 – Richmond Community Services Advisory Committee Non-Profit Social Service Agency Space Needs Review

Rick Dubras, Richmond Addiction Services Society, spoke on development of affordable space for non-profit organizations in accessible areas of the city and reducing barriers for non-profit organizations to secure space.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Amy Lao, 6451 No. 2 Road, expressed her support for the development of a new clubhouse but was opposed to a multiple storey design.



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Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Judie Schneider, Richmond resident, commented that the City should consider a multiple storey design for the proposed new facility and that it be built to accommodate other uses such as affordable housing.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Marion Smith, 6580 Mayflower Drive, noted her opposition to development of a new clubhouse and expressed that a new facility will only benefit a small portion of Richmond's population. She added that should the development proceed, a multi-storey design should be incorporated to accommodate other community uses.

Item No. 18 – Richmond Lawn Bowling Clubhouse Program Options

Erika Koenig-Workman, 12500 Trites Road, expressed that space for other community uses should be incorporated into the proposed clubhouse's design.

- R19/9-3 4. It was moved and seconded
That Committee rise and report (8:01 p.m.).

CARRIED

CONSENT AGENDA

- R19/9-4 5. It was moved and seconded
That Items No. 6 through No. 13 and Items No. 15 through No. 16 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on May 14, 2019;*
- (2) *the General Purposes Committee meeting held on May 21, 2019;*
- (3) *the Special Finance Committee meeting held on May 21, 2019;*



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- (4) *the Planning Committee meeting held on May 22, 2019; and*
 - (5) *the Public Works and Transportation Committee meeting held on May 23, 2019;*
- be received for information.*

ADOPTED ON CONSENT

7. POTENTIAL FOR RICHMOND FIRE-RESCUE PERSONNEL TO PERFORM BASIC PARAMEDIC DUTIES

(File Ref. No. 09-5140-01) (REDMS No. 6156213 v. 3)

- (1) *That the staff report titled “Potential for Richmond Fire-Rescue Personnel to Perform Basic Paramedic Duties” dated April 23, 2019 be received for information; and*
- (2) *That a letter be written to the Province, requesting an update be provided on the Auditor General’s audit regarding “Access to Emergency Health Services Within the Province of British Columbia.”*

ADOPTED ON CONSENT

8. 2019 – 2020 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN – COMMUNITY PRIORITIES

(File Ref. No. 09-5000-01; 01-0340-35-LCSA1) (REDMS No. 6154208 v. 3)

That the following priorities listed in the staff report titled “2019-2020 Richmond RCMP Detachment Annual Performance Plan – Community Priorities”, dated April 11, 2019, from the Officer in Charge, Richmond RCMP:

- (1) *Property Crime;*
- (2) *Organized Crime-Drug Offenses;*
- (3) *Vulnerable Persons Unit (Mental Health, High Risk Missing Persons, and Domestic Violence); and*
- (4) *Road Safety;*

be endorsed for inclusion in the Richmond Detachment Fiscal Year 2019-2020 (April 1, 2019 to March 31, 2020) RCMP Annual Performance Plan.

ADOPTED ON CONSENT



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9. **2018 CLIMATE ACTION REVENUE INCENTIVE PROGRAM AND CORPORATE CARBON NEUTRAL PROGRESS REPORT**
(File Ref. No. 10-6125-01; 01-0340-03-01; 6125-07-01) (REDMS No. 6171365 v. 2; 6177585; 6177589)

That, in accordance with Provincial requirements, the Climate Action Revenue Incentive Program Report and Carbon Neutral Progress Report be posted on the City's website for public information.

ADOPTED ON CONSENT

10. **INTEGRATING CIRCULAR ECONOMY CRITERIA INTO CITY PROCUREMENTS**
(File Ref. No. 10-6000-00; 01-0095-20-3104; 02-0745-00) (REDMS No. 6167654 v.6)

- (1) *That the work plan outlined in the staff report titled, "Integrating Circular Economy Criteria into City Procurements", dated March 20, 2019 from the Senior Manager, Sustainability and District Energy, be endorsed; and*
- (2) *That expenditures in the amount of \$150,000 be approved, with funding from the Carbon Tax provision, and that the 5-Year Financial Plan (2019-2023) be amended accordingly.*

ADOPTED ON CONSENT

11. **SPECULATION AND VACANCY TAX**
(File Ref. No. 03-1240-02-06; 12-8080-05) (REDMS No. 6198352)

That a letter be written to the Premier, appropriate ministers, Leader of the Opposition, Leader of the Third Party and local MLAs, requesting that the Province remit the money collected from the Speculation and Vacancy Tax to the cities for the sole purpose of affordable housing.

ADOPTED ON CONSENT



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12. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
NON-PROFIT SOCIAL SERVICE AGENCY SPACE NEEDS REVIEW**
(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 6126961 v. 5; 6050296; 6157361; 6175957;
6175741)

- (1) *That support be extended for the RCSAC to develop a database on space needs of non-profit social service agencies, to be updated and maintained biannually through surveys of agencies; and*
- (2) *That staff investigate potential options available to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations and report back.*

ADOPTED ON CONSENT

13. **APPLICATION BY 1132865 BC LTD FOR REZONING AT 7464, 7480, 7500, 7520, 7540, 7560/7580 AND 7600 NO. 1 ROAD FROM “SINGLE FAMILY DETACHED (RS1/E)” AND “TWO UNIT DWELLING (RD1)” TO “MEDIUM DENSITY TOWNHOUSE (RTM2)”**
(File Ref. No. RZ 17-794287; 12-8060-20-009983) (REDMS No. 6065565 v. 3; 6067594)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9983, for the rezoning of 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road from “Single Family Detached (RS1/E)” and “Two Unit Dwelling (RD1)” to “Medium Density Townhouse (RTM2)” to permit the development of 30 townhouse units, be introduced and given first reading.

ADOPTED ON CONSENT

14. **APPLICATION BY GURSHER S. RANDHAWA FOR REZONING AT 5428 CHEMAINUS DRIVE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 19-850544; 12-8060-20-010028) (REDMS No. 6159780; 6161302)

Please see Page 9 for action on this item.

15. **VANCOUVER FRASER PORT AUTHORITY APPLICATIONS TO NATIONAL TRADE CORRIDORS FUND**
(File Ref. No. 01-0140-20-PMVA1; 03-1090-01) (REDMS No. 6148884 v. 3; 5494978)



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That the City provide a letter of support for the Vancouver Fraser Port Authority's submission of the following three projects for consideration of cost-share funding from the Government of Canada's National Trade Corridors Fund, as described in the report titled "Vancouver Fraser Port Authority Applications to National Trade Corridors Fund" dated April 12, 2019 from the Director, Transportation:

- (1) Supply chain visibility program;*
- (2) Short sea shipping concept development; and*
- (3) Portside Road-Blundell Road overpass and upgrade, subject to:*
 - (a) No capital costs to be borne by the City of Richmond;*
 - (b) No operating, maintenance, rehabilitation and replacement costs of the Portside Road-Blundell Road overpass including any raised portions of City roadway and No. 7 Road canal crossing structures to be borne by the City of Richmond;*
 - (c) Continued City involvement in all aspects of the design process including adherence to the City's design standards; and*
 - (d) Retention and accommodation of local community access for motorists, pedestrians and cyclists.*

ADOPTED ON CONSENT

**16. AMENDMENT TO PARKING (OFF-STREET) REGULATION
BYLAW NO. 7403 TO REVISE DEFINITION OF CITY PROPERTY**

(File Ref. No. 12-8060-20-010002) (REDMS No. 6157470 v. 4; 6139378)

That Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10002, to revise the definition of City property, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

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



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- 14. **APPLICATION BY GURSHER S. RANDHAWA FOR REZONING AT 5428 CHEMAINUS DRIVE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 19-850544; 12-8060-20-010028) (REDMS No. 6159780; 6161302)

R19/9-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10028, for the rezoning of 5428 Chemainus Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given First Reading.

CARRIED

Opposed: Cllrs. Greene
Wolfe

NON-CONSENT AGENDA ITEMS

COMMUNITY SAFETY COMMITTEE

Councillor Bill McNulty, Chair

- 17. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – MARCH 2019**
(File Ref. No. 12-8375-02) (REDMS No. 6165081)

R19/9-6

It was moved and seconded

- (1) *That the staff report titled “Community Bylaws Monthly Activity Report – March 2019”, dated April 18, 2019, from the General Manager, Community Safety, be received for information;*
- (2) *That the City conduct more assertive enforcement of short-term rentals, including issuance of multiple tickets, and proactive enforcement; and*
- (3) *That staff explore hiring additional Bylaw staff to:*
 - (a) *actively investigate every short-term rental and bed and breakfast listing in Richmond;*
 - (b) *increase parking enforcement; and*



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*(c) increase dog enforcement;
and report back.*

Cllr. Day entered the meeting (8:52 p.m.).

The question on the motion was not called as discussion ensued with regard to (i) active short-term rental listings on internet and social media platforms, (ii) options to add additional bylaw officers and potential cost, and (iii) enforcement of parking, illegal ride share and dog offenses.

In reply to queries from Committee, staff noted that active short-term rental listings have been reduced by approximately 50% since regulations were introduced in 2018.

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

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

18. **RICHMOND LAWN BOWLING CLUBHOUSE PROGRAM OPTIONS**
(File Ref. No. 06-2052-25-LBOW1) (REDMS No. 6168707 v. 41; 6176013; 6176912; 6177911; 6177916; 6184946)

Correspondence received regarding the proposed Richmond Lawn Bowling Clubhouse was distributed (copy on-file, City Clerk's Office).

R19/9-7

It was moved and seconded

- (1) That Program Option 3 be approved, as outlined in the staff report titled "Richmond Lawn Bowling Clubhouse Program Options," dated April 26, 2019, from the Director, Recreation and Sport Services and the Acting Director, Facilities;*



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- (2) *That the additional amount of \$1.30 million, as described in the staff report titled “Richmond Lawn Bowling Clubhouse Program Options,” dated April 26, 2019, from the Director, Recreation and Sport Services and the Acting Director, Facilities, be funded by the Rate Stabilization Fund (\$1.21 million) and the Richmond Lawn Bowling Club (\$90,000), and the Consolidated 5 Year Financial Plan (2019-2023) be amended accordingly; and*
- (3) *That staff be directed to work with the Richmond Lawn Bowling Club to discuss arrangements with other groups for community needs for the new building.*

The question on the motion was not called as discussion ensued with regard to (i) estimating the construction costs for a multi-storey building, (ii) avoiding incremental development on parkland, (iii) including other uses such as affordable housing and community group space in the proposed development, and (iv) utilizing other City facilities for Richmond Lawn Bowling Club events.

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

R19/9-8

It was moved and seconded

That the staff report titled “Richmond Lawn Bowling Clubhouse Program Options”, dated April 26, 2019, from the Director, Recreation and Sport Services and the Acting Director, Facilities, be referred back to staff to explore alternative options, including utilizing the airspace.

DEFEATED

Opposed: Mayor Brodie

Cllrs. Au

Loo

McNulty

McPhail

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



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PUBLIC ANNOUNCEMENTS

Cllr. Day left the meeting (9:40 p.m.) and did not return.

Mayor Brodie announced that Wayne Duzita, Andrew Hobbs and Robert Thurlow were recommended for re-appointment to the Richmond Tourism Association Board of Directors for a two year term at the Association's upcoming 2019 Annual General Meeting.

BYLAWS FOR ADOPTION

R19/9-9

It was moved and seconded

That the following bylaws be adopted:

Unightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819

Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821

Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031

CARRIED

ADJOURNMENT

R19/9-10

It was moved and seconded

That the meeting adjourn (9:43 p.m.).

CARRIED



**City of
Richmond**

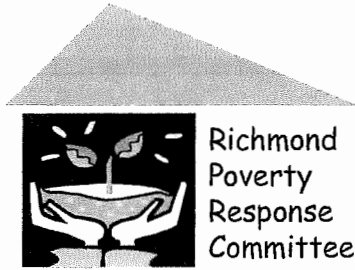
Minutes

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Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, May 27, 2019.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)



April 9, 2019

City of Richmond
6911 No. 3 Road
Richmond V6Y 2C1

Dear Mayor and Councillors,

Re: Non-Profit Organizations (NPO) Space Needs Survey and Report

This is a letter on behalf of the Richmond Poverty Response Committee (PRC) regarding the above noted report commissioned by the Richmond Community Services Advisory Committee (RCSAC).

For your interest, members of the Richmond PRC include the Richmond Food Bank Society, Richmond Women's Resource Centre, Richmond Food Security Society, Richmond Family Place, Chimo Community Services, Richmond Centre for Disability, Richmond Health Services, Family Services of Greater Vancouver, Turning Point Recovery Society, ISS of BC and representatives of various Faith Groups, among others.

Please see below, a number of recommendations from the Richmond PRC to Richmond City Council on Actions the City should pursue on this vitally important issue:

- Provide some tax relief or less onerous lease rates for NPOs;
- Apply best practices of other Metro cities that provide city-owned spaces at below-market rent;
- Action the **Council Referral** dated September 22, 2015 re: city owned inventory;
- Implement the findings of the City's Social Infrastructure "**Building our Social Future 2013-2022**" **Report Action 29.2** re: policy, administration and rezoning of community amenities;
- Action the **Council Referral** dated June 19, 2018 re: non-profit spaces replacement/ accommodation policy for properties undergoing development;
- Establish policy to compel developers seeking rezoning to provide NPO space or a community amenity contribution to be used to construct NPO space; and
- Explore opportunities to secure more NPO space in such developments as:
 - the redevelopment of Lansdowne Mall,
 - the expansion of the Caring Place at its current location,
 - the repurposing of the Minoru Aquatic Center, and
 - the redevelopment of Steveston Community Centre.

Please refer to the Richmond PRC's research and reasoning as follows.

Non-Profit Organizations (NPOs) are essential to the health of any community and the programs they offer contribute to the quality of life for all residents. Unfortunately, many NPOs are facing challenges

in finding and maintaining secure, appropriate and affordable space for their programs, services and offices in Richmond and Metro Vancouver, often due to developmental pressures in the community.

For instance, some areas in Richmond where NPOs are located, have been pre-zoned or will be rezoned, likely for condos or other redevelopment. As a result, many NPOs face increasing difficulty in paying the taxes or leases on their existing space or the higher lease rates of a brand-new space.

Other cities in Metro Vancouver are addressing NPOs space needs issues by providing city owned space at reduced or nominal rates. Some examples are listed below:

- Burnaby – lease to NPOs, eg. ‘full lease support,’ which equates to 50% of full lease rate for those non-profit community service agencies whose programs or services are directed to recipients (where at least 75% of which are Burnaby residents);
- Vancouver – city owned NPO space, eg. space secured through larger developments such as North East False Creek under the Public Benefits Strategy;
- North Vancouver District – rents out city owned facilities to cover operating costs to NPOs, also has extensive policy around long-term community facility leases;
- Surrey – grant program, free use of space at City Hall by NPOs;
- Richmond – The Caring place, community hub, owned by the City of Richmond and leased to twelve different NPOs;
- New Westminster – Aunt Leah’s Place Youth Resource Hub, owned by Central City Foundation and leased to Aunt Leah’s Foundation subsidized > 50% below market. Space is used of Community/Social Services, Healthcare and Employment/Training.

The City of Richmond has reviewed NPO space needs issues in a variety of reports such as:

- Council Referral dated September 22, 2015 – “That staff examine the availability of space for use by non-profit community organization within the City’s inventory of buildings, and report back. City owned spaces that NPOs could potentially occupy community facilities.”
- City of Richmond Social Infrastructure “Building our Social Future 2013-2022” Report Action 29 states – “Prepare an enhanced policy framework for securing community amenities (e.g. space for city services, space for lease to community) through the rezoning process for new developments.” Action 29.1 states – “Developing an administrative structure (e.g. Senior Staff review team) and criteria for assessing community amenity options for recommendations to Council on specific rezoning applications. Short term (0-3 years).”
- Action 29 also states: “Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers for future amenity development in lieu of the provision of build amenity space. Long term (7-10 year).”
- Council Referral dated June 19, 2018 – “That staff explore the introduction of a Replacement/ Accommodation Policy for commercial, recreational, non-profit and industrial businesses for properties undergoing the development and report back. “
- Phase II Richmond Non-profit Social Purpose Space Needs Review Report (completed 2018).

We would encourage Richmond City Council to commit to providing and securing City owned spaces for NPOs. We understand these actions would likely require new policies to be enacted. But City Council has already received staff reports that show what needs to be done.

As an example, developers seeking rezoning could provide NPO space as part of their redevelopment. Or they could contribute to a community amenity fund that would be used to construct NPO space. Similar policies already exist with regard to developers providing child care facilities or affordable housing units. They can be easily adapted to apply to developers so they would be compelled to build NPO spaces that would be owned by the City and leased to NPOs at below market rates.

Finally, we would like to point out that there are current opportunities in Richmond which could be explored in order to secure more NPO space. These redevelopments would include:

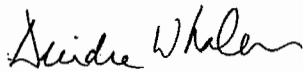
- the redevelopment of Lansdowne Mall,
- the expansion of the Caring Place at its current location,
- the repurposing of the Minoru Aquatic Center, and
- the redevelopment of Steveston Community Centre.

We hope that the Richmond City Council and Staff move forward with new policy and resources to assist NPOs in securing City owned space in Richmond. Also, please give us assurance that new policy will be in place very soon so we can start to see positive change in the City!

As the Richmond PRC would like to present a delegation on this issue, would you kindly inform the undersigned when the NPOS space Needs Survey and Report is coming back to Council?

Thank you for your consideration of this matter. We look forward to your response to our recommendations.

Sincerely,



De Whalen
Chair, Richmond PRC

cc. PRC Executive Committee
Kathryn McCreary