



Regular Council

Monday, May 25, 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

R26/10-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on May 11, 2026, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on May 19, 2026, be adopted as circulated; and*
- (3) *the minutes of the Regular Council meeting for Public Hearings held on May 19, 2026, be adopted as circulated.*

CARRIED



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PRESENTATION

Maria Arias, Program Coordinator, Heritage BC, presented an award recognizing the City of Richmond's Heritage Boat Restoration Program at Britannia Shipyards National Historic Site as an outstanding model for connecting heritage preservation with public learning that is hands on, accessible and deeply rooted in the community.

COMMITTEE OF THE WHOLE

- R26/10-2 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 – None.

- R26/10-3 4. It was moved and seconded
That Committee rise and report (7:06 p.m.).

CARRIED

CONSENT AGENDA

- R26/10-4 5. It was moved and seconded
That Items No. 6 through No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on May 12, 2026;*
(2) *the General Purposes Committee meeting held on May 19, 2026;*

2.



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- (3) *the Planning Committee meeting held on May 20, 2026; and*
 - (4) *the Public Works and Transportation Committee meeting held on May 20, 2026;*
- be received for information.*

ADOPTED ON CONSENT

7. **SEEDLINGS CHILD CARE CENTRE DOOR SECURITY CONCERN**
 (File Ref. No. 07-3070-20-014) (REDMS No. 8427896, 8427895)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

Re-install the security job to reinstate the same security level as was originally provided to the Seedlings Childcare.

ADOPTED ON CONSENT

8. **REVIEW OF LOW-END MARKET RENTAL CONTRIBUTION RATES**
 (File Ref. No. 08-4057-05) (REDMS No. 8387564)

That the City’s Low-End Market Rental contribution rates and other program settings be reviewed and the results reported back to Council as described in the report titled “Review of Low-End Market Rental Contribution Rates” from the Deputy Chief Administrative Officer, dated April 21, 2026, provided that the services would be performed without a consultant.

ADOPTED ON CONSENT

9. **DEVELOPMENT OF FOUR CITY-OWNED SITES FOR AFFORDABLE HOUSING: INITIAL COMMUNITY ENGAGEMENT PROGRAM**
 (File Ref. No. 08-4057-05/2025) (REDMS No. 8407641)

That the Initial Community Engagement Program outlined in the report titled “Development of Four City-Owned Sites for Affordable Housing: Initial Community Engagement Program” from the Director, Housing, dated April 17, 2026, be approved.

ADOPTED ON CONSENT



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10. RESPONSE TO PROVINCIAL HOUSING BILLS: DENSITY BONUS AND INCLUSIONARY ZONING REQUIREMENTS AND ASSOCIATED ZONING BYLAW AMENDMENTS

(File Ref. No. 12-8060-20-010760; 12-8060-20-010761; 08-4045-30-02) (REDMS No. 8388374, 8395617, 8396342)

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10760, to amend the density bonus provisions in existing standard Small-Scale Multi-Unit Housing zones and remove the density bonus provisions in other existing standard residential and mixed-use zones, in compliance with the requirements of Bill 16 (Housing Statutes Amendment Act, 2024), be introduced and given first, second, and third reading;*
- (2) *That Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761, to create a new reserve fund for cash-in-lieu of affordable housing received through a density bonus bylaw, in compliance with the requirements of Bill 16, be introduced and given first, second, and third reading; and*
- (3) *That a meeting be sought with the Minister of Housing and Municipal Affairs at the UBCM meeting to discuss Provincial Housing Bills.*

ADOPTED ON CONSENT

11. STEVESTON AREA PARKING STUDY

(File Ref. No. 10-6455-01) (REDMS No. 8349916, 8427911, 8427912)

- (1) *That the following parking enhancement measures in the Steveston area be implemented, as described in the report titled “Steveston Area Parking Study”, from the General Manager of Engineering & Public Works, dated April 16, 2026:*
 - (a) *Introduce additional signage directing visitors to the various public parking lots in the Steveston area;*
 - (b) *Introduce three-hour parking on the south side of Bayview Street east of No. 1 Road and convert a dedicated taxi parking stall to three-hour parking;*



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- (c) *Engage with area residents regarding a potential residential permit parking program; and*
- (d) *That there be a referral to staff to review the terms of the parking in the private lots on the southside of Bayview Street, east of No. 1 Road.*

ADOPTED ON CONSENT

12. APPLICATION BY JTA DEVELOPMENT CONSULTANTS FOR A ZONING TEXT AMENDMENT TO THE “GAS STATION COMMERCIAL (ZC15) – BROADMOOR AND IRONWOOD AREA” ZONE TO ADD “RESTAURANT” AS A SECONDARY USE AT 7980 WILLIAMS ROAD

(File Ref. No. 12-8060-20-010751, ZT 25-017720) (REDMS No. 8378405, 8378591)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10751, for a zoning text amendment to the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area” zone to add “Restaurant” as a Secondary Use at 7980 Williams Road, be introduced and given first reading.

ADOPTED ON CONSENT

13. SECURING ROAD DEDICATION AT BUILDING PERMIT - IMPLEMENTATION STRATEGY

(File Ref. No. 10-6500-01) (REDMS No. 8373424)

- (1) *That affected residents and the development community be consulted regarding the proposed strategy as described in the report titled “Securing Road Dedication at Building Permit - Implementation Strategy”, dated April 21, 2026, from the General Manager, Engineering and Public Works; and*
- (2) *That bylaw amendments be brought forward to facilitate securing road dedication as described in the report titled “Securing Road Dedication at Building Permit Implementation Strategy,” dated April 21, 2026, from the General Manager, Engineering and Public Works.*

ADOPTED ON CONSENT



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14. PROPOSED ENERGY AND GREENHOUSE GAS EMISSIONS (GHG) REPORTING REQUIREMENT FOR BUILDINGS - ENGAGEMENT RESULTS AND NEXT STEPS

(File Ref. No. 10-6125-07-01) (REDMS No. 8355413)

That the proposed work plan, as described in the report titled “Proposed Energy and Greenhouse Gas (GHG) Emissions Reporting Requirement for Buildings – Engagement Results and Next Steps”, dated April 17, 2026, from the General Manager, Engineering and Public Works, be approved.

ADOPTED ON CONSENT

15. PROPOSED AMENDMENTS TO TRAFFIC BYLAW 5870 AND TRAFFIC CALMING POLICY 7018 TO IMPLEMENT 30 KM/H POSTED SPEED LIMIT

(File Ref. No. 12-8060-20-010750; 01-0095-20-7018) (REDMS No. 8365992, 8415148, 8366030)

(1) That the Traffic Bylaw No. 5870, Amendment Bylaw No. 10750 be given first, second and third readings; and

(2) That the amendment to the Traffic Calming Related Measures – Policy 7018, as described in the report titled “Proposed Amendments to Traffic Bylaw 5870 and Traffic Calming Policy 7018 to Implement 30km/h Speed Limit”, be approved.

ADOPTED ON CONSENT

16. INVASIVE SPECIES ACTION PLAN: PROGRAM SUMMARY (2024 – 2025)

(File Ref. No. 10-6160-07-01) (REDMS No. 8382154, 8382157, 8382156)

(1) That the report titled “Invasive Species Action Plan: Program Summary (2024 - 2025)”, dated April 22, 2026, from the General Manager, Engineering and Public Works, be received for information; and

(2) That the Invasive Species Action Plan (2016) be updated as described in the report titled “Invasive Species Action Plan Update and Program Summary (2024 - 2025)”, dated April 22, 2026, from the General Manager, Engineering and Public Works, and a draft be brought to Council for consideration.

ADOPTED ON CONSENT



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PUBLIC ANNOUNCEMENTS

Mayor Brodie advised that:

On April 27, 2026 Council approved the updated Guiding Principles for the City Grant Program and adopted the associated policy. As part of this, Council has exempted the Steveston Community Society – Richmond Summer Project and the KidSport Richmond Chapter – KidSport Richmond Grant from the 2027 Parks, Recreation and Community Events Program cycle funding limit;

On May 4, 2026, re-tenanting of River Run Early Care and Learning Centre was approved by Council. The Developmental Disabilities Association has been appointed to lease and operate River Run Early Care and Learning Centre following the Atira Women’s Resource Society’s early termination of their lease with the City;

Winston Sayson was appointed to the Richmond Intercultural Advisory Committee for the remainder of the 2026–2027 term, to expire on December 31, 2027;

Caroline Kautz was appointed to the Richmond Seniors Advisory Committee for the remainder of the 2026–2027 term, to expire on December 31, 2027;

Johann Baart was appointed to the Richmond Food Security and Agricultural Advisory Committee as the representative from the Advisory Committee on the Environment, for a one-year term to expire on December 31, 2026; and

Ken Johnston was appointed as the City of Richmond’s representative to the Vancouver Airport Authority Board of Directors for a three-year term.



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DEVELOPMENT PERMIT PANEL

- R26/10-5 17. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on May 13, 2026, and the Chair's report for the Development Permit Panel meetings held on April 16, 2025, and March 11, 2026, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 23-035047) for the property located at 3100 St. Edwards Drive; and*
 - (b) *a Development Permit (DP 25-037757) for the properties at 7480 and 7486 Williams Road.*
- be endorsed, and the Permits so issued.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/10-6 18. It was moved and seconded
- That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:44 p.m.).*

CARRIED

Peter Mitchell and Bruce Marshall, Rotary Club of Steveston, thanked Council for the 25th Anniversary Proclamation, and with the aid of a PowerPoint presentation (Copy on File, City Clerk's office) spoke about the impact their club has made in the community since it was founded in 2001. Highlighting that their current area of focus is food security, literacy/education, and emergency response. Noting that the club has long supported initiatives such as Rotary Hospice House and Marine Search and Rescue, has raised \$160,000 following the Lytton fire and designed and developed portable fire trailers for remote communities such as Siska First Nation and Fraser Canyon and Chilcotin communities. to combat small fires before they spread.



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R26/10-7 19. It was moved and seconded
That Committee rise and report (7:55 p.m.).

CARRIED

ADJOURNMENT

R26/10-8 It was moved and seconded
That the meeting adjourn (7:56 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 25, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)