



Regular Council

Monday, July 14, 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

R25/13-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on June 23, 2025, be adopted as circulated;*
- (2) *the Metro Vancouver 'Board in Brief' dated June 27, 2025, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R25/13-2

It was moved and seconded

That a correction be made to Item No. 14 “Development Applications and Building Approvals Fees Update”, where there is an on-table memorandum that notes the Amendment Bylaw 10675 to Consolidated Fees Bylaw No. 8636 has been revised accordingly to preserve the current stipulated schedule of construction costs for calculation of fees for one dwelling unit construction.

CARRIED

PRESENTATION

Denise Hui, Chair, Richmond Public Library (RPL) Board and Susan Walters, Chief Librarian, presented the Richmond Public Library Board 2024 Annual Report and supporting video, highlighting the following:

- Over 122,000 Richmond residents (over 58% of Richmond’s population) have a library card, including 1,400 children who signed up in 2024 alone;
- RPL collections continue to expand and grow to reflect the changing and evolving needs of the community;
- In 2024, RPL recorded over 2 million physical and almost 1 million digital checkouts;
- RPL was the recipient of the annual British Columbia Library Association (BCLA) “Building Better Communities” award for its pivotal role in partnering with the City of Richmond to develop and implement the Community Services Pop Ups and the Community Services Connectors program. The Community Services Pop Ups also earned the City an Honourable Mention award for Excellence in Service Delivery from UBCM; and
- 162 teen, adult and senior volunteers in 2024 generously gave their time and expertise to support the enrichment and expansion of RPL programs and services.



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Discussion ensued regarding (i) sharing the Annual Report online and with other libraries, (ii) the split between physical and digital circulation, (iii) the significance of the community connection and using the library as a place to come together in different ways, (iv) the transition to fine free, which means permanently removing fines to support lifelong learning by ensuring library resources remain accessible to everyone in our community throughout their lifetime, regardless of circumstance, and (v) RPL To Go van at community events.

COMMITTEE OF THE WHOLE

- R25/13-3 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. 17 – Initiate a More Accountable and Contemporary Structure for the Richmond Olympic Oval

Traci Corr, on behalf of the Richmond Olympic Oval Corporation Board of Directors, highlighted (i) the Board's commitment to accountability, transparency, sound financial stewardship, and reducing the Oval's reliance on the City's financial support, (ii) the importance of the financial support the Oval receives each year from the Games Operating Trust (GOT) and the Oval's unique ability to deliver high performance sports, (iii) the recent streamlining of the Oval's senior management and administrative structure which reflects their ongoing commitment to operational and fiscal efficiency, (iv) limiting the maximum annual contribution to \$2.5 million is not expected to negatively affect Oval service levels or overall performance, (v) in 2027, the Oval will be required to undertake a major multi-week shutdown to complete essential capital repairs which will affect revenues and require a significant draw from the Oval's capital reserves, and (vi) in 2024 the Oval



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launched many community-focused initiatives and had a record-setting 1.5 million visits in 2024, approximately 80% of those from Richmond residents, and events hosted at the Oval in 2024 generated over \$30 million to the local economy.

Ms. Corr advised that information regarding eligibility requirements of GOT funding will be provided to Council.

- R25/13-4 4. It was moved and seconded
That Committee rise and report (7:22 p.m.).

CARRIED

CONSENT AGENDA

- R25/13-5 5. It was moved and seconded
That Items No. 6 through No. 12 and No. 14 through No. 15 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on June 24, 2025;*
 - (2) the General Purposes Committee meeting held on July 7, 2025; and*
 - (3) the Planning Committee meeting held on July 8, 2025;*
- be received for information.*

ADOPTED ON CONSENT



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7. GARDEN CITY PARK GATHERING SPACE CONCEPT PLAN AND CONTRIBUTION AGREEMENT

(File Ref. No. 06-2345-20-MNOR1; XR: 01-0060-20-ROTA1) (REDMS No. 7970530, 8003481)

- (1) *That the Concept Plan for the Garden City Park gathering space, as detailed in the staff report titled “Garden City Park Gathering Space Concept Plan and Contribution Agreement”, dated June 2, 2025, from the Director, Park Services, be approved; and*
- (2) *That staff be authorized to take all necessary steps to complete all matters detailed herein, including authorizing the Chief Administrative Officer and General Manager Parks, Recreation and Culture to negotiate and execute all documentation related to a Contribution Agreement with the Rotary Club of Richmond Sunset.*

ADOPTED ON CONSENT

8. PARKS, RECREATION AND CULTURE ALLOCATION POLICY

(File Ref. No. 11-7000-00; 01-0095-20-8300; 01-0095-20-8701; 01-0095-20-8711; 01-0095-20-8501; 01-0095-20-8501.01) (REDMS No. 8056183, 8076517, 8076520)

That the development of a Parks, Recreation and Culture Allocation Policy as outlined in the staff report titled “Parks, Recreation and Culture Allocation Policy”, dated June 2, 2025, from the Director, Recreation and Sport Services, be approved.

ADOPTED ON CONSENT

9. COMMUNITY WAYFINDING STRATEGY AND IMPLEMENTATION FRAMEWORK

(File Ref. No. 08-4150-04-06) (REDMS No. 8068301)

- (1) *That the Community Wayfinding Strategy and Implementation Framework, as detailed in the staff report titled “Community Wayfinding Strategy and Implementation Framework”, dated June 13, 2025, from the Director, Business Services, be approved; and*
- (2) *That staff bring forward an initial implementation project for Council's consideration.*

ADOPTED ON CONSENT



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10. **APPLICATION TO PROPOSE A NEW LOUNGE AREA
ENDORSEMENT TO LICENCE #311621 - DEEP BLUE
DISTILLERIES LTD - 5800 CEDARBRIDGE WAY UNIT 130**
(File Ref. No. 12-8275-30-001) (REDMS No. 8027630, 8027617)

- (1) *That the application from Deep Blue Distilleries Ltd., seeking the following extended hours of liquor service, and a new Lounge Area Endorsement at the premises located at 5800 Cedarbridge Way Unit 130, be supported:*
- (a) *A new lounge area endorsement with a total person capacity of 30 occupants;*
- (b) *Proposed hours of liquor service from Monday to Saturday, 9:00 AM to Midnight and Sunday, 5:00 PM to Midnight; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the new Lounge Area and extended hours of liquor service.*

ADOPTED ON CONSENT

11. **2025 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**
(File Ref. No. 01-0083-20-001; XR: 01-0060-20-UBCM1-01) (REDMS No. 8037049)

That the City of Richmond's submissions to the Union of BC Municipalities Community Excellence Awards program be endorsed, including:

- (1) *Excellence in Governance: Community Driven Neighbourhood Road Safety Program;*
- (2) *Excellence in Service Delivery: Dike Operation and Maintenance Manual;*
- (3) *Excellence in Asset Management: Dike Geographic Information System (GIS) Upgrade Project; and*
- (4) *Excellence in Sustainability: Richmond Circular City Strategy.*

ADOPTED ON CONSENT



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12. REFERRAL RESPONSE: HOUSING AS A HUMAN RIGHT

(File Ref. No. 08-4057-05) (REDMS No. 8078492)

That the proposed resolution, titled "Housing as a Human Right" (Attachment 1), which calls for the Union of BC Municipalities (UBCM) to lobby the Province of BC to establish legislation and policy to support accessible and equitable housing and declare housing as a human right, and for UBCM to advocate to the Government of Canada to increase its direct investment in housing and to implement policies and regulations that will support and incentivize the delivery of housing for all Canadians, be endorsed and submitted to UBCM for consideration at the 2025 UBCM Convention with copies to the Local MLAs and MPs.

ADOPTED ON CONSENT

13. EARLY COUNCIL REVIEW PROCESS – OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION AT 10471 NO. 3 ROAD

(File Ref. No. 08-4105-20-RZ 25-012598) (REDMS No. 8064733, 8108176, 8108267, 8108273)

See Page 9 for action on this item.

14. DEVELOPMENT APPLICATIONS AND BUILDING APPROVALS FEES UPDATE

(File Ref. No. 12-8060-20-010674; 12-8060-20-010675) (REDMS No. 8030144, 8042118, 8042411, 8103946, 8075301)

- (1) That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10674, be given first, second and third readings; and*
- (2) That Consolidated Fees Bylaw No. 8636, Amendment Bylaw 10675, be given first, second and third readings.*

ADOPTED ON CONSENT



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15. PILOT PROGRAM FOR ON-DEMAND/IRREVOCABLE SURETY BONDS

(File Ref. No. 12-8060-20-010685; 12-8060-20-010687; 12-8060-20-010688) (REDMS No. 8068063, 8067774, 8067760, 8067029)

- (1) *That the pilot program outlined in the staff report titled “Pilot Program for On- Demand/Irrevocable Surety Bonds”, dated June 12, 2025, from the Director, Development and the Director, Finance, be approved;*
- (2) *That Subdivision and Development Bylaw No. 8751, Amendment Bylaw 10685, be introduced and given first, second and third readings;*
- (3) *That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10687, be introduced and given first, second and third readings;*
- (4) *That Consolidation Fees Bylaw No. 8636, Amendment Bylaw 10688, be introduced and given first, second and third readings;*
- (5) *That staff review and report back in one year on the implementation of the pilot program; and*
- (6) *That On-Demand/Irrevocable Surety Bonds be approved for use, subject to the Pilot Program Criteria, in Servicing Agreements for any conditionally approved rezoning application, being those for which a zoning amendment bylaw has been given third reading, notwithstanding any executed rezoning considerations letter.*

ADOPTED ON CONSENT



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

PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

13. **EARLY COUNCIL REVIEW PROCESS – OFFICIAL COMMUNITY
PLAN AMENDMENT AND REZONING APPLICATION AT 10471
NO. 3 ROAD**

(File Ref. No. 08-4105-20-RZ 25-012598) (REDMS No. 8064733, 8108176, 8108267, 8108273)

Staff clarified that the proposed motion is seeking Council's early input on the potential Official Community Plan (OCP) amendment arising from the rezoning application. The motion seeks direction on whether to consider the OCP amendment alongside the rezoning process. Staff will provide any comments and feedback received from Council to the applicant, with the intention of bringing forward a revised proposal that addresses the issues and concerns raised. Any comments provided by Council will be used to inform City staff's technical review of the subject application and Council's consideration of this report does not fetter its future consideration of the OCP amendment or the rezoning application, which would be the subject of a future staff report.

In response to queries from Council, staff advised that should Council provide direction to consider the OCP amendment arising from the rezoning application and Council's comments, staff will work with the applicant to make revisions to the proposal. Given the feedback received from area residents, staff would request that the applicant hold a public information meeting on the revised proposal before the rezoning bylaw and OCP amendment is presented to Council for full consideration.

Discussion ensued regarding (i) integrating projects into the surrounding community, (ii) the early Council review process, and (iii) the proposed height of the development and tree retention.



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R25/13-6

It was moved and seconded

That the proposed Official Community Plan (OCP) amendment be considered concurrently with the rezoning application, and that staff work with the applicant to consider the comments provided by Council as part of the comprehensive and technical review of the rezoning application.

The question on Resolution No. R25/13-6 was not called as discussion ensued with respect to (i) the need for rental housing, (ii) the early Council review process as a means to streamline the application process, (iii) the preliminary site plan, proposed form of development, and building height, (iv) the number of townhouses that could be built under the Arterial Road Land Use Policy, and (v) the next steps.

The question on Resolution No. R25/13-6 was then called and it was **CARRIED** with Cllrs. Day, Heed, Hobbs, and McNulty opposed.

The City Clerk was directed to review the amendment motion of Item No. 6, “Initiate a More Accountable and Contemporary Structure for the Richmond Olympic Oval” of the minutes of the General Purposes Committee meeting held on July 7, 2025.

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

16. SUPPORTING FOOD SECURITY ORGANIZATIONS THROUGH CITY AGRICULTURE RELATED GRANT PROGRAMS

(File Ref. No. 03-1085-01; 08-4040-08-01; XR: 11-7400-20-FFES1) (REDMS No. 8062339, 8073772, 8079946)

R25/13-7

It was moved and seconded

(1) *That Option 3 as outlined in the staff report titled “Supporting Food Security Organizations through City Agriculture Grant Related Programs”, dated June 16, 2025, from the Director, Parks Services, be approved; and*



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(2) *That the matter be reviewed after the 2026 Budget.*

The question on Resolution No. R25/13-7 was not called as discussion ensued regarding (i) the details of Option 3, which includes increased funding from gaming revenue, consistent with all other grant programs, (ii) the year-end financial statements for 2023 and 2024, which showed that recipients of the Supporting Food Security through Community Driven Events Grant reported an operating surplus, and (iii) expanding the Environmental Enhancement Grant eligibility requirements and revising application guidelines.

The question on Resolution No. R25/13-7 was then called and it was **CARRIED** with Cllrs. Au, Hobbs, and Loo opposed.

R25/13-8

It was moved and seconded

That the name of the Environmental Enhancement Grant be changed to the Environmental Enhancement and Food Security Grant to reflect the revisions to the Grant Program as per Option 3 as outlined in the staff report titled "Supporting Food Security Organizations through City Agriculture Grant Related Programs", dated June 16, 2025, from the Director, Parks Services, be approved.

CARRIED

Opposed: Cllr. Loo

**17. INITIATE A MORE ACCOUNTABLE AND CONTEMPORARY
STRUCTURE FOR THE RICHMOND OLYMPIC OVAL**

(File Ref. No. 01-0060-20-ROVA1) (REDMS No. 8105464, 8108255, 8101031, 8108242)

Discussion ensued regarding the needs and operating plans of the Richmond Olympic Oval.

R25/13-9

It was moved and seconded

That the maximum annual contribution to the Richmond Olympic Oval Corporation for 2026 be limited to \$2.5 million.

CARRIED



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DEVELOPMENT PERMIT PANEL

- R25/13-10 18. It was moved and seconded
That the minutes of the Development Permit Panel meeting held on June 25, 2025, be received for information.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R25/13-11 19. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:12 p.m.).

CARRIED

Cathy Yan, Richmond resident, spoke to the need to adapt infrastructure accordingly for future climate impacts and the actual costs associated with climate adaptation, referencing her submission (attached to and forming part of these minutes as Schedule 1).

- R25/13-12 It was moved and seconded
That the submission from Cathy Yan be referred to staff.

CARRIED

Opposed: Cllr. Loo

Jerome Dickey, Richmond resident, spoke to the reopening of the No. 3 Road Bark Park following park upgrades to address past safety concerns and thanked Council and City staff for their support.

- R25/13-13 20. It was moved and seconded
That Committee rise and report (8:23 p.m.).

CARRIED



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ADJOURNMENT

R25/13-14

It was moved and seconded
That the meeting adjourn (8:24 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 14, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Draft Motion for Richmond City Council

Title: Preparing Richmond for Extreme Weather Events and Dyke Infrastructure Resilience

Moved by: [Councillor Name]

Seconded by: [Councillor Name]

WHEREAS Richmond is highly vulnerable to flooding and other climate-related extreme weather events due to its low elevation and extensive coastline;

AND WHEREAS the City's 5-Year Capital Plan currently allocates \$27.5 million per year for flood protection, while experts and engaged community members believe the actual costs will be significantly higher to adequately prepare the city for future climate impacts;

AND WHEREAS community members, including former City of Richmond planners and local environmental organizations such as West Coast Environmental Law, have expressed interest in engaging with Council and staff to better understand the scope of climate threats, infrastructure costs, and funding strategies;

THEREFORE BE IT RESOLVED THAT:

1. Council direct staff to prepare a briefing report outlining:
 1. Current and projected climate-related threats to Richmond, particularly in relation to flooding;
 2. The estimated full cost of necessary upgrades to dyke, stormwater and other climate-vulnerable infrastructure required to protect Richmond residents and properties, by decade to 2100, based on best available science and engineering;
 3. Funding options and potential partnerships (including provincial and federal support) for financing infrastructure adaptation, identifying any potential shortfall in required funding;
2. Staff be directed to organize a meeting or workshop with relevant City departments, Council members, and interested community stakeholders to review the findings and explore collaborative next steps;
3. The City explore opportunities to formally engage with the growing regional and provincial movement advocating for proactive climate adaptation planning, including legal, financial, and technical options to address any identified shortfall in funding, including by liaising with organizations such as West Coast Environmental Law.