



**Regular Council**

**Monday, April 28, 2025**

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

Absent: Councillor Chak Au

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

RES NO. ITEM

**MINUTES**

R25/8-1 1. It was moved and seconded

***That:***

- (1) *the minutes of the Regular Council meeting held on April 14, 2025, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on April 22, 2025, be adopted as circulated.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R25/8-2

It was moved and seconded

*That a correction be made to Item No. 19 “Application by Wilton Properties Ltd for Rezoning at 6840 and 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (Cdt1)” Zone to “Residential/Limited Commercial (Zmu59) – Brighthouse Village (City Centre)” Zone” by amending the motion to read as follows:*

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10644 to create the “Residential/Limited Commercial (ZMU59)” zone, and to rezone 6840 and 6860 No.3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” zone to “Residential/Limited Commercial (ZMU59) – Brighthouse Village (City Centre)” zone, be introduced and given first, second, and third reading, as amended and subject to the revised rezoning considerations.”*

**CARRIED**

**PRESENTATION**

Kevin Quinn, CEO, TransLink, with the aid of a PowerPoint presentation (Copy on File, City Clerk’s Office) provided an overview of the proposed 2025 Investment Plan.

**COMMITTEE OF THE WHOLE**

R25/8-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:23 p.m.).*

**CARRIED**



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3. Delegations from the floor on Agenda items

Item No. 10 – Enhancing Access to Affordable Housing Through Low-End Market Rental Program Management Changes

De Whalen, President, Richmond Poverty Reduction Coalition (RPRC), spoke in support of the staff report, highlighting several key points. She noted that (i) the City is moving in the right direction on housing issues, (ii) the establishment of the Housing Office has already proven to be a valuable initiative, (iii) there is merit in exploring a waitlist or registry pilot program for for-profit housing providers, and (iv) the RPRC looks forward to continued collaboration with the City's Housing Office to further shared goals.

Item No. 11 – Issuance of Gift Cards

Jerome Dickey, Richmond resident, expressed concerns regarding transparency, accountability, and budgeting in the use of public resources, specifically in relation to the distribution of gift cards and staff recognition initiatives.

Item No. 20 – Application by Panatch Group for Rezoning at 9000 No. 3 Road from the “Gas & Service Stations (CG1)” Zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” Zone

Jerome Dickey, Richmond resident, expressed support for the inclusion of large two- and three-bedroom units in the development; however, he also raised concerns regarding the allocation of parking spaces.

Item No. 15 – Public EV Charging Network - Energy Based User Fees

Jerome Dickey, Richmond resident, expressed support for energy-based user fees; however, he raised concerns about the high cost of charging, noting it may discourage residents from adopting electric vehicles. He advised Council to explore reducing costs by examining alternative vendors, review charging contracts more frequently, and urged consideration of a pilot project to install EV chargers on residential streets.



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Item No. 19 – Application by Wilton Properties Ltd for Rezoning at 6840 and 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” Zone to “Residential/Limited Commercial (ZMU59) – Brighthouse Village (City Centre)” Zone

June Chen, a Richmond resident, expressed concerns regarding the proposed development, citing potential loss of privacy, risks of smoke inhalation, and fire safety issues associated with the neighbouring rooftop barbecues.

- R25/8-4      4.    It was moved and seconded  
*That Committee rise and report (7:45 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/8-5      5.    It was moved and seconded  
*That Items No. 6 through No. 17 and Item No. 19 and No. 20 be adopted by general consent.*

**CARRIED**

**6.    COMMITTEE MINUTES**

*That the minutes of:*

- (1)    the Community Safety Committee meeting held on April 15, 2025;*
  - (2)    the General Purposes Committee meeting held on April 22, 2025;*
  - (3)    the Special Finance Committee meeting held on April 22, 2025;*
  - (4)    the Public Works and Transportation Committee meeting held on April 23, 2025; and*
  - (5)    the Planning Committee meeting held on April 23, 2025;*
- be received for information.*

**ADOPTED ON CONSENT**





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**7. 2025-2026 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN COMMUNITY PRIORITIES**

(File Ref. No. . 09-5375-02; 01-0340-35-CSAF1) (REDMS No. 7952385)

*That the priorities, Property Crime, Organized Crime, Road Safety and Vulnerable Persons, listed in the report titled “2025-2026 Richmond RCMP Detachment Annual Performance Plan – Community Priorities”, dated March 11, 2025, from the Officer in Charge, Richmond RCMP, be endorsed for inclusion in the Richmond RCMP Detachment’s fiscal year 2025-2026 (April 1, 2025, to March 31, 2026) Annual Performance Plan.*

**ADOPTED ON CONSENT**

**8. AMENDMENTS OF RICHMOND ZONING BYLAW NO. 8500 AND OTHER ENFORCEMENT RELATED HOUSEKEEPING AMENDMENTS**

(File Ref. No. 12-8060-20-010665; 12-8060-20-010666; 12-8060-20-010667; 12-8060-20-010668; 12-8060-20-010669) (REDMS No. 7991331, 7994483, 8013578, 8013861, 8013582, 8015066, 8036661)

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10665, be introduced and given first reading;*
- (2) That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10666, be introduced and given first, second and third readings;*
- (3) That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10667, be introduced and given first, second and third readings;*
- (4) That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10668, introduced and given first, second and third readings; and*
- (5) That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10669, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



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**9. LOW-END MARKET RENTAL AND NON-MARKET RENTAL HOUSING OVERSIGHT: SUMMARY OF THE 2024 STATUTORY DECLARATION PROCESS**

(File Ref. No. 08-4057-05) (REDMS No. 7987198, 7678341)

*That a policy be drafted for Council consideration that provides for exceptions for temporary instances of income exceedance related to low-end market rental and non-market rental housing as outlined in the report titled "Low-End Market Rental and Non-Market Rental Housing Oversight: Summary of 2024 Statutory Declaration Process" dated March 26, 2025, from the Director, Housing.*

**ADOPTED ON CONSENT**

**10. ENHANCING ACCESS TO AFFORDABLE HOUSING THROUGH LOW-END MARKET RENTAL PROGRAM MANAGEMENT CHANGES**

(File Ref. No. 08-4057-05) (REDMS No. 7833264)

- (1) That a registry of Low-End Market Rental (LEMR) homes be established and maintained on the City's website as described in the report "Enhancing Access to Affordable Housing through Low-End Market Rental Program Management Changes" dated March 26, 2025, from the Director, Housing;*
- (2) That public information resources on the LEMR Program be expanded to recognize property-specific rents and eligibility criteria supported by a mapping tool to aid those in their search for affordable housing in Richmond;*
- (3) That the LEMR Program be assessed to determine how it is serving the housing needs of the Priority Groups recognized in the Affordable Housing Strategy 2017-2027, and that the findings of this assessment, and any related recommendations, be reported to Council; and*
- (4) That staff be directed to review the eligibility criteria regarding assets owned by LEMR unit tenants and how priority for the occupation of LEMR units can be given to Richmond residents.*

**ADOPTED ON CONSENT**



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**11. ISSUANCE OF GIFT CARDS TO EMPLOYEES**

(File Ref. No. 05-1420-00) (REDMS No. 8038100, 8029912, 8033624)

- (1) That the Chief Administrative Officer (CAO) immediately withdraw the practice of issuing gift cards to employees or others;*
- (2) That the CAO implement practices such as structured recognition programs that prioritize fairness and meaningful appreciation for employees; and*
- (3) That the General Manager of Finance and Corporate Services determine the cash value of the current stock of gift cards and a process to recover the cost and report back as soon as possible.*

**ADOPTED ON CONSENT**

**12. ANNUAL PROPERTY TAX RATES (2025) BYLAW NO. 10653**

(File Ref. No. 12-8060-20-010653) (REDMS No. 7957895, 8003944)

*That the Annual Property Tax Rates (2025) Bylaw No. 10653 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**13. RICHMOND WATER QUALITY AND CONSERVATION REPORT 2024**

(File Ref. No. 10-6175-03-03) (REDMS No. 8009692)

- (1) That the annual report titled “Richmond Water Quality and Conservation Report 2024”, dated March 18, 2025, from the Director, Public Works Operations, be:*
  - (a) endorsed as the City’s report to the public on water quality in Richmond; and*
  - (b) provided to the Drinking Water Officer and Medical Health Officer as the City’s plan for reporting water quality results; and*





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- (2) *That the “Richmond Water Quality and Conservation Report 2024” be made available to the community on the City’s website and through various communication tools including social media channels.*

**ADOPTED ON CONSENT**

**14. RECYCLING AND SOLID WASTE MANAGEMENT – REPORT 2024:  
EXPLORING NEW WAYS TO REDUCE WASTE**

(File Ref. No. 10-6375-05) (REDMS No. 7985755)

- (1) *That the planned initiatives, as outlined in the report titled “Recycling and Solid Waste Management - Report 2024: Exploring New Ways to Reduce Waste”, dated March 19, 2025, from the Director, Public Works Operations, be endorsed; and*
- (2) *That the “Recycling and Solid Waste Management - Report 2024: Exploring New Ways to Reduce Waste”, be made available to the community on the City's website and through various communication tools including social media channels and as part of community outreach initiatives.*

**ADOPTED ON CONSENT**

**15. PUBLIC EV CHARGING NETWORK - ENERGY BASED USER FEES**

(File Ref. No. 12-8060-20-010657; 12-8060-20-010658; 12-8060-20-010659; 12-8060-20-010660)

(REDMS No. 7920871, 7951604, 7951145, 7951461, 7951684, 8038832)

- (1) *That, as described in the staff report titled “Public EV Charging Network – Energy Based User Fees”, dated March 19, 2025, from the Director, Climate & Environment, and Director, Public Works Operations, energy-based user fees be implemented for all city-owned public EV chargers;*
- (2) *That the Chief Administrative Officer or General Manager, Engineering and Public Works be authorized to apply for Temporary Dispensation from Measurement Canada for the sale of electricity for EV charging; and*





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- (3) *That each of the following bylaws be introduced and given first, second and third readings in order to implement energy-based user fees, including ticketing provisions:*
- (a) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10657;*
  - (b) *Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10658;*
  - (c) *Traffic Bylaw No. 5870, Amendment Bylaw No. 10659; and*
  - (d) *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10660.*

**ADOPTED ON CONSENT**

**16. 2025 PROVINCIAL PESTICIDE USE PERMIT RENEWAL APPLICATION**

(File Ref. No. 10-6160-07-01) (REDMS No. 7984078, 7991030)

*That the comments regarding a provincial Pesticide Use Permit application to manage invasive cordgrass and perennial pepperweed outlined in the report titled “2025 Provincial Pesticide Use Permit Renewal Application”, dated March 19, 2025, from the Director, Climate and Environment, be endorsed for submission to the provincial Ministry of Forests.*

**ADOPTED ON CONSENT**

**17. 2025 LIQUID WASTE MANAGEMENT PLAN BIENNIAL REPORT**

(File Ref. No. 10-6400-09-01) (REDMS No. 7930673)

*That the City’s 2025 Liquid Waste Management Plan Biennial Report, as presented in Attachment 1 of the staff report titled “2025 Liquid Waste Management Plan Biennial Report”, dated March 19, 2025, from the Director, Engineering, be submitted to Metro Vancouver.*

**ADOPTED ON CONSENT**



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**18. TRANSLINK PRESS RELEASE**

(File Ref. No. 01-0154-01) (REDMS No. 8038323, 8034385, 8038840, 8038847)

See Page 12 for action on this matter.

**19. APPLICATION BY WILTON PROPERTIES LTD FOR REZONING AT 6840 AND 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO “RESIDENTIAL/LIMITED COMMERCIAL (ZMU59) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010644, RZ 22-015455) (REDMS No. 8023101, 7978382, 7962015, 7910475)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10644 to create the “Residential/Limited Commercial (ZMU59)” zone, and to rezone 6840 and 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” zone to “Residential/Limited Commercial (ZMU59) – Brighouse Village (City Centre)” zone, be introduced and given first, second and third reading, as amended and subject to the revised rezoning considerations.”*

**ADOPTED ON CONSENT**

**20. APPLICATION BY PANATCH GROUP FOR REZONING AT 9000 NO. 3 ROAD FROM THE “GAS & SERVICE STATIONS (CG1)” ZONE TO THE “COMMERCIAL MIXED USE (ZMU61) – NO. 3 ROAD AND FRANCIS ROAD (BROADMOOR)” ZONE**

(File Ref. No. 12-8060-20-010655, RZ 23-033712; 12-8060-20-010663; 12-8060-20-010656) (REDMS No. 7927720, 8007747, 7993701, 8007782, 7994462)

- (1)** *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655, to change the land use designation of 9000 No. 3 Road from “Commercial” to “Limited Mixed Use” in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*



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- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663, to amend the definition of the “Limited Mixed Use” land use map designation in Schedule 1 of Richmond Official Community Plan Bylaw 9000 to clarify that the residential use is intended to include purpose-built rental housing, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both 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**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 to create the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone, and to rezone 9000 No. 3 Road from the “Gas & Service Stations (CG1)” zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone be introduced and given first reading.*

**ADOPTED ON CONSENT**





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**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**  
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18. **TRANSLINK PRESS RELEASE**

(File Ref. No. 01-0154-01) (REDMS No. 8038323, 8034385, 8038840, 8038847)

R25/8-6

It was moved and seconded

(1) *That a letter be written to TransLink requesting that the 2025 Investment Plan be reconsidered for a 1-year funding agreement with the province, at which time a long-term agreement can be developed; and*

(2) *That staff provide a memorandum with transit service options.*

The question on the motion was not called, as discussion took place on (i) the necessity of ensuring that the deliverables from the organization are consistent with the commitments made, and (ii) the importance of preventing the acceptance of a transit system of lesser quality than originally proposed.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Gillanders, Heed, Hobbs, Loo and McNulty opposed.

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced that Nat Ho was appointed to the Richmond Accessibility Advisory Committee as the youth representative for a two-year term to expire on December 31, 2026.



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**BYLAW FOR ADOPTION**

- R25/8-7      It was moved and seconded  
*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10648 be adopted.*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

- R25/8-8      21. It was moved and seconded  
*(1) That the minutes of the Development Permit Panel meeting held on April 16, 2025, be received for information.*

**CARRIED**

**PUBLIC DELEGATION ON NON-AGENDA ITEMS**

- R25/8-9      22. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:21 p.m.).*

**CARRIED**

Becks Jennings, Owner & Head Trainer, Pooch Positives, with the aid of a PowerPoint presentation (Copy on File, City Clerk's Office), provided an overview on the negative effects of choke, prong and electric shock dog collars, and urged Council to create a bylaw banning the use of such devices in the City of Richmond.

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

- R25/8-10      It was moved and seconded  
*That the feasibility of banning the use of choke, prong and electric shock dog collars in Richmond be referred to staff for further examination.*

**CARRIED**



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- R25/8-11     23. It was moved and seconded  
*That Committee rise and report (8:29 p.m.).*

**CARRIED**

**ADJOURNMENT**

- R25/8-12     It was moved and seconded  
*That the meeting adjourn (8:30 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 28, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)