



**Regular Council**

**Monday, June 23, 2025**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
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**

R25/12-1 1. It was moved and seconded  
*That:*

(1) *the minutes of the Regular Council meeting held on June 9, 2025, be adopted as circulated.*

**CARRIED**



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**COMMITTEE OF THE WHOLE**

- R25/12-2     2.     It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).*

**CARRIED**

3.     Delegations from the floor on Agenda items

Item No. 12 – Commemorative Crosswalk to Honour Veterans

Captain Lindy MacKinnon, Canadian Armed Forces Veteran and Ron Fontaine, President, Royal Canadian Legion Branch 291 (Richmond), spoke to the importance of the Veterans commemorative crosswalk initiative and expressed appreciation to Council for approving this meaningful initiative.

Discussion ensued with respect to young cadets being part of the dedication to commemorative the sidewalk.

Item No. 18 – Richmond Olympic Oval Corporation 2024 Statement of Financial Information

Jerome Dickey, Richmond resident, expressed his concerns with respect to (i) Oval governance, (ii) lack of oversight mechanisms, (iii) transparency and accountability, and (iv), use of public funds.

- R25/12-3     4.     It was moved and seconded  
*That Committee rise and report (7:11 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/12-4     5.     It was moved and seconded  
*That Items No. 6 through No. 8 and 10 through 12 be adopted by general consent.*

**CARRIED**



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**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Community Safety Committee meeting held on June 10, 2025;*
- (2) the General Purposes Committee meeting held on June 16, 2025;*
- (3) the Planning Committee meeting held on June 17, 2025; and*
- (4) the Public Works and Transportation Committee meeting held on June 18, 2025;*

*be received for information.*

**ADOPTED ON CONSENT**

**7. FRASER RIVER TUNNEL PROJECT ENVIRONMENTAL  
ASSESSMENT – APPLICATION REVIEW COMMENTS**  
(File Ref. No. 10-6125-30-006) (REDMS No. 8067980)

*That the comments as described in the report titled “Fraser River Tunnel Project Environmental Assessment - Application Review Comments” dated June 9, 2025, from the Director, Transportation be endorsed and forwarded to the British Columbia Environmental Assessment Office.*

**ADOPTED ON CONSENT**

**8. APPLICATION BY CARY TSAI FOR REZONING AT 9100 AND 9120  
BRIDGEPORT ROAD FROM THE “SCHOOL & INSTITUTIONAL  
USE (SI)” ZONE TO THE “AUTO-ORIENTED COMMERCIAL (CA)”  
ZONE**

(File Ref. No. 12-8060-20-010680, RZ 24-043066) (REDMS No. 8058112, 8064355)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the “Auto-Oriented Commercial (CA)” zone and to rezone 9100 and 9120 Bridgeport Road from “School & Institutional Use (SI)” zone to “Auto-Oriented Commercial (CA)” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**



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9. **APPLICATION BY ORION CONSTRUCTION FOR REZONING AT 8800 ODLIN CRESCENT AND 8711 ODLIN ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “INDUSTRIAL RETAIL (IR2)” ZONE**

(File Ref. No. 12-8060-20-010676, RZ 24-014551) (REDMS No. 8046347, 8049848)

See Page 5 for action on this item.

10. **ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 8055783)

*That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled “Abandonment of Unadopted Bylaws” dated June 3, 2025, from the Director, City Clerk’s Office, be abandoned.*

**ADOPTED ON CONSENT**

11. **YOUTH CLIMATE CORPS BC**

(File Ref. No. 10-6370-01) (REDMS No. 8042231)

- (1) *That a partnership with the Youth Climate Corps BC as outlined in the staff report titled “Youth Climate Corps BC” dated May 6, 2025 from the Director, Public Works Operations, be approved and the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the agreement and all related documentation with Youth Climate Corps BC; and*
- (2) *The six-month pilot program and total cost of \$85,000 be considered as part of the 2026 budget process with funding from the General Solid Waste and Recycling Provision.*

**ADOPTED ON CONSENT**

12. **COMMEMORATIVE CROSSWALK TO HONOUR VETERANS**

(File Ref. No. 10-6450-17-01) (REDMS No. 8047558)

*That the commemorative crosswalk design, as described in the staff report titled “Commemorative Crosswalk to Honour Veterans” dated May 29, 2025, from the Director, Transportation, be installed at No. 3 Road and Anderson Road.*

**ADOPTED ON CONSENT**





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

PLANNING COMMITTEE –  
Councillor Bill McNulty, Chair

9. APPLICATION BY ORION CONSTRUCTION FOR REZONING AT  
8800 ODLIN CRESCENT AND 8711 ODLIN ROAD FROM THE  
“SINGLE DETACHED (RS1/E)” ZONE TO THE “INDUSTRIAL  
RETAIL (IR2)” ZONE

(File Ref. No. 12-8060-20-010676, RZ 24-014551) (REDMS No. 8046347, 8049848)

R25/12-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the “Single Detached (RS1/E)” zone to the “Industrial Retail (IR2)” zone, be introduced and given first reading.*

The question on Resolution No. R25/12-5 was not called as discussion ensued with respect to (i) traffic congestion concerns in the area, (ii) limited on-site parking, (iii) tree retention and replacement, and (iv) reconfiguration of the southwest corner and elimination of one unit to allow for retention of trees and vegetation.

In response to queries from Council, staff advised that (i) the site purchased by the Richmond School Board on Odlin Crescent is already an existing school and zoned for School and Institutional Use, and (ii) a traffic impact assessment is conducted for every proposed development to evaluate its traffic effects.

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

R25/12-6

It was moved and seconded



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*That staff report titled “Application by Orion Construction for Rezoning at 8800 Odlin Crescent and 8711 Odlin Road from the “Single Detached (RS1/E)” Zone to the “Industrial Retail (IR2)” Zone,” dated June 2, 2025 be referred back to staff for further review.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Au  
Hobbs  
Heed  
Loo  
McNulty

The question on Resolution No. R25/12-5 was then called and it was **CARRIED** with Cllrs. Day, Gillanders and Wolfe opposed.

**NON-CONSENT AGENDA ITEMS**

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE**

Councillor Carol Day, Chair

13. **CITY CENTRE TRAFFIC STUDY – TERMS OF REFERENCE**  
(File Ref. No. 10-6500-01) (REDMS No. 8064369)

R25/12-7

It was moved and seconded

*That the terms of reference as described in the staff report titled “City Centre Traffic Study – Terms of Reference”, dated June 5, 2025 from the Director, Transportation, be endorsed, and that staff be authorized to submit a project request in the amount of \$150,000 as part of the 2026 budget process.*



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The question on Resolution No. R25/12-7 was not called as in response to queries from Council, staff advised that (i) if directed by Council, staff can start a phased study on No. 3 Road, between Granville Avenue and Westminster Hwy, noting that changes on one road will affect traffic on others, (ii) the terms of reference for the study is very comprehensive and looks at all modes of travel, including buses, trucks, vehicles, pedestrians, and cyclists, and (iii) the speed study completed on No. 3 Road indicated that 85 percentile speed on this section of the road was about 46 km/hr, which is below the posted speed limit.

Staff noted that the original report included this study in the 2026 capital budget. However, last week staff provided a memorandum to Council that should Council elect to move forward sooner on the study, a resolution could fast track funding from the Development Cost Charges account.

Discussion ensued with respect to (i) concerns about the need, cost and projected length of time of the proposed study, (ii) the necessity of hiring a consultant, and (iii) congestion in the City Centre contributing to reducing vehicle speeds.

As a result of the discussion, the following **amendment motion** was introduced:

R25/12-8

It was moved and seconded

*That the motion be amended to:*

*That the terms of reference as described in the staff report titled “City Centre Traffic Study – Terms of Reference”, dated June 5, 2025 from the Director, Transportation, be endorsed; and*

*That the motion be amended to add:*

*That a capital project of \$150,000 for the City Centre Traffic Study be approved with funding in the amount of \$141,075 from Roads Development Cost Charges (DCC) and \$8,925 from the Capital Reserve (Revolving Fund) and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.*

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





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The question on the main Resolution No. R25/12-7 was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Au, Day, Gillanders, Heed, Hobbs, Loo, and McNulty opposed.

**FINANCE AND CORPORATE SERVICES DIVISION**

14. **2024 ANNUAL REPORT AND 2024 ANNUAL REPORT HIGHLIGHTS**  
(File Ref. No. 01-0375-01) (REDMS No. 8049162)

R25/12-9

It was moved and seconded

*That the reports titled, “2024 Annual Report” and “2024 Annual Report – Highlights” be approved and posted on the City’s website.*

The question on Resolution No. R25/12-9 was not called as in response to queries from Council, staff advised that the Housing Accelerator Fund has been an important source in prioritizing and fast tracking rental housing.

The question on Resolution No. R25/12-9 was then called and it was **CARRIED.**

15. **2024 COUNCIL REMUNERATION AND EXPENSES**  
(File Ref. No. 03-1200-03) (REDMS No. 8039442)

R25/12-10

It was moved and seconded

*That the report titled 2024 Council Remuneration and Expenses be received for information.*

The question on Resolution No. R25/12-10 was not called as Councillor Chak Au noted that he elected to freeze increases to his Council remuneration since 2019 when Council had approved an increase to Council compensation.

The question on Resolution No. R25/12-10 was then called and it was **CARRIED.**

16. **2024 COUNCIL REMUNERATION AND EXPENSES FROM OTHER AGENCIES**  
(File Ref. No. 03-1200-03) (REDMS No. 8064237)

R25/12-11

It was moved and seconded





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*That the staff report titled, “2024 Council Remuneration and Expenses from Other Agencies”, dated June 13, 2025 from the General Manager, Finance and Corporate Services be received for information.*

**CARRIED**

**17. 2024 STATEMENT OF FINANCIAL INFORMATION**

(File Ref. No. 03-1200-03) (REDMS No. 8065387)

R25/12-12

It was moved and seconded

*That the 2024 Statement of Financial Information be approved.*

The question on Resolution No. R25/12-12 was not called as discussion ensued with respect to (i) grants and subsidies given to non-profit organizations, and (ii) the schedule of remuneration and expenses for city employees earning in excess of \$75,000.

The question on Resolution No. R25/12-12 was then called and it was **CARRIED**.

**18. RICHMOND OLYMPIC OVAL CORPORATION 2024 STATEMENT OF FINANCIAL INFORMATION**

(File Ref. No. 03-1200-09) (REDMS No. 8078905)

R25/12-13

It was moved and seconded

*That the Richmond Olympic Oval Corporation 2024 Statement of Financial Information from the Director, Finance, Innovation & Technology, that was approved by the Richmond Olympic Oval Corporation’s Board of Directors be received for information.*

Staff were directed to provide Council with George Duncan’s Oval remuneration.

Discussion ensued with respect to (i) transparency and accountability, and (ii) schedule of remuneration for employees earning in excess of \$75,000 and less than \$75,000.

The question on Resolution No. R25/12-13 was then called and it was **CARRIED**.



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19. **2024 STATEMENT OF FINANCIAL INFORMATION FOR THE  
LULU ISLAND ENERGY COMPANY**  
(File Ref. No. 03-1200-08) (REDMS No. 8046198)

R25/12-14

It was moved and seconded

*That the Lulu Island Energy Company report titled “2024 Statement of Financial Information for the Lulu Island Energy Company”, dated April 15, 2025, from the Chief Executive Officer and Chief Financial Officer, be received for information.*

The question on Resolution No. R25/12-14 was not called as in response to queries from Council, staff advised that (i) there is an increase in cash assets from 2023 because of developer contributions, and (ii) the developer contributions collected are used to finance infrastructure that will be built in the next two years.

The question on Resolution No. R25/12-14 was then called and it was **CARRIED.**

20. **2024 STATEMENT OF FINANCIAL INFORMATION FOR THE  
RICHMOND PUBLIC LIBRARY**  
(File Ref. No. 03-1200-02) (REDMS No. 8081518)

R25/12-15

It was moved and seconded

*That the 2024 Statement of Financial Information for the Richmond Public Library for the year ended December 31, 2024, as presented in the attached from the Chief Librarian, be received for information.*

**CARRIED**

**BYLAWS FOR ADOPTION**

R25/12-16

It was moved and seconded

*That the following bylaws be adopted:*

*Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552, Amendment Bylaw No. 10647;*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10657;*



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*Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10658;*

*Traffic Bylaw No. 5870, Amendment Bylaw No. 10659;*

*Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10660;*

*Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490, Amendment Bylaw No. 10673; and*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10388.*

**NOTE:**

*With the implementation of Bylaw No. 10636 (SSMUH) Bylaw, Bylaw No. 10388 is now rezoning from RC2 zone to ZS32 zone.*

**CARRIED**

R25/12-17

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10081 be adopted.*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R25/12-18 21. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on May 28, 2025, and the Chair's reports for the Development Permit Panel meetings held on January 17, 2024, and February 12, 2025, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of:*

(a) *a Development Permit (DP 20-919145) for the properties at 4571, 4591 and 4611/4631 Steveston Highway; and*

(b) *a Development Permit (DP 22-023533) for the property at 3320 Jacombs Road,*

*be endorsed, and the Permits so issued.*

**CARRIED**





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**ADJOURNMENT**

R25/12-19

It was moved and seconded  
*That the meeting adjourn (8:06 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, June 23, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)