



Regular Council

Monday, April 13, 2026

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
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

- R26/7-1 1. It was moved and seconded  
*That:*  
*(1) the minutes of the Regular Council meeting held on March 23, 2026, be adopted as circulated.*

**CARRIED**

PRESENTATION

ARTS SERVICES YEAR IN REVIEW 2025

Arts Services staff presented a video summary of 2025 arts activities (copy on-file, City Clerk’s Office).



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COMMITTEE OF THE WHOLE

- R26/7-2      2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).*

**CARRIED**

3.    Delegations from the floor on Agenda items.  
**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 19.**

- R26/7-3      4.    It was moved and seconded  
*That Committee rise and report (7:06 p.m.).*

**CARRIED**

CONSENT AGENDA

- R26/7-4      5.    It was moved and seconded  
*That Items No. 6 through No. 17 be adopted by general consent.*

**CARRIED**

6.    COMMITTEE MINUTES

*That the minutes of:*

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on March 24, 2026;*
  - (2) *the Finance and Audit Committee meeting held on April 7, 2026;*
  - (3) *the General Purposes Committee meeting held on April 7, 2026; and*
  - (4) *the Planning Committee meeting held on April 8, 2026;*
- be received for information.*

**ADOPTED ON CONSENT**



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**7. ARTS SERVICES YEAR IN REVIEW 2025**

(File Ref. No. 11-7000-11-01) (REDMS No. 8310045)

- (1) *That the Arts Services Year in Review 2025 as presented in the report titled, "Arts Services Year in Review 2025", dated March 2, 2026, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That the Arts Services Year in Review 2025 be circulated to community partners and interested parties for their information.*

**ADOPTED ON CONSENT**

**8. APPLICATION FOR A PERMIT TO ALLOW FOR THE DISCHARGE OF FIREARMS AT 7340 SIDAWAY RD**

(File Ref. No. 12-8350-11-01) (REDMS No. 8326733, 8329562, 8333816, 8338833)

- (1) *That the application by the Vancouver Gun Club for a permit to allow for the discharge of firearms under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road, Richmond be approved as detailed in the report titled, "Application for a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond", dated March 2, 2026, from the Director of Recreation and Sport Services; and*
- (2) *That the General Manager, Parks, Recreation and Culture, be authorized to issue a permit as described in Attachment 2, to allow for the discharge of firearms at the Vancouver Gun Club under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road.*

**ADOPTED ON CONSENT**



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**9. STEVESTON PARK LEGACY WALK – EXPANDED SCOPE OF WORK AND BUDGET INCREASE**

(File Ref. No. 06-2345-20-STEV2) (REDMS No. 8349416, 8357787)

- (1) *That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (2) *That a \$300,000 budget increase for the Steveston Park Legacy Walk capital project with \$100,000 funded from the Council Community Initiatives Account and \$200,000 from external contribution as outlined in the report titled “Steveston Park Legacy Walk –Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (3) *Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;*
- (4) *That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and*
- (5) *That staff proceed with next steps, as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services.*

**ADOPTED ON CONSENT**

**10. PROPOSED INTERIM ENERGY CENTRE LOCATION AT 3760, 3780 SEXSMITH ROAD, AND 8651 CAMBIE ROAD**

(File Ref. No. 10-6600-10-08; XR: 01-0060-20-LIEC1) (REDMS No. 8320669)

*That Council approve the interim use of City-owned properties at 3760, 3780 Sexsmith Road, and 8651 Cambie Road for a district energy Interim Energy Centre (IEC) to service the Capstan and Aberdeen areas.*

**ADOPTED ON CONSENT**



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**11. 2026 RICHMOND COMMUNITY CELEBRATION GRANT PROGRAM AND RICHMOND CELEBRATES SOCCER COMMUNITY CELEBRATION GRANT PROGRAM ALLOCATIONS**

(File Ref. No. 03-1085-06; 11-7400-01) (REDMS No. 8333076, 8333834)

- (1) *That the 2026 Richmond Community Celebration Grant Program be awarded for the recommended amount of \$58,000 as identified in Attachment 2 of the report titled, “2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations”, dated March 16, 2026, from the Director, Arts, Culture and Heritage Services;*
- (2) *That the 2026 Richmond Celebrates Soccer Community Celebration Grant Program be awarded for the recommended amount of \$10,000 as identified in Attachment 3 of the report titled, “2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations”, dated March 16, 2026, from the Director, Arts, Culture and Heritage Services; and*
- (3) *That the grant funds be distributed accordingly following Council approval.*

**ADOPTED ON CONSENT**

**12. HOMELESSNESS STRATEGY 2019–2029: 2025 UPDATE**

(File Ref. No. 08-4057-11-03) (REDMS No. 8277484)

*That the Homelessness Strategy 2019–2029: 2025 Update, as outlined in the report titled “Homelessness Strategy 2019–2029: 2025 Update”, dated March 16, 2026, from the Director, Community Social Development, be posted on the City’s website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to housing and homelessness, social development and poverty reduction, and health.*

**ADOPTED ON CONSENT**



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**13. 2025 HOMELESSNESS-RELATED CITY INVESTMENT**

(File Ref. No. 08-4057-11-01) (REDMS No. 8348538)

- (1) *That the report titled “2025 Homelessness-Related City Investment”, dated March 19, 2026 from the Director, Community Social Development and the Director, Community Bylaws and Licencing, be distributed to local Members of Parliament and local Members of the Legislative Assembly, including the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, and the Minister of Transportation and Transit; and*
- (2) *That the City request that the Province of British Columbia measurably increase coordination and operational collaboration with the City of Richmond in addressing issues occurring on Crown lands and transportation corridors within the city.*

**ADOPTED ON CONSENT**

**14. APPLICATION BY STEPHEN EASTERBROOK FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING AT 17720 RIVER ROAD FROM “AGRICULTURE (AG1)” ZONE TO “AGRICULTURE (AG3)” ZONE**

(File Ref. No. 12-8060-20-010733, RZ 25-015421; 08-4105-20- AG 25-016791) (REDMS No. 8218100, 8253461, 8251407, 8368173)

- (1) *That the application by Stephen Easterbrook for an Agricultural Land Reserve Non-Adhering Residential Use to allow full-time farm labour accommodation at 17720 River Road be forwarded to the Agricultural Land Commission; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10733, for the rezoning of 17720 River Road from “Agriculture (AG1)” zone to “Agriculture (AG3)” zone to permit full-time farm labour accommodation, be introduced and given first reading.*

**ADOPTED ON CONSENT**



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**15. APPLICATION BY LESLIE GORDON FOR A TEMPORARY COMMERCIAL USE PERMIT AT 7791 STEVESTON HIGHWAY**

(File Ref. No. 08-4105-20- TU 26-002761) (REDMS No. 8325309)

- (1) *That the application by Leslie Gordon for a Temporary Commercial Use Permit for the property at 7791 Steveston Highway, to allow “retail, second hand” as a permitted use, be considered for a period of three years from the date of issuance; and*
- (2) *That this application be forwarded to the May 19, 2026, Public Hearing at 5:30 p.m. in the Council Chambers of Richmond City Hall.*

**ADOPTED ON CONSENT**

**16. HOUSING AGREEMENT AMENDMENT APPLICATION FOR 7557 CST. JIMMY NG ROAD (FORMERLY 6551 NO. 3 ROAD)**

(FILE REF. NO. 12-8060-20-010708) (REDMS NO. 8277021, 8277291, 8159151)

*That Housing Agreement (Affordable Housing) (6551 No.3 Road) Bylaw No. 9952, Amendment Bylaw 10708 be introduced and given first, second, and third readings.*

**ADOPTED ON CONSENT**

**17. APPLICATION BY SULTAN HUSSAIN FOR REZONING AT 10391/10411 BIRD ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010742, RZ 21-938041) (REDMS No. 8300035, 6945057, 2221494)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, for the rezoning of 10391/10411 Bird Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**



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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE
Councillor Bill McNulty, Chair

- 18. REVIEW OF EXISTING AIRCRAFT NOISE SENSITIVE LAND USE POLICIES AND CONSIDERATION OF THE MERITS AND IMPLICATIONS OF SUPPORTING NEW RESIDENTIAL DEVELOPMENT IN AFFECTED AREAS

(File Ref. No. 08-4045-00; XR: 08-4045-30-02) (REDMS No. 8343643)

R26/7-5

It was moved and seconded

That the existing approach applied in the Aberdeen and Bridgeport Village area (Option 1) as outlined in the report titled "Review of Existing Aircraft Noise Sensitive Land Use Policies and Consideration of the Merits and Implications of Supporting New Residential Development in Affected Areas", dated March 20, 2026, from the Director, Policy Planning, be preserved at this time.

The question on Resolution R26/7-7 was not called as discussion ensued with respect to the existing development approach applied in the Aberdeen and Bridgeport Village areas.

In response to a query from Council, staff noted applicants are directed to make applications that are consistent with the City's existing policies however, with the adoption of the early OCP review policy (fall 2025), in the event an applicant chooses to pursue an alternative development that is contrary to the OCP policy, the applicant will be required to provide a fully complete rezoning application for staff to undergo an initial analysis and bring forward to Council for early comment.



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Discussion ensued with respect to the Aircraft Noise Sensitive Development map, as provided on screen (attached to and forming part of these minutes as Schedule 1). Staff noted the map reflects the noise contour levels which also coincided with many area plans that were under development at the time.

Further discussion ensued with respect to any unintended consequences of reducing available employment lands for the increase to residential lands.

The question on Resolution R25/7-5 was then called and it was **CARRIED** with Cllrs. Day, Heed and McNulty opposed.

## PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced:

From the January 26, 2026 Closed Council meeting, the following organizational representatives have been confirmed as members to the Community Food Action Plan (2027-2032) and Steering Committee membership:

- Food Link Society;
- Muslim Food Bank and Community Services;
- Parish of St. Alban's;
- The Progressive Housing Society;
- Refuge Church Richmond (formerly Church on Five);
- Richmond Food Bank Society;
- Richmond School District No. 38;
- The Sharing Farm Society;
- The Salvation Army; and
- Vancouver Coastal Health.



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At the March 23, 2026 Closed Council meeting, two resolutions were passed by Council, both of which related to First Nations and Aboriginal Title. Letters have been sent to the Chiefs of the Musqueam Indian Band and Cowichan Nation asking that each group legally renounce any claim to private property arising out of the agreement or court proceedings respectively as well as agreeing that all future negotiations processes would be open and transparent. Letters were also sent to government officials in this regard.

**BYLAWS FOR ADOPTION**

R26/7-6

It was moved and seconded

*That Housing Agreement (10440 and 10460 No 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691 be adopted:*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R26/7-7

19. It was moved and seconded

*(1) That the minutes of the Development Permit Panel meeting held on March 25, 2026, and the Chair's report for the Development Permit Panel meeting held on January 15, 2025, be received for information; and*

*(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 21-944022) for the property located at 18840 River Road, be endorsed and the Permit so issued.*

The question on Resolution R26/7-7 was not called as a brief discussion ensued with respect to compensation for environmentally sensitive areas.

The question on Resolution R26/7-7 was then called and it was **CARRIED**.



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**ADJOURNMENT**

R26/7-8

It was moved and seconded  
*That the meeting adjourn (8:27 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, April 13, 2026.

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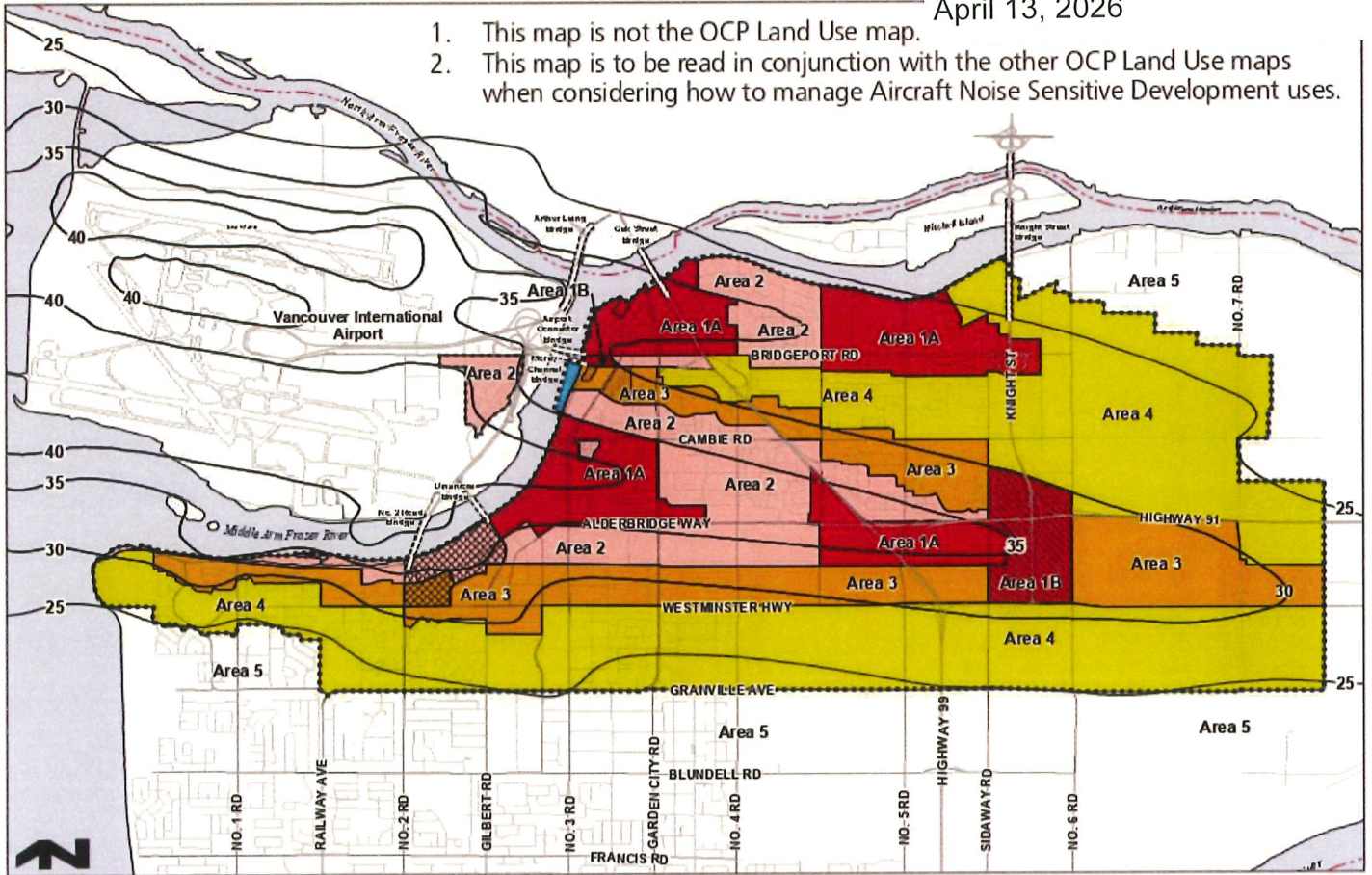
Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

# Aircraft Noise Sensitive Development Map

1. This map is not the OCP Land Use map.
2. This map is to be read in conjunction with the other OCP Land Use maps when considering how to manage Aircraft Noise Sensitive Development uses.



## Aircraft Noise Sensitive Development (ANSD) Policy Areas (see Aircraft Noise Sensitive Development Policy Table)

### No New Aircraft Noise Sensitive Land Uses:

**AREA 1A**

New Aircraft Noise Sensitive Land Use Prohibited

**AREA 1B**

New Residential Land Uses Prohibited

### Areas where Aircraft Noise Sensitive Land Uses may be considered: subject to Aircraft Noise Mitigation Requirements

**AREA 2**

All Aircraft Noise Sensitive Land Uses (except new single family) may be considered (see Table for exceptions)

**AREA 3**

All Aircraft Noise Sensitive Land Use types may be considered

**AREA 4**

All Aircraft Noise Sensitive Land Use types may be considered

### No Aircraft Noise Mitigation Requirements

**AREA 5**

All Aircraft Noise Sensitive Land Use types may be considered

Objective: Current rezoning may proceed prior to Area Plan updates, based on the formula:  
 - Residential use: Up to 2/3 of the buildable square feet (BSF);  
 - Non-residential use: The remaining BSF (e.g., 1/3)

Objective: To support the 2010 Olympic Speed Skating Oval:  
 - Residential use: Up to 2/3 of the buildable square feet (BSF);  
 - Non-residential use: The remaining BSF (e.g., 1/3)

On Fraser River Above 30 NEF Residential (e.g. house boats) may be considered

2015 Noise Exposer Forecast (NEF) Contours

Extent of Aircraft Noise Insulation