



Regular Council

Monday, June 8, 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 7:07 p.m.

RES NO. ITEM

MINUTES

R26/11-1 1. It was moved and seconded
That:

(1) *the minutes of the Regular Council meeting held on May 25, 2026, be adopted as circulated.*

CARRIED



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R26/11-2

It was moved and seconded

That agenda delegation Greg Ferguson and staff member Todd Gross be permitted to enter the meeting via Zoom.

CARRIED

AGENDA ADDITIONS & DELETIONS

R26/11-3

It was moved and seconded

- (1) *That Item No. 17 “Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732”, be corrected to reflect the revised Amendment Bylaw set out in the staff memorandum, (attached to and forming part of these minutes as Schedule 1) and Part 2 of the recommendation be amended to read “That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 as attached in the staff memorandum dated June 4, 2026, be introduced and given first, second and third readings; and*
- (2) *That a Non-Agenda Delegation by Mr. Michael Bishop to speak about CG2 zoning at 7991 No. 1 Road be added as item No. 19 to the agenda.*

CARRIED

PRESENTATION

Denise Hui, Chair, Richmond Public Library (RPL) Board and Susan Walters, Chief Librarian, presented the Richmond Public Library Board 2025 Annual Report, highlighting the following:

- There were 1,193,625 RPL visitors in 2025;
- Richmond’s cultural programs engaged over 3,400 attendees through celebrations of Passover, Ramadan, and other traditions, demonstrating strong community interest;
- The new Community Conversation series connects local residents with guest speakers to discuss critical and sometimes sensitive issues;



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- RPL continues to amplify Indigenous voices by strengthening meaningful connections and sustaining programs such as the Indigenous Authors Series;
- Connecting with seniors remains vital to the City’s age-friendly commitment, with RPL’s cost-effective Community Connect Box program exemplifying targeted service delivery;
- In 2025, RPL launched a new, more accessible website, relaunched its monthly newsletter, and expanded its social media presence, making it easier for customers to access services, stay informed, and connect with the library; and
- The City’s \$100,000 investment to expand RPL collections, has helped reduce hold times and improve collection freshness.

Discussion ensued with respect to (i) circulation of more than 60,000 items each week to Richmond residents, (ii) new Steveston Library is anticipated to be busy and well used, (iii) BC Summer Reading Club is funded by the Provincial government, and (v) there is a 13 percent increase in digital collection usage, e-books are significantly higher in cost, and the e-book model continues to be a challenge.

COMMITTEE OF THE WHOLE

- R26/11-4 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:19 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 12 – Richmond Community Memorial Garden – Planning Process Update, Site Selection Criteria, and Next Steps



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Howard Jampolsky, Richmond resident, spoke in support of creating a memorial garden or cemetery space in Richmond, emphasizing the importance of providing places for people to honour, remember, reflect, and heal. He noted that such spaces support the emotional needs of residents and help strengthen community connections, and encouraged Council to continue exploring the proposal in consultation with residents, cultural groups, faith communities, and memorialization professionals.

Item No. 15 – Official Community Plan: Minor Administrative Amendments and Environmentally Sensitive Areas Map Update

Greg Ferguson, Richmond resident, spoke to his concerns regarding the removal of the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, noting that doing so could set a precedent for landowners to seek ESA removals for private benefit. He urged a more thorough process, and stressed the importance of protecting the environment.

- R26/11-5 4. It was moved and seconded
That Committee rise and report (7:27 p.m.).

CARRIED

CONSENT AGENDA

- R26/11-6 5. It was moved and seconded
That Items No. 6 through No. 14 and No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on May 26, 2026;*
- (2) *the Finance and Audit Committee meeting held on June 1, 2026;*
- (3) *the General Purposes Committee meeting held on June 1, 2026; and*

4.



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*(4) the Planning Committee meeting held on June 2, 2026;
be received for information.*

ADOPTED ON CONSENT

**7. 2026-2027 ENGAGING ARTISTS IN THE COMMUNITY PROGRAM
PUBLIC ART PROJECTS**

(File Ref. No. 11-7000-09-20-089) (REDMS No. 8377012, 8245190, 8377155)

That the 2026–2027 Engaging Artists in Community Program Public Art Projects as presented in the report titled “2026–2027 Engaging Artists in Community Program Public Art Projects”, dated May 4, 2026, from the General Manager, Parks, Recreation and Culture, be approved.

ADOPTED ON CONSENT

**8. STEVESTON CANNERY CHANNEL DREDGING PROJECT
UPDATE AND EXPANDED SCOPE OF WORK**

(File Ref. No. 10-6150-04) (REDMS No. 8366373)

(1) That a one-time additional level request of \$1,000,000 for dredging Imperial Landing and Britannia Shipyards City waterlot landside frontages as detailed in the report titled “Steveston Cannery Channel Dredging Project Update and Expanded Scope of Work”, from the General Manager, Parks, Recreation and Culture, dated May 4, 2026, be considered as part of the 2027 budget process.

(2) That a letter be written to the relevant Provincial and Federal ministers and the local MLAs and MPs to advise of the City’s commitment towards the Steveston Cannery Channel Dredging Project and continuation of the four-way partnership model used as well as the dredging type allowance to help with the process.

ADOPTED ON CONSENT



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9. RICHMOND FOOD HUB GAP ANALYSIS AND FEASIBILITY STUDY

(File Ref. No. 08-4150-20-001) (REDMS No. 8392971)

That Option 1: Food Distribution Hub as detailed in the report titled “Richmond Food Hub Gap Analysis and Feasibility Study”, dated May 19, 2026, from the General Manager, Finance and Corporate Services, be approved.

ADOPTED ON CONSENT

10. ADVOCACY FOR RENEWED LOCAL GOVERNMENT CLIMATE ACTION PROGRAM FUNDING

(File Ref. No. 10-6125-07-01; 03-1087-31-01) (REDMS No. 8409329)

(1) That, as described in the report titled “Advocacy for Renewed Local Government Climate Action Program Funding”, dated May 5, 2026, from the General Manager, Engineering and Public Works, letters be sent to the Premier, relevant Provincial ministers, and Richmond MLAs outlining the benefits of local government climate action funding and the need for its continuation; and

(2) That the proposed resolution on Continued Local Government Climate Action Funding, described in Attachment 1, for submission to the Union of British Columbia Municipalities (UBCM), in the report titled “Advocacy for Renewed Local Government Climate Action Program Funding”, dated May 5, 2026, be endorsed.

ADOPTED ON CONSENT

11. ANNUAL FUNDING REQUIREMENT FOR EQUIPMENT REPLACEMENT RESERVE FUND - FIRE RESCUE VEHICLES

(File Ref. No. 03-1075-05; 02-0650-01) (REDMS No. 8364999)

That an increase of \$900,000 per year to the annual contribution to the Equipment Replacement Reserve Fund – Fire Rescue Vehicles (the “Reserve”) for a period of three year as outlined in Option 1 in the report titled “Annual Funding Requirement for Equipment Replacement Reserve Fund – Fire Rescue Vehicles” be considered in the annual budget process.

ADOPTED ON CONSENT



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12. RICHMOND COMMUNITY MEMORIAL GARDEN – PLANNING PROCESS UPDATE, SITE SELECTION CRITERIA, AND NEXT STEPS

(File Ref. No. 06-2000-20-004) (REDMS No. 8385767)

That the report titled “Richmond Community Memorial Garden – Planning Process Update, Site Selection Criteria, and Next Steps”, from the General Manager, Parks, Recreation and Culture, dated May 11, 2026, be received for information; and the approach be endorsed.

ADOPTED ON CONSENT

13. ARTERIAL ROAD POLICY

(File Ref. No. 01-0095-30-7003; 01-0035-20-HSRD1) (REDMS No. 8442376)

That a letter be written from the Mayor to the Minister of Housing and Municipal Affairs and Kelly Greene, Minister of Emergency Management and Climate Readiness, requesting that Richmond be exempted from SSMUH zoning for properties along a designated Arterial Road where higher density residential uses are permitted through an Area Plan or Official Community Plan.

ADOPTED ON CONSENT

14. APPLICATION BY BRIDGEPORT EAST BT HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL, OFFICE AND HOTEL (ZI10) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE TO ADD “HEALTH SERVICE, MINOR” AS A PERMITTED USE AT UNIT 105 - 2777 JOW STREET

(File Ref. No. 12-8060-20-010766, ZT 25-022777) (REDMS No. 8356952, 8359294)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, for a Zoning Text Amendment to the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use at Unit 105 - 2777 Jow Street, be introduced and given first reading.

ADOPTED ON CONSENT



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15. OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE

(File Ref. No. 12-8060-20-010767; 12-8060-20-010768; 08-4045-30-04; 08-4045-30-02) (REDMS No. 8412593, 8418236, 8441577, 8413849, 8416797)

Please see page 8 for action on this item.

16. ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 12-8060-01; 12-8060-20-010582, RZ 22-013378; 12-8060-20-010546, RZ 21-945388; 12-8060-20-010529, RZ 20-891129; 12-8060-20-010513, RZ 22-011080; 12-8060-20-010497, RZ 22-011063) (REDMS No. 8421029)

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the report titled "Abandonment of Unadopted Bylaws" dated May 20, 2026, from the General Manager, Finance and Corporate Services, be abandoned.

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

15. OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE

(File Ref. No. 12-8060-20-010767; 12-8060-20-010768; 08-4045-30-04; 08-4045-30-02) (REDMS No. 8412593, 8418236, 8441577, 8413849, 8416797)

R26/11-7

It was moved and seconded

(1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, to incorporate minor administrative amendments to the Official Community Plan (OCP), including minor changes to the OCP Land Use Map, Plan Interpretation and Sections 3 and 6, be introduced and given first reading;



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- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, 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 programs and plans, in accordance with Section 477(3)(a) of the Local Government Act; and*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, 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 found not to require further consultation.*

The question on Resolution R26/11-7 was not called as discussion ensued with respect to (i) ESA assessment and compensation, (ii) development being limited by costs, (iii) consideration of habitat species at risk, (iv) concerns regarding ESA's on private property, (v) ESA designation as a result of an overgrown yard, (vi) varying the time of year for site visits to capture all native plants in season, and (vii) consideration of ESA removal on private property on a case by case basis.

In response to queries from Committee, staff advised that (i) within the OCP the subject area is designated for townhouse development, and (ii) the tree bylaw would still apply if ESA designation was removed.

The question on Resolution R26/11-7 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.



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NON-CONSENT AGENDA ITEMS

FINANCE AND AUDIT COMMITTEE

Mayor Malcolm D. Brodie, Chair

17. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499, AMENDMENT BYLAW NO. 10732**

(File Ref. No. 12-8060-20-010732) (REDMS No. 8352525, 8392601)

R26/11-8

It was moved and seconded

- (1) *That Option 2, as outlined in the report titled “Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732”, from the General Manager, Finance and Corporate Services, dated May 7, 2026, be used as the unit of measurement for the new SSMUH development category for the proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732; and*
- (2) *That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732, as attached in the staff memorandum dated June 4, 2026, be introduced and given first, second and third readings.*

The question on Resolution R26/11-8 was not called as discussion ensued with respect to (i) comparing various sizes of development types and the Development Cost Charges (DCC) that will be charged, (ii) incentivizing developers, and (iii) the use of square footage as the SSMUH unit of measurement to calculate DCC.

The question on Resolution R26/11-8 was then called and it was **CARRIED** with Cllr. Loo opposed.

PUBLIC ANNOUNCEMENTS



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Mayor Brodie advised that in a past Closed meeting, Council made a referral to staff asking them to look at the matter of seniors experiencing homelessness. Staff will bring forward a report to Open General Purposes on June 15, 2026 regarding this matter.

BYLAWS FOR ADOPTION

R26/11-9

It was moved and seconded

That the following bylaws be adopted:

Traffic Bylaw 5870, Amendment Bylaw No. 10750;

*Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10760
(Density Bonus in Standard Zones);*

*Affordable Housing Density Benefits Reserve Fund Establishment, Bylaw
No. 10761*

CARRIED

DEVELOPMENT PERMIT PANEL

R26/11-10

18. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on May 27, 2026, and the Chair's report for the Development Permit Panel meeting held on March 25, 2026, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of Development Permit (DP 25-037550) for the properties at 3071 St. Edwards Drive, be endorsed, and the Permits so issued.*

CARRIED



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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/11-11 19. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:17 p.m.).

CARRIED

Michael Bishop, Richmond resident, spoke to his submission (Copy on File, City Clerk's office) regarding the CG2 zoning for the property at 7991 No. 1 Road and asked Council to consider whether the character and principal function of this use is consistent with the intended character of a CG2 site in a residential neighborhood.

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

- R26/11-12 It was moved and seconded
That the presentation from Michael Bishop regarding the CG2 zoning designation at 7991 No. 1 Road be referred to staff and brought back to a Planning Committee.

CARRIED

- R26/11-13 20. It was moved and seconded
That Committee rise and report (8:27 p.m.).

CARRIED

ADJOURNMENT

- R26/11-14 It was moved and seconded
That the meeting adjourn (8:28 p.m.).

CARRIED



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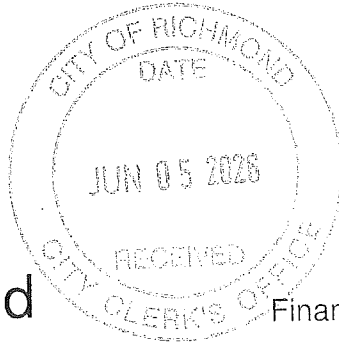
Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, June 8, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



City of
Richmond



Schedule 1 to the Minutes of the
Regular meeting of Richmond
City Council held on Monday,
June 8, 2026

Memorandum

Finance and Corporate Services Division

To: Mayor and Councillors **Date:** June 4, 2026
From: Venus Ngan **File:** 03-0900-01/2025-Vol 01
 Manager, Treasury and Financial Services
**Re: Revision to Development Cost Charges Imposition Bylaw No. 9499, Amendment
 Bylaw No. 10732**

At the June 1, 2026 Finance and Audit Committee meeting, the Development Cost Charges (DCC) Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 was presented to Committee for consideration.

The Richmond School District has requested the City, through the City's DCC Bylaw Amendment process, to enable the collection of School Site Acquisition Charge (SSAC) to all residential developments, including the newly created small-scale multi-unit housing (SSMUH) developments in accordance with the provisions under the *Local Government Act*. Currently, the City collects SSAC on behalf of the Richmond School District for building permit applications only when the construction involves four or more self-contained dwelling unit. The following administrative text amendment is thereby proposed:

"1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the *Local Government Act*, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**."

The revised Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 will be included in Item 17 of the June 8, 2026 Council Meeting for Council's consideration.

If you have any questions, please do not hesitate to contact the undersigned.

Venus Ngan
Manager, Treasury and Financial Services
604-276-4217

Pc: SMT
Josh Reis, Director, Development

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Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732

The Council of the City of Richmond enacts as follows:

- 1. Development Cost Charge Imposition Bylaw No. 9499, as amended, is further amended in Part One (General Provisions) by inserting the following as new Section 1.2.5:

“1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the Local Government Act, this bylaw imposes development cost charges and school site acquisition fees in relation to a development authorized by a building permit that authorizes the construction of a building that will, after the construction, contain fewer than four dwelling units and be put to no other use other than residential use in those dwelling units.”

- 2. Development Cost Charge Imposition Bylaw No. 9499, as amended, is further amended in Part Two (Interpretation) Section 2.1 by:

- 1.1 Replacing the definition of “single family” with the following:

“Single Family means single residential detached housing that has a maximum of one principal ground-oriented dwelling unit with a maximum of one secondary suite within the same structure.”

- 1.2 Replacing the definition of “townhouse” with the following:

“Townhouse means development zoned Housing, town as defined in the Richmond Zoning Bylaw.”

- 1.3 Inserting, in alphabetical order, the following:

“Coach House means self-contained dwelling that is accessory to a single-family detached housing, as defined in the Richmond Zoning Bylaw.

Dwelling or Dwelling Unit means “dwelling or dwelling unit”, as defined in the Richmond Zoning Bylaw.

Secondary Suite means an accessory and self-contained dwelling located within a principal dwelling unit, as defined in the Richmond Zoning Bylaw.

Small-Scale Multi-Unit Housing

means a building or group of buildings on a **parcel** for **residential** use designed to accommodate one or more households in separate ground-oriented **dwelling unit**, each having a separate exterior entrance directly accessible from a road or a common open space (i.e. without passing through a common lobby or corridor), which may share walls with adjacent dwelling units, may be arranged above, below or beside each other, and may include detached **dwelling units** (for example, **coach house**), as defined in the **Richmond Zoning Bylaw**, but excludes **single family, townhouse** and **apartment** units.”

- 3. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.
- 4. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732**”.

FIRST READING

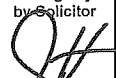
SECOND READING

THIRD READING

INSPECTOR OF MUNICIPALITIES APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
VN
APPROVED for legality by Solicitor



MAYOR

CORPORATE OFFICER

**SCHEDULE B
City-Wide Development Cost Charge**

Description	Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
Agricultural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (1)								
Single Family	\$ 13,370	\$ 17,895	\$ 1,166	\$ 2,249	\$ 17,896	\$ 11,191	\$ 63,767	per lot
Small-Scale Multi-Unit Housing	\$ 7.18	\$ 12.17	\$ 0.51	\$ 0.99	\$ 7.87	\$ 4.93	\$ 33.65	per sq. ft. of DU
Townhouse	\$ 7.68	\$ 7.98	\$ 0.65	\$ 1.25	\$ 9.98	\$ 6.25	\$ 33.79	per sq. ft. of DU
Apartment	\$ 10.56	\$ 6.11	\$ 0.69	\$ 1.32	\$ 10.53	\$ 6.58	\$ 35.79	per sq. ft. of DU
Commercial (2)	\$ 10.86	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.82	\$ 2.39	\$ 23.10	per sq. ft. of BA
Light Industrial (3)	\$ 7.77	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.18	\$ 1.99	\$ 18.97	per sq. ft. of BA
Major Industrial	\$ 41,422.88	\$ 105,912.82	\$ 3,449.36	\$ 6,656.14	\$ 35,486.68	\$ 22,190.12	\$ 215,118.00	per acre of gross site area
Institutional	\$ 10.86	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.82	\$ 2.39	\$ 23.10	per sq. ft. of BA

(1) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(2) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad

(3) For industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.