



Regular Council

Monday, February 10, 2025

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
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

- R25/3-1 1. It was moved and seconded
That:
 - (1) *the minutes of the Regular Council meeting held on January 27, 2025, be adopted as circulated; and*
 - (2) *the Metro Vancouver ‘Board in Brief’ dated January 31, 2025, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R25/3-2

It was moved and seconded

That the Motion for Item No. 11 - 2025 Child Care Grants, be amended to include a grant for Hamilton Community Association in the amount of \$1,366.00.

CARRIED

PRESENTATION

With the aid of a PowerPoint presentation (copy on file, City Clerk’s Office) Jane Fernyhough representing the Richmond Arts Coalition (RAC) Board, presented their annual report and spoke on 2024 activities, collaborations and partnerships, grant funding received and upcoming events in 2025.

COMMITTEE OF THE WHOLE

R25/3-3

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

Item No. 10 – 2025 Health, Social And Safety Grants

Hardeep Thind, on behalf of the Mission Possible Compassionate Ministries Society, gave a brief overview of the organization’s initiatives noting that Mission Possible is a non-profit organization that offers an Employment Readiness Program, which provides one on one coaching, employment training and paid transitional work experience for people facing barriers in employment. The delegate highlighted that Council’s support for their Health, Social and Safety grant application submission will enable Mission Possible to work with the Alderbridge Supportive Housing Society and its residents to implement its pilot project in Richmond.

2.



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Item No. 21 – Placement Of Fill Application For The Property Located At The Eastern Terminus Of Francis Road - PID: 023-860-481 (Cranberry Meadow Farms Ltd. – Gord Maichin)

Stewart Brown, PGL Environmental Consultants Ltd and Lucas Hogler, Richmond Country Farms, spoke to the merits of their application and gave a project overview, noting that the application is to reinstate the original soil surface and improve the agricultural capabilities of the soils at their property line.

In response to queries from Council, the delegation advised that (i) the 1.0 meter depth of fill will remain below the surrounding grade, and (ii) upon Council and the Agricultural Land Commission (ALC) approval of the application, a mitigation plan would be developed during the fill operation to minimize any potential adverse impacts or interactions with the Sandhill cranes.

Item No. 12 –2025 Arts And Culture Grants

Trang Trin, on behalf of the Richmond Delta Youth Orchestra, expressed her appreciation for Council's endorsement of their grant application, noting that the grant made an impactful difference to their organization.

- R25/3-4 4. It was moved and seconded
That Committee rise and report (7:33 p.m.).

CARRIED

CONSENT AGENDA

- R25/3-5 5. It was moved and seconded
That Items No. 6 through No. 14 and No. 16 through No. 18 and No. 20 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

3.



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- (1) *the Parks, Recreation and Cultural Services Committee meeting held on January 28, 2025;*
 - (2) *the General Purposes Committee meeting held on February 3, 2025;*
 - (3) *the Finance Committee meeting held on February 3, 2025; and*
 - (4) *the Planning Committee meeting held on February 4, 2025;*
- be received for information.*

ADOPTED ON CONSENT

7. 2025 COMMUNITY MURAL PROGRAM PROJECTS
(File Ref. No. 11-7000-09-20-255) (REDMS No. 7841778, 7844852, 7845313)

- (1) *That the 2025 Community Mural Program Projects as presented in the staff report titled "2025 Community Mural Program Projects", dated January 6, 2025, from the Director, Arts, Culture and Heritage Services, be approved; and*
- (2) *That external contributions received for the 2025 Community Mural Program Projects be added to the project budget and included as an amendment to the Consolidated 5-Year Financial Plan (2025-2029).*

ADOPTED ON CONSENT

8. STEVESTON HISTORIC SITES BUILDING COMMITTEE REVISED TERMS OF REFERENCE
(File Ref. No. 01-0100-20-SHSB1-01) (REDMS No. 7840807, 7764822, 7798891)

That the Steveston Historic Sites Building Committee revised Terms of Reference as detailed in the staff report, "Steveston Historic Sites Building Committee Revised Terms of Reference", dated January 6, 2025, from the Director, Arts, Culture and Heritage be approved.

ADOPTED ON CONSENT



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9. AWARD OF CONTRACT 8307P - PROVISION OF PARKING METER EQUIPMENT

(File Ref. No. 03-1000-20-8307P) (REDMS No. 7807973)

- (1) *That Contract 8307P – Provision of Parking Meter Equipment be awarded to J.J. MacKay Canada Ltd. for a five-year term, for an estimated total value of \$1,041,056.50, excluding taxes as described in the report titled “Award of Contract 8307P - Provision of Parking Meter Equipment”, dated January 6, 2025, from the Director, Community Bylaws and Licencing;*
- (2) *That the scope change for the 2025 Capital Project Parking Meter Replacement as identified in the report titled, “Award of Contract 8307P - Provision of Parking Meter Equipment”, dated January 6, 2025, from the Director, Community Bylaws and Licencing be approved; and*
- (3) *That the Chief Administrative Officer and the General Manger, Law and Community Safety be authorized to execute the contract and all related documentation with J.J. MacKay Canada Ltd. including, subject to future budget approval, the contemplated five year extension agreement and related documents.*

ADOPTED ON CONSENT

10. 2025 HEALTH, SOCIAL AND SAFETY GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 7867970, 7901574, 7908147, 7939658)

- (1) *That the 2025 Health, Social and Safety Grants be awarded for the total recommended amount of \$497,945 as identified in the staff report titled “2025 Health, Social and Safety Grants”, dated January 21, 2025 from the Director, Community Social Development; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT



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11. 2025 CHILD CARE GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 7870766, 6466775, 7884704, 7956817)

- (1) *That as identified in the staff report titled “2025 Child Care Grants”, dated January 17, 2025, from the Director, Community Social Development:*
 - (a) *Child Care Capital Grants in the amount of \$34,267.96 be awarded; and*
 - (b) *Child Care Professional and Program Development Grants in the amount of \$7,500.00 be awarded;*
 - (c) *That Hamilton Community Association be given a grant in the amount of \$1,366.00; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT

12. 2025 ARTS AND CULTURE GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 7879234, 7805345, 7805043, 7901580, 7901584, 7929982)

- (1) *That the Arts and Culture Grants be awarded for the total recommended amount of \$130,039, as identified in Attachment 1 of the staff report titled “2025 Arts and Culture Grants”, dated January 13, 2025, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT

13. 2025 ENVIRONMENTAL ENHANCEMENT GRANTS

(File Ref. No. 03-1085-07) (REDMS No. 7886244, 7409391, 7919330, 7840825, 7840828, 7589123, 7888987)

- (1) *That the 2025 Environmental Enhancement Grants be awarded for the recommended amount of \$38,086 as identified in Attachment 1 of the staff report titled “2025 Environmental Enhancement Grants”, dated January 13, 2025, from the Director, Parks Services; and*



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- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT

14. **REVENUE ANTICIPATION BORROWING (2025) BYLAW NO. 10632**
(File Ref. No. 12-8060-20-010632) (REDMS No. 7903070, 7903198)

That Revenue Anticipation Borrowing (2025) Bylaw No. 10632 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

15. **AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**
(File Ref. No. 08-4100-02-01) (REDMS No. 7909335)

This item was removed from the agenda.

16. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**
(File Ref. No. 01-0100-30-RIAD1-01) (REDMS No. 7854674, 7854694, 7854699)

(1) *That the Richmond Intercultural Advisory Committee's 2024 Annual Report, as presented in the staff report titled "Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program", dated January 20, 2025, from the Director, Community Social Development, be approved; and*

(2) *That the Richmond Intercultural Advisory Committee's 2025 Work Program be approved.*

ADOPTED ON CONSENT

17. **RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**
(File Ref. No. 01-0100-30-CCDE1-01) (REDMS No. 7881715, 7869737, 7869946)

(1) *That the Child Care Development Advisory Committee's 2024 Annual Report, as outlined in the staff report titled, "Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program", dated January 17, 2025, from the Director, Community Social Development, be approved; and*



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- (2) *That the Child Care Development Advisory Committee's 2025 Work Program be approved.*

ADOPTED ON CONSENT

18. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 15238 – 64 AVENUE**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7920819)

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 15238 - 64 Avenue", dated January 8, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

ADOPTED ON CONSENT

19. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "LOW TO MID RISE RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE VILLAGE OF CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-010635, RZ 22-023633) (REDMS No. 7871666, 7909377, 7876886)

Please see page 10 for action on this item.



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20. REFERRAL RESPONSE: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) – PUBLIC CONSULTATION SUMMARY AND SUPPLEMENTARY DESIGN REVIEW

(File Ref. No. 12-8060-20-010630; 12-8060-20-010631; 08-4045-30-02) (REDMS No. 7865965, 7891193, 7891190, 7898379)

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10630, which proposes to amend conditions when a Development Permit is required for development of Small-Scale Multi-Unit Housing be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10630 having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *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;

- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10630, 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 hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10631, to clarify provisions for development of Small-Scale Multi-Unit Housing be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

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



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19. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW TO MID RISE RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE VILLAGE OF CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010635, RZ 22-023633) (REDMS No. 7871666, 7909377, 7876886)

R25/3-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10635 to create the “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighouse Village of City Centre)” zone, and to rezone 8620, 8640, 8660 Spires Road, and the surplus portion of the Spires Road road allowance from “Single Detached (RS1/E)” to “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighouse Village of City Centre)”, be introduced and given first, second and third reading.

The question on the motion was not called as discussion ensued with respect to (i) the proposed development site’s suitability for future park space, (ii) loss of two significant trees, (iii) the proposed 22 affordable housing rental units, and (iv) the metrics on the timeline and the success of fast tracking 100 percent rental applications.

In response to queries from Council, staff advised that (i) this application was fast tracked as it is a 100 percent rental development, (ii) the tree protection bylaw provides standard guidelines for tree replacement, but staff work with the applicant to get the best outcome, (iii) staff will work with the applicant at the Development Permit stage to explore including additional replacement trees on-site, and (iv) approximately 700 trees annually have been planted throughout the community through the Tree Compensation Fund.

The question on Resolution R25/3-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

21. **PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT THE EASTERN TERMINUS OF FRANCIS ROAD - PID: 023-860-481 (CRANBERRY MEADOW FARMS LTD. – GORD MAICHIN)**

(File Ref. No. 12-8350-05) (REDMS No. 7838121)

R25/3-7

It was moved and seconded

That the ‘Placement of Fill’ application submitted by Gord Maichin (Cranberry Meadow Farms Ltd.) proposing to deposit soil to improve the agricultural capability of the property PID: 023- 860-481 which is located at the Eastern Terminus of Francis Road be referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision.

The question on the motion was not called as in response to queries from Council, staff advised that (i) the City requires the project to be monitored by an Agrologist, who will provide inspection reports every 3,000 cubic metres and test the soil’s suitability, and review source sites, and (ii) staff will conduct regular site visits and maintain proactive inspections and enforcement, to ensure there are no infractions or deviations from the soil deposition plan.

The question on Resolution R25/3-7 was then called and it was **CARRIED**.

In accordance with Section 100 of the Community Charter, Cllr. Loo declared to be in conflict of interest as she is on the Board of Directors of KidSport – Richmond Chapter, and Cllr. Loo left the meeting – 8:14 p.m.

22. **2025 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 7840684, 7409391, 7919330, 7840825, 7840828, 7589123)

R25/3-8

It was moved and seconded



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- (1) *That the 2025 Parks, Recreation and Community Events Grants be awarded for the total recommended amount of \$125,601, as identified in Attachment 1 of the staff report titled “2025 Parks, Recreation and Community Events Grants”, dated January 13, 2025, from the Director, Parks Services, and the Director, Recreation and Sport Services; and*
- (2) *That the grant funds be disbursed accordingly, following Council approval.*

CARRIED

Cllr. Loo returned to the meeting. (8:15 p.m.)

FINANCE AND CORPORATE SERVICES DIVISION

23. ROAD CLOSURE & REMOVAL OF ROAD DEDICATION BYLAW NO. 10625 (PORTION OF ROAD ADJACENT TO 8620, 8640 AND 8660 SPIRES ROAD) AND DISPOSITION OF CLOSED ROAD AREA IN RELATION TO RZ 22-023633

(File Ref. No. 12-8060-20-010625; 06-2290-20-190) (REDMS No. 7905693, 7905704)

R25/3-9

It was moved and seconded

- (1) *Road Closure and Removal of Road Dedication Bylaw No. 10625 (Portion of Road Adjacent to 8620, 8640 and 8660 Spires Road) be introduced and given 1st, 2nd and 3rd readings;*
- (2) *The required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) *Staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) *Staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±127 square meters and transfer them to Lansdowne Manor Ltd. or its designate for \$415,000 plus applicable taxes; and*



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- (5) *Staff be authorized to take all necessary steps to complete all matters as contained in the report titled “Road Closure & Removal of Road Dedication Bylaw No. 10625 (Portion of Road Adjacent to 8620, 8640 and 8660 Spires Road) and Disposition of Closed Road Area in relation to RZ 22-023633”, dated December 20, 2024, including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services, to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

CARRIED

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that:

Funding was approved for the dredging of the Steveston Harbour Secondary Channel. The City’s contributions will make up a portion of funding in partnership with the federal and provincial governments, as well as the Steveston Harbour Authority. Funding was also allocated for dredging work on the Imperial Landing and Britannia Heritage Shipyards’ waterlots.

The following individuals were appointed to the Richmond Gateway Theatre for a two-year term to expire December 31, 2026:

- Alana Hibbert;
- Veronica Armstrong; and
- Ray Wang.

Trustee Heather Larson was appointed as the Richmond School Board liaison to the Richmond Child Care Development Advisory Committee for a one-year term to expire on December 31, 2025.



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BYLAW FOR ADOPTION

R25/3-10

It was moved and seconded

That Traffic Bylaw No. 5870, Amendment Bylaw No. 10623 be adopted:

CARRIED

Opposed: Cllr. Wolfe

DEVELOPMENT PERMIT PANEL

R25/3-11

24. It was moved and seconded

That the minutes of the Development Permit Panel meeting held on January 29, 2025, be received for information.

CARRIED

ADJOURNMENT

R25/3-12

It was moved and seconded

That the meeting adjourn (8:20 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, February 10, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)