



Regular Council

Monday, July 13, 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

- R26/13-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on June 22, 2026, be adopted as circulated; and*
 - (2) *the Metro Vancouver 'Board in Brief' dated June 26, 2026, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

- R26/13-2 It was moved and seconded
That a highlights video titled, “Richmond Community Wellness Strategy (2018-2023)”, related to Item 7 “Richmond Community Wellness Strategy Progress Update 2024-2025”, be added to the Council agenda as Item 1A.

CARRIED

- 1A. A video titled, Richmond Community Wellness Strategy (2018-2023), was shared highlighting achievements from 2024 and 2025, as well as the major accomplishments of the eight-year implementation of the City’s vision for an active, caring, connected, healthy and thriving community.

COMMITTEE OF THE WHOLE

- R26/13-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R26/13-4 4. It was moved and seconded
That Committee rise and report (7:09 p.m.).

CARRIED

CONSENT AGENDA

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

CARRIED



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6. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on June 23, 2026;*
 - (2) the General Purposes Committee meeting held on July 6, 2026; and*
 - (3) the Planning Committee meeting held on July 7, 2026;*
- be received for information.*

ADOPTED ON CONSENT

**7. RICHMOND COMMUNITY WELLNESS STRATEGY PROGRESS
UPDATE 2024-2025**

(File Ref. No. 01-0370-20-002) (REDMS No. 8371124)

- (1) That the achievement document, Richmond Community Wellness Strategy (2018-2023) Progress Update 2024-2025 as outlined in the report titled, “Richmond Community Wellness Strategy Progress Update 2024-2025, dated June 1, 2026, be distributed to key community partners and organizations, and posted on the City website; and*
- (2) That a one-time additional level request to develop a renewed Richmond Community Wellness Strategy be considered in the 2027 budget process.*

ADOPTED ON CONSENT

**8. MINORU PARK VISION PLAN PHASE ONE ENGAGEMENT
UPDATE AND NEXT STEPS**

(File Ref. No. 06-2345-20-MINO1) (REDMS No. 8395642)

That Minoru Park Vision Plan process proceed to Phase Two - development of Minoru Park Vision Plan concept options, as outlined in the staff report titled “Minoru Park Vision Plan Phase One Engagement Update and Next Steps”, dated June 1, 2026, from the General Manager, Parks, Recreation and Culture.

ADOPTED ON CONSENT



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**9. MUNICIPAL AND REGIONAL DISTRICT TAX IMPOSITION
BYLAW NO. 10782**

(File Ref. No. 12-8060-20-010782; 08-4150-03-06) (REDMS No. 8432172, 8442657)

That the Municipal and Regional District Tax (MRDT) Imposition Bylaw No. 10782 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

**10. RESPONSE TO METRO VANCOUVER'S REFERRAL: REPORTING
BACK ON METRO 2050 AMENDMENT OPTIONS AND
CONSULTATION RESULTS IN RESPONSE TO SOUTH OF THE
FRASER MAYORS' REQUESTS**

(File Ref. No. 01-0157-30-RGST1/2) (REDMS No. 8430515)

- (1) That the report titled "Response to Metro Vancouver's Referral: Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to South of the Fraser Mayors' Requests", dated June 8, 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.*
- (2) That should the Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026 be adopted, staff review whether the City of Richmond should pursue identification of any Special Study Areas and report back.*

ADOPTED ON CONSENT

**11. APPLICATION BY GREG HARMS FOR AN AGRICULTURAL
LAND RESERVE NON-FARM USE AT 3551 GRANVILLE AVE.**

(File Ref. No. AG 26-011969) (REDMS No. 8418748, 8449169)

That the application by Greg Harms for an Agricultural Land Reserve Non-Farm Use to permit a new 621 m² (6,684 ft²) replacement golf storage and driving range structure and associated fill on a site zoned "Golf Course (GC)" be endorsed and forwarded to the Agricultural Land Commission.

ADOPTED ON CONSENT



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12. **APPLICATION BY PAKLAND DEVELOPMENTS LTD. FOR REZONING AT 9340 DAYTON AVENUE FROM THE “SMALL SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/S)” ZONE**

(File Ref. No. 12-8060-20-010762, RZ 24-047015) (REDMS No. 8393711, 8408632)

That Zoning Bylaw 8500, Amendment Bylaw 10762, for the rezoning of 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

13. **METRO VANCOUVER SEWAGE DIVERSION AND FUNDING AGREEMENT**

(File Ref. No. 1-0060-20-LIEC1) (REDMS No. 8437436)

R26/13-6

It was moved and seconded

That Council endorse the key terms for the Sewage Diversion and Funding Agreement between Lulu Island Energy Company and Metro Vancouver.

The question on Resolution No. R26/13-6 was not called as in response to queries from Council, staff advised that (i) the current market value of greenhouse gas credits is \$120 per tonne of CO₂, and this project will provide value above this amount, (ii) the current system provides about a 300-400 percent efficiency, (iii) estimated cost for the project is \$114 million which includes contingencies, (iv) the \$10 million funding from Metro Vancouver is based on eligible costs for Metro Vancouver-owned infrastructure, and (v) Metro Vancouver is being offered greenhouse gas credits equal to about 13% of the facility's total generated credits. These credits are expected to be transferred within 10 years, LIEC and the City of Richmond will still retain enough credits to support their environmental initiatives.



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Discussion ensued with respect to (i) increase in overall efficiency with the Sewer Heat Recovery facility, and (ii) the facility being a highly localized district energy with a zero emissions component, excellent temperature stability and low infrastructure costs.

The question on Resolution No. R26/13-6 was then called and it was **CARRIED**.

BYLAWS FOR ADOPTION

R26/13-7

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10224;

Soil Deposit and Removal Bylaw 10200, Amendment Bylaw No. 10681;

Traffic Bylaw No. 5870, Amendment Bylaw No. 10752;

Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754;

Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755;

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756; and

Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765.

CARRIED

DEVELOPMENT PERMIT PANEL

R26/13-8

14. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on June 24, 2026, and the Chair's reports for the Development Permit Panel meetings held on June 14, 2023, and June 10, 2026, be received for information; and*

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



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- (a) *authorize the issuance of Development Permit (DP 21-936149) for the property at 6520 Williams Road, be endorsed and the Permit so issued; and*
- (b) *authorize the cancellation of the Development Permit (DP 18-797127) for the property at 8131 Westminster Highway, be endorsed and the Permit be released from Title.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/13-9 15. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:39 p.m.).

CARRIED

Mohsin Chaudhry, Richmond resident spoke to his submission (Copy on File, City Clerk's office) regarding his concerns about private insurers' handling of long-term disability claims and the lack of transparency around long-term disability denial rates. He asked Council to support a resolution to the Lower Mainland Local Government Association (LMLGA), urging the Province of British Columbia to amend the Insurance Act to include a mandatory 15x Bad-Faith Damage Multiplier.

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

- R26/13-10 It was moved and seconded
That the presentation from Mohsin Chaudhry regarding amending the Insurance Act to include a mandatory 15x Bad-Faith Damage Multiplier be referred to staff to analyze and report back.

CARRIED

- R26/13-11 16. It was moved and seconded
That Committee rise and report (7:49 p.m.).

CARRIED



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ADJOURNMENT

R26/13-12

It was moved and seconded
That the meeting adjourn (7:50 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, July 13, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)