



Regular Council

Monday, May 11, 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

R26/9-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on April 27, 2026, be adopted as circulated;*
- (2) *the Metro Vancouver 'Special Board in Brief' dated April 15, 2026, be received for information; and*
- (3) *the Metro Vancouver 'Board in Brief' dated April 24, 2026, be received for information.*



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The question on Resolution R26/9-1 was not called as Cllr. Wolfe advised of his opposition vote at a special meeting regarding the Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026, which has subsequently been approved by the Metro Vancouver Board, as set out in item G1.2 of the Metro Vancouver Board in Brief, dated April 24, 2026.

The question on Resolution R26/9-1 was then called and it was **CARRIED**.

PRESENTATION

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Axel Hovbrender, Chair of the Board of Directors, Richmond Olympic Oval Corporation, presented their 2025 Annual Report.

COMMITTEE OF THE WHOLE

- R26/9-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:14 p.m.).

CARRIED

3. Delegations from the floor on Agenda items:
Item No. 11 – Additional Planning Committee Motion: Re-Evaluation of the Environmentally Sensitive Areas (ESAs) Mapping for the Thompson and Boundary Roads Area of Hamilton

Peter DeConti, 4531 Boundary Road, spoke in support of the removal of ESAs from the properties between Boundary and Thompson Roads.

In response to queries from Council, Mr. DeConti reported (i) the process to have the ESA on his family property dealt began in 2017, (ii) developers potentially looking to purchase the property to build townhouses are offering lower than fair market value as a result of the ESA, and (iii) there are townhouse developments currently in the neighbourhood.



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- R26/9-3 4. It was moved and seconded
That Committee rise and report (7:19 p.m.).

CARRIED

CONSENT AGENDA

- R26/9-4 5. It was moved and seconded
*That Items No. 6 through No. 10, and Items No. 12 and No. 13, be adopted
by general consent.*

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held
on April 28, 2026;*
- (2) the Finance and Audit Committee meeting held on May 4, 2026;*
- (3) the General Purposes Committee meeting held on May 4, 2026;*
- (4) the Planning Committee meeting held on May 5, 2026; and*
- (5) the Council/School Board Liaison Committee meeting held on
January 28, 2026;*

be received for information.

ADOPTED ON CONSENT

7. SPORT COURT AND FIELD STRATEGY – GUIDING PRINCIPLES
(File Ref. No. 11-7200-01) (REDMS No. 8351917)

*That the Guiding Principles, as detailed in the report titled “Sport Court
and Field Strategy – Guiding Principles”, dated April 2, 2026, from the
Director, PRC, Planning and Strategic Initiatives, be approved and used to
inform the strategic directions and actions of the new Sport Court and Field
Strategy.*

ADOPTED ON CONSENT



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8. WORKS YARD REPLACEMENT PROJECT – PHASE 1 FORM AND CHARACTER DESIGN

(File Ref. No. 06-2052-25WYAR1) (REDMS No. 8369890, 5361660)

- (1) *That the form and character design, as described in Attachment 1 of the report titled “Works Yard Replacement Project - Phase 1 Form and Character” dated April 17, 2026 from the Deputy Chief Administrative Officer, be approved; and*
- (2) *That the facility to be constructed at 5599 Lynas Lane be named, “City of Richmond Works Yard”, as described in the report titled “Works Yard Replacement Project - Phase 1 Form and Character” dated April 17, 2026 from the Deputy Chief Administrative Officer.*

ADOPTED ON CONSENT

9. ENDORSEMENT OF UBCM RESOLUTION - ADEQUATE FUNDING FOR AGRICULTURAL LAND COMMISSION (THE “ALC”)

(File Ref. No. 01-0150-20-BCAL1; 01-0060-20-UBCM1-01) (REDMS No. 8382215)

- (1) *That the proposed resolution in Attachment 1 of the report, Endorsement of UBCM Resolution – Adequate Funding for Agricultural Land Commission (the “ALC), dated April 13, 2026 from the General Manager, Law and Community Safety, be approved for submission to the UBCM; and*
- (2) *That letters be written to the BC Minister of Agriculture and the BC Minister of Finance as well as Richmond MLAs advocating for the appropriate and sustainable funding of the ALC to meet its current mandate.*

ADOPTED ON CONSENT

10. 2025 CONSOLIDATED FINANCIAL STATEMENTS

(File Ref. No. 03-1200-02) (REDMS No. 8379302, 8382990)

That the 2025 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

ADOPTED ON CONSENT



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11. ADDITIONAL PLANNING COMMITTEE MOTION: RE-EVALUATION OF THE ENVIRONMENTALLY SENSITIVE AREAS (ESAS) MAPPING FOR THE THOMPSON AND BOUNDARY ROADS AREA OF HAMILTON

(File Ref. No. 08-4045-02) (REDMS No. 8382761)

Please see page 7 for action on this item.

12. RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF MAPLE RIDGE FOR THE NORTH 256 STREET INDUSTRIAL LANDS AREA PLAN

(File Ref. No. 1-0157-30-RGST1; 01-0155-20-01) (REDMS No. 8377894)

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

ADOPTED ON CONSENT

13. RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR METRO 2050 TYPE 2 PROPOSED AMENDMENT – CITY OF SURREY (HAZELMERE)

(File Ref. No. 01-0157-30-RGST1; 01-0155-20-SURR1) (REDMS No. 8379255)

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

ADOPTED ON CONSENT



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

11. ADDITIONAL PLANNING COMMITTEE MOTION: RE-EVALUATION OF THE ENVIRONMENTALLY SENSITIVE AREAS (ESAS) MAPPING FOR THE THOMPSON AND BOUNDARY ROADS AREA OF HAMILTON

(File Ref. No. 08-4045-02) (REDMS No. 8382761)

A brief overview of the lots directly affected by ESAs was provided.

R26/9-5

It was moved and seconded

That the Environmentally Sensitive Areas (ESA) designation in the outlined areas (privately owned properties between Thompson and Boundary Roads, and south of Thompson Gate in the Hamilton area) be rescinded effective immediately.

The question on the motion was not called as discussion ensued with respect to (i) ESAs on privately owned properties, (ii) ESA designation as a result of an overgrown yard, (iii) development being limited by costs, (iv) specific areas being designated ESA, (v) consideration of habitat species at risk, (vi) ESA assessment and compensation, (vii) the existence of ESAs not necessarily stopping development but does increase costs to developers, and (viii) varying the time of year for site visits to capture all native plants in season.

In response to queries from Council, staff noted (i) a full review of ESAs, including the potential of removing ESAs on other lands, is underway and includes several site visits, (ii) the act of clearing land for farming is an exception for an ESA to be removed through the ESA exemption process, (iii) within the OCP the subject area allows for redevelopment for townhouses, and (iv) there have been ESA designation maps since the 1990s, however the larger ESA map that includes the subject ESA designation area would have been part of the 2012 OCP update, for which there would have been public consultation.

The question on Resolution R26/9-5 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.



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BYLAWS FOR ADOPTION

R26/9-6

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10730;

Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment Bylaw No. 10743; and

Annual Property Tax Rates (2026) Bylaw No. 10748.

CARRIED

R26/9-7

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10498 be adopted:

The question on Resolution R26/9-7 was not called as Cllr. Wolfe spoke in opposition.

The question on Resolution R26/9-7 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

DEVELOPMENT PERMIT PANEL

R26/9-8

14. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on April 29, 2026, and the Chair's report for the Development Permit Panel meetings held on November 27, 2024, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 23-029220) for the properties at 8120 and 8140 No. 1 Road, be endorsed and the Permit so issued.

CARRIED



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ADJOURNMENT

R26/9-9

It was moved and seconded
That the meeting adjourn (8:49 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, May 11, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)