



**Regular Council meeting for Public Hearings
Monday, November 18, 2019**

Place: Council Chambers
Richmond City Hall

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

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **TEMPORARY COMMERCIAL USE PERMIT (TU 19-855101)**
(Location: 2370 - 4000 No. 3 Road; Applicant: Maple Hill School Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/11-1

It was moved and seconded

That a Temporary Commercial Use Permit to allow "Education" as a permitted use at 2370 - 4000 No. 3 Road, to permit an education facility on site until August 31, 2020, be issued.

CARRIED



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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10065
(RZ 18-808220)**

(Location: 8131 and 8151 Bennett Road; Applicant: Colliers International Consulting)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

De Whalen, Richmond resident, expressed support on behalf of the Power and Response Committee. She noted that the Committee has been advocating for purpose built rental accommodation for many years and this application will help accommodate those who are low income.

Lorne Brandt, 8100 Bennett Road, was supportive of the application and read from his submission (attached to and forming part of these Minutes as Schedule 1).

PH19/11-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 be given second and third readings.

In response to query from Council, staff noted that through the Rental Tenure Zoning, the site is secured as rental housing in perpetuity.

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

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10095
(CHILD CARE RESERVE FUND AMENDMENT)**

(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH19/11-3 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10095 be given
second and third readings.*

CARRIED

PH19/11-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10095 be adopted.

CARRIED

ADJOURNMENT

PH19/11-5 It was moved and seconded
That the meeting adjourn (7:11 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, November 18, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer
(Claudia Jesson)

Re: proposed development at 8151 Bennett Rd., Richmond, BC (Brighthouse United Church)

Your honour, councillors and guests,

Thank you for the privilege of being able to speak this evening to the matter of a housing development put forward by Brighthouse United Church at 8151 Bennett Rd. My wife and I live down the block from this site. On occasion, we have attended this church in lieu of our own, which is Peace Mennonite on Daniels Rd., and we know Pastor Appenheimer, his wife Anne and other members of his congregation. We have been keeping in touch with them as to the progress of this.

My wife and I moved to Richmond 14 years ago when I obtained a position with Vancouver Coastal Health here. I worked as a consulting and treating psychiatrist in this capacity for ten years. As such, I know firsthand from my patients their needs for affordable housing and the struggles they go through trying to make their way with mental illness without adequate housing.

I also speak, albeit on my own, as the chair of the Mennonite Church of BC's Service, Peace & Justice Committee. One of our agenda items is regularly housing and homelessness. We are all aware of the pressing need for affordable and rental housing in our city. We see that as a justice issue in that it is unjust that so many of our citizens are being priced out of the market. Others cannot find suitable places for rent. We have been encouraging our own congregations to look at this approach to improving the housing situation in our area.

We also know that a number of other churches in our region have taken their understanding of this aspect of the mandate of the Christian gospel seriously in working at solving this problem on their own. BC Housing, to their credit, has been willing to be involved. There are even agencies such as Catalyst Community Development Society that specialize in promoting housing in this way. I am sure many of you are aware of the massive housing development initiated on Burrard in Vancouver by First Baptist. The Presbyterian Church on Thurlow has already completed a large project. Grandview Calvary Baptist, also in Vancouver, has likewise established a housing development on their property. Indeed, a number of United Churches in Vancouver and even Coquitlam have completed or are working on housing developments on their properties. When I googled 'church housing developments,' three results also came up in Langley (Christian Life Assembly, Shepherd of the Valley Lutheran). So, as I am sure you know, this is not something new.

Our current government has designated millions for such housing. As we heard on the news this morning though, they have barely made a dent in beginning to use this designated money. This city has, I believe, for the last 12 years had a policy and fund for such housing, built up from contributions from developers. However, the roadblock is the availability of land that its owners are willing to put forward for this. Here we have an opportunity to move forward in this area. Let's not pass it up.

I do not believe this development will be a strain on our neighbourhood. There are already large housing complexes on Granville just back of the church and low rise condominiums and rental buildings as well as numerous 2-3 story townhouses on the street. Bennett is a wide thoroughfare with room for cars traveling both ways with parking on both sides. We are used to traffic, not least vehicles going to and from McDonald's, as well as people using it as a shortcut from St. Alban's to No. 3 Rd. There has been both a pre-school and childcare on the premises and a number of congregations make use of the building so we have already had that traffic. In spite of all this, parking has not become a major issue on Bennett.

Furthermore, we are in walking distance from all the amenities of downtown Richmond, including the social agencies such as CHIMO, Pathways and SUCCESS that serve many clients who need this housing. Public transit is also readily available with buses on No. 3 Rd. and Granville, and the Canadline is only a 15-minute walk away.

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 18, 2019.