



Regular Council

Monday, September 12, 2016

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R16/15-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on July 25, 2016, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on September 6, 2016, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated July 29, 2016, be received for information.*

CARRIED

1.



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PRESENTATION

Peter Russell, Senior Manager, Sustainability and District Energy, presented Milestones 4 and 5 of the Federation of Canadian Municipalities' (FCM) Partners for Climate Protection program to the City of Richmond.

Milestone 4 recognizes the City of Richmond for the district energy programs, energy saving incentives, energy saving rezoning policies, corporate greenhouse gas emission reductions, and the green fleet action plan. Milestone 5 recognizes the City's monitoring of the greenhouse gas reductions. The City of Richmond is one of seven municipalities within B.C. to have achieved every milestone.

The award was received by Mayor Malcolm D. Brodie on behalf of the City of Richmond.

COMMITTEE OF THE WHOLE

- R16/15-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R16/15-3 4. It was moved and seconded
That Committee rise and report (7:09 p.m.).

CARRIED

CONSENT AGENDA

- R16/15-4 5. It was moved and seconded
That Items No. 6 through No. 16 be adopted by general consent.

CARRIED



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the General Purposes Committee meeting held on September 6, 2016;*
- (2) the Finance Committee meeting held on September 6, 2016;*
- (3) the Planning Committee meeting held on September 7, 2016; and*
be received for information.

ADOPTED ON CONSENT

7. **VANCOUVER AIRPORT FUEL DELIVERY PROJECT - OIL AND GAS COMMISSION PERMIT**

(File Ref. No. 10-6600-11-01; 10-6125-30-002) (REDMS No. 5106377)

That the staff report titled “Vancouver Airport Fuel Delivery Project - Oil and Gas Commission Permit,” dated August 30, 2016, from the Director, Engineering, which includes comments regarding the Vancouver Airport Fuel Facilities Corporation’s application for the BC Oil and Gas Commission permit for the Vancouver Airport Fuel Delivery project, be endorsed for submission to the BC Oil and Gas Commission on the basis that written commitments be added regarding YVR being the sole consumer and methods for fire suppression.

ADOPTED ON CONSENT



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**8. GEORGE MASSEY TUNNEL REPLACEMENT PROJECT –
APPLICATION COMMENTS FOR THE BRITISH COLUMBIA
ENVIRONMENTAL ASSESSMENT PROCESS**

(File Ref. No. 01-0150-20-THIG1; 10-6125-30-006; 10-6350-05-08) (REDMS No. 5120847 v. 3)

That the City's comments on the Provincial Environment Assessment Application for the George Massey Tunnel Replacement Project for the first round of the 30-day Working Group review period, as outlined in Attachment 1 of the staff report, titled "George Massey Tunnel Replacement Project - Application Comments for the British Columbia Environmental Assessment Process" dated August 26, 2016, be conveyed to the BC Environmental Assessment Office for consideration and response provided that comments be added regarding BC Hydro overhead transmission lines and that copies be sent to Metro Vancouver.

ADOPTED ON CONSENT

**9. REQUEST FOR APPROVAL PEOPLESOFT HCM 9.2 UPGRADE
CONSULTING SERVICES**

(File Ref. No. 03-1000-20-5687) (REDMS No. 4998945 v. 18)

(1) That the PeopleSoft HCM 9.2 Upgrade consulting services contract, as detailed in the staff report titled "Request for Approval PeopleSoft HCM 9.2 Upgrade Consulting Services" from the Director of Information Technology dated August 12, 2016, be awarded to Blackstone Consulting Group Inc; and

(2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute the consulting services contract with Blackstone Consulting Group Inc.

ADOPTED ON CONSENT



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10. **APPLICATION BY VOLODYMYR ROSTOTSKYY AND MAUNG HLA WIN FOR REZONING AT 8300/8320 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009566; RZ 15-702268) (REDMS No. 5006224; 1094871; 5006231)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566, for the rezoning of 8300/8320 St. Albans Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

ADOPTED ON CONSENT

11. **APPLICATION BY JAGTAR SIHOTA FOR REZONING AT 10760/10780 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009576; RZ 12-600638) (REDMS No. 4803966; 1621383; 5101266)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576, for the rezoning of 10760/10780 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

ADOPTED ON CONSENT

12. **APPLICATION BY MTM DEVELOPMENTS LTD. FOR REZONING AT 2280 MCLENNAN AVENUE FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**
(File Ref. No. 12-8060-20-009578; RZ 15-706060) (REDMS No. 5121692; 3370153; 5042896)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, for the rezoning of 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

ADOPTED ON CONSENT



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13. **APPLICATION BY DOD CONSTRUCTION LTD. FOR REZONING AT 3360/3380 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009579; RZ 15-710447) (REDMS No. 5009419; 2458296; 5101790; 4573372)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, for the rezoning of 3360/3380 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.

ADOPTED ON CONSENT

14. **APPLICATION BY RAV BAINS FOR REZONING AT 9131 DOLPHIN AVENUE FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/K)**
(File Ref. No. 12-8060-20-009595; RZ 16-730029) (REDMS No. 5062414; 5101209)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595, for the rezoning of 9131 Dolphin Avenue from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, be introduced and given first reading.

ADOPTED ON CONSENT

15. **APPLICATION BY 1075501 BC LTD. FOR REZONING AT 11600 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-009596; RZ 16-734087) (REDMS No. 5101934; 2243859; 5109938)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, for the rezoning of 11600 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.

ADOPTED ON CONSENT

16. **APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 7341 AND 7351 NO. 5 ROAD**
(File Ref. No. AG 16-732022; 08-4105-04-04) (REDMS No. 5093413 v. 2; 5079429)

That authorization for Dagneault Planning Consultants Ltd. to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 7341 and 7351 No. 5 Road be granted.

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

17. **APPLICATION BY KANWAR SODHI FOR REZONING AT 7200 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009598; RZ 15-710175) (REDMS No. 5121136; 5123360)

In reply to questions, Wayne Craig, Director, Development, confirmed that (i) the applicant has opted to have a balcony instead of an at-grade outdoor space from the coach house, (ii) the balcony is required to be oriented towards the lane, and (iii) the balcony addresses privacy to adjacent lots and also assists with crime prevention as a result of casual surveillance.

Councillor Steves left the meeting (7:36 p.m.).

R16/15-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598, for the rezoning of 7200 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

Councillor Steves returned to the meeting (7:37 p.m.).

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R16/15-6

18. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:38 p.m.).

CARRIED



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De Whalen, Chair of the Poverty Response Committee (PRC), read from a written statement (forming part of these minutes as Schedule 1) which spoke to the issue of Rental Housing in Richmond for the Homeless and At Risk Population.

Diane Sugars of CHIMO, in response to questions, noted that (i) there has been an escalation in the cases of homelessness in Richmond and that CHIMO is not equipped to handle it, (ii) there is urgency for the City to provide support for the cause so that the Province will follow suit, and that (iii) efforts have been made to engage MLAs and the Premier, however, the creation of jobs is the only solution being suggested by the Province.

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

R16/15-7

It was moved and seconded

That staff analyze the issue of homelessness and at risk population in Richmond and report back to Committee as soon as possible.

The question on the referral motion was not called as discussion ensued on (i) taking the issue to the Vancouver Coastal Health Richmond Local Government Committee for discussion, (ii) downloading of services from the Provincial government, (iii) lobbying the Province through staff reports in order to gain attention, and (iv) focusing on finding a location for the St. Alban's lunch program. The question on the referral motion was then called and it was **CARRIED**.

R16/15-8

19. It was moved and seconded

That Committee rise and report (8:07 p.m.).

CARRIED

PUBLIC NEWS AND ANNOUNCEMENTS

Mayor Brodie announced that the City of Richmond has entered into a twenty (20) year contract with Pattison Outdoor Ltd. for the provision, installation and maintenance of a city-wide suite of street furniture. Included are bus shelters, benches, litter and recycling receptacles and wayfinding markers.



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Mayor Brodie announced that Phyllis L. Carlyle, General Manager, Law and Community Safety, will be leaving the City after 12 years of service. Congratulations and thanks were expressed to Ms. Carlyle as she moves on to her future role.

BYLAWS FOR ADOPTION

R16/15-9

It was moved and seconded

That the following bylaws be adopted:

Pesticide Use Control Bylaw No. 8514 Amendment Bylaw No. 9574

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9195

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9198

CARRIED

DEVELOPMENT PERMIT PANEL

R16/15-10 20.

It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on August 24, 2016 and the Chair's report for the Development Permit Panel meeting held on August 24, 2016, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Variance Permit (DV 15-718208) for the property at 11400 Kingfisher Drive; and

(b) a Development Variance Permit (DV 16-732402) for the property at 11871 Pintail Drive;

be endorsed, and the Permits so issued.

CARRIED



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ADJOURNMENT

R16/15-11

It was moved and seconded
That the meeting adjourn (8:13 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, September 12, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

City Council Meeting Monday September 12, 2016

**Non-Agenda Item Presentation-
Rental Housing in Richmond for Homeless and At Risk Population**

My name is Deirdre Whalen and I live at 13631 Blundell Road in Richmond. I am speaking to you this evening as chair of the Richmond Poverty Response Committee (PRC). We are “a coalition of Richmond residents and agencies working together to reduce poverty and the effects of poverty with research, projects and education.” Agencies look to us to educate people about Richmond’s most vulnerable citizens, people experiencing poverty.

I want to bring the Mayor and Council up to date on some troubling information concerning some of Richmond’s most underserved residents, our homeless and at risk population. Local service providers have been quietly and diligently going about their work while the social safety net unravels around them. When people come into their offices, the first thing they usually need is safe and affordable housing. Once they have a roof over their heads, then clients and workers can sort out necessary referral services and resources. But the fact is, here in Richmond it is near impossible to find affordable rental accommodation.

Vacant rental suites are subject to bidding wars. People that need mental health or addictions supports get cut out of the running from the start. People on income assistance or persons with disabilities have a pitiful rent allowance that covers less than half of an average monthly rent in Richmond. And BC Housing’s rental registry for subsidized housing has a Richmond waiting list of over 600 families. There is no compunction for landlords with secondary suites to rent them out. Illegal boarding houses are rampant and unscrupulous landlords are preying on our newcomers and charging for a bed by the day. Vulnerable youth are exchanging sex for a place to crash.

Richmond’s four outreach workers know of about 130 homeless or at-risk individuals residing in Richmond. They see them regularly and try to hook them up to resources and give them food and clothing. Some homeless Richmondites are living in tents or in their cars. Some couch-surf from friend to friend. Many spend all day in the library or at community centres until they are kindly ushered out by city staff when they close. Some, desperately squat in vacant buildings. The men’s shelter is always full and there is no women’s shelter. There is no drop in centre. VCH mental health has downsized two managers that dealt with housing the mentally ill.

In the last two weeks, one agency has seen three homeless single parents and their families as well as five homeless individuals in wheelchairs. The single parents are the victims of demovictions. This is when buyers of rented homes give notice the house will be torn down and tenants have 60 days to find new accommodation. The individuals in wheelchairs can’t find accessible housing they can afford. Although our bylaws say all new apartments must be accessible, how can someone on a disability allowance afford them?

Some clients, regretfully, have been given the Greyhound treatment, which is a bus ticket to a Vancouver shelter or to subsidized housing elsewhere. Why do we have to send our residents to another city to find housing? The fact is we have a deplorable lack of accessible and affordable rental stock. This is Richmond’s problem and it requires a Richmond solution. Our Richmond support workers are at the breaking point and they need the City’s help now.

You may recall that back in December I came to you to speak to the Affordable Housing Strategy update. We tend to pat ourselves on the back for a few affordable housing openings. The 296

seniors units in two Kiwanis Towers? Full in the first month and the developer said they could fill another tower easily. The Storeys? 129 units opening in 2017 that would be full today with the numbers I just spoke about. All commendable projects, but at this rate we will never catch up with the dire need. In December the Richmond PRC asked the City to:

- Lobby the BC government to increase rent supplements and increase the income ceilings for these supplements.
- Prioritize and build purpose-built affordable rental properties that will stay rentals in perpetuity.
- Establish a local Housing Authority or similar entity.

The PRC still stands by these recommendations for action. But since then, in the last few months, things have changed drastically and more immediate measures are needed. At this point I want to tell you that city staff has been doing excellent work to date, within their scope. But perhaps their mandate needs to be expanded.

In closing, the PRC urges the City of Richmond to:

1. **House** these families and individuals in Richmond as soon as possible, the ones I spoke about. Chimo Community Services can give you their details.
2. Provide access to **Brighthouse Pavilion** for our homeless/at risk folks from the drop-in centre so they can touch bases with their worker, gather socially and share lunch through a mobile lunch program.
3. **Contract with a Housing Provider** to coordinate rental accommodation with local service providers and create a central registry of units by working with landlords, property management companies and developers. RainCity Housing www.raincityhousing.org or MPA Society <http://www.mpa-society.org> are two non-profit societies that come to mind.
4. **Find Funding** for additional support/outreach workers so local agencies can provide timely and appropriate resources and referral services to our homeless/at risk population. The VCH funded program that supports families with parental mental illness is a good model to follow.

The Richmond PRC looks forward to talking with the City on these important requests and moving into action quickly. There is nothing new here, we are not asking for anything extraordinary. Other smaller cities-Maple Ridge and Abbotsford have already taken these measures. Surely Richmond can do better.

Thank you.