



Regular Council

Monday, July 28, 2025

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Absent: Councillor Carol Day

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R25/14-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on July 14, 2025, be adopted as circulated; and*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on July 21, 2025, be adopted as circulated.*

CARRIED



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PRESENTATION

Staff presented the 2025 ParticipACTION Community Challenge Award and highlighted that Richmond has been named Canada's Most Active Community and awarded the \$100,000 grand prize to support local physical activity and sport initiatives as part of the ParticipACTION Community Challenge.

COMMITTEE OF THE WHOLE

- R25/14-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:04 p.m.).

CARRIED

3. Delegations from the floor on Agenda items
Item No. 19 – DRAFT RICHMOND ARTS STRATEGY 2025-2030
Barbara Tomasic, Executive Artistic Director, Gateway Theatre, spoke in support of the Draft Richmond Arts Strategy and highlighted that Gateway Theatre is proud to be a part of this plan.



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Item No. 19 – DRAFT RICHMOND ARTS STRATEGY 2025-2030

Jane Fernyhough, Chair of the Richmond Arts Coalition (RAC), expressed strong support for the draft Richmond Arts Strategy, emphasizing RAC's enthusiasm to collaborate with City staff on the development and implementation of the corresponding action plan.

Ms. Fernyhough also spoke on Item No. 14 - South Dike Upgrades Preliminary Design – 6080 Dyke Road To Gilbert Road, and was in opposition to the proposed South Dike upgrades, raising several concerns including (i) the proximity of construction activities to existing homes, (ii) the nature and scale of the proposed diking upgrades, (iii) the anticipated construction timeline and associated noise, and (iv) potential damage to home foundations in the area. She urged City staff to work closely with affected residents to mitigate the impacts of construction and to pursue a resolution that is equitable and acceptable to all parties involved.

Item No. 14 – SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080
DYKE ROAD TO GILBERT ROAD

Jennifer Hamilton, a Richmond resident, spoke in opposition to the proposed South Dike Upgrades, expressing concerns regarding: (i) the overall design of the project, (ii) potential impacts on the surrounding community, (iii) the projected construction timeline, and (iv) the risk of damage to existing infrastructure. Ms. Hamilton urged staff to consider alternative diking options that could help reduce negative impacts on nearby residents.

Item No. 14 – SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080
DYKE ROAD TO GILBERT ROAD

Craig Stewart, Richmond resident, spoke in opposition to the South Dike Upgrades, noting that (i) questions and concerns raised by residents during the consultation period remain unanswered, (ii) alternative options that do not obstruct residents' sightlines should be considered, and (iii) a simpler design option should be explored.



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Item No. 14 – SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080
DYKE ROAD TO GILBERT ROAD

Les Leier, Richmond resident, spoke in opposition to the proposed South Dike Upgrades and raised several questions, including: (i) what measures will be taken to shore up construction to ensure rising tides do not compromise the work, (ii) what plans are in place to mitigate noise and vibrations affecting nearby residents, and (iii) what steps will be taken to prevent or address any damage to homes in the area.

Item No. 14 – SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080
DYKE ROAD TO GILBERT ROAD

Robert James, Richmond resident, posed several questions regarding the South Dike project, including: (i) the age of the current dike located below Dyke Road, (ii) the construction standards to which the existing dike was originally built, (iii) whether samples have been taken to assess the integrity of the current dike, (iv) the contingency plan if the dike needs to be rebuilt during an abnormal freshet, king tide, or storm surge, (v) the timeline for upgrading the pump stations at No. 3 Road and Gilbert Road, (vi) the estimated number of truckloads of material to be removed and replaced during construction, (vii) the quantities of steel, sheet piling, retaining walls, bin walls, and riprap required, and (viii) the reason for the redesign of Steveston Island, specifically the relocation of the east gate for water access from the south-facing elevation.

- R25/14-3 4. It was moved and seconded
 That Committee rise and report (7:23 p.m.).

CARRIED

CONSENT AGENDA

- R25/14-4 5. It was moved and seconded
 That Items No. 6 through No. 13 and No. 15 through No. 19 be adopted by general consent.

CARRIED

4.



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on July 15, 2025;*
- (2) *the General Purposes Committee meeting held on July 21, 2025;*
- (3) *the Planning Committee meeting held on July 22, 2025;*
- (4) *the Public Works and Transportation Committee meeting held on July 23, 2025; and*
- (5) *the Parks, Recreation and Cultural Services Committee meeting held on July 23, 2025;*

be received for information.

ADOPTED ON CONSENT

7. **MINORU PARK VISION PLAN UPDATE: RENEWED SCOPE OF WORK, PROCESS AND NEXT STEPS**

(File Ref. No. 06-2345-20-MINO1) (REDMS No. 7839503, 8096937, 8073333, 8072037, 8072040)

That a renewed Minoru Park Vision Plan process and scope of work, as outlined in the staff report “Minoru Park Vision Plan Update: Renewed Scope of Work, Process and Next Steps”, dated June 30, 2025, from the Director, Parks Services, be approved.

ADOPTED ON CONSENT

8. **MORAY BRIDGE REPLACEMENT PLANNING STUDY UPDATE**

(File Ref. No. 10-6500-04) (REDMS No. 8091039)

That the comments as described in the staff report titled “Moray Bridge Replacement Planning Study Update”, dated July 10, 2025, from the Director, Transportation, be endorsed and forwarded to the Ministry of Transportation and Transit.

ADOPTED ON CONSENT



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9. REFERRAL RESPONSE: ESTABLISHMENT OF THE LOW-END MARKET RENTAL PARKING, TENANT ASSET AND INCOME EXCEEDANCE POLICY

(File Ref. No. 08-4057-05) (REDMS No. 8058328, 8051283, 8106506)

- (1) *That the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Council Policy, as outlined in the report titled “Referral Response: Establishment of the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy”, dated June 25, 2025, from the Director, Housing, be approved; and*
- (2) *That the terms used to enable the owner of Low-End Market Rental units to charge tenants for parking and to set an asset test limit for tenants be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of July 28, 2025, notwithstanding the terms of any executed rezoning considerations letter.*

ADOPTED ON CONSENT

10. HOUSING PRIORITIES GRANT PROGRAM ALLOCATION

(File Ref. No. 12-8060-20-010695; 12-8060-20-010696; 12-8060-20-010697) (REDMS No. 8063991, 8063800, 8063868, 8063904)

- (1) *That the proposed grant allocations for the Housing Priorities Grant Program, as outlined in the report titled “Housing Priorities Grant Program Allocation”, dated June 25, 2025, from the Director, Housing, be approved, and that the following amounts be awarded:*
 - (a) *Sun Valley Rental Ltd.– \$1,764,000*
 - (b) *1166225 B.C. Ltd. – \$1,003,000*
 - (c) *Aashyn No. 3 Road Development Ltd.– \$108,000*
 - (d) *Richmond Kiwanis Senior Citizens Housing Society – \$2,320,000*
 - (e) *BC Indigenous Housing Society – \$4,160,000*



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- (2) *That the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to negotiate and execute two Non-Profit Organization Stream 1A Grant Funding contribution agreements as set out in the grant allocation for the Housing Priorities Grant Program, and to negotiate and execute any amendments thereto and ancillary agreements;*
- (3) *That Development Cost Charges Waiver for Affordable Housing (6071 Azure Road) Bylaw No. 10695 be introduced and given first, second, and third readings;*
- (4) *That Development Cost Charges Waiver for Affordable Housing (8880 Cook Road) Bylaw No. 10696 be introduced and given first, second, and third readings; and*
- (5) *That Development Cost Charges Waiver for Affordable Housing (9000 No 3 Road) Bylaw No. 10697 be introduced and given first, second, and third readings.*

ADOPTED ON CONSENT

11. AWARD OF CONTRACT 588F — PROVISION OF AUTOMATED BUILDING CODE AND ZONING REVIEW SOFTWARE

(File Ref. No. . 03-1000-20-8388) (REDMS No. 8078696)

- (1) *That Contract 588F - Provision of Automated Building Code and Zoning Review Software be awarded to SMARTreview, Inc. for a one-year term, for an estimated maximum total value of \$630,000, excluding taxes, as described in the report titled “Award of Contract588F - Provision of Automated Building Code and Zoning Review Software”, dated July3, 2025 from the Director, Building Approvals; and*
- (2) *That the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the contract and all related documentation with SMARTreview, Inc.*

ADOPTED ON CONSENT



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12. ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM UPDATE

(File Ref. No. 03-1000-03-006; 01-0150-20-ICBC1-01) (REDMS No. 8052558)

- (1) *That the proposed road safety improvement projects, as described in Attachment 1 of the staff report titled “ICBC-City of Richmond Road Improvement Program Update,” dated June 24, 2025, from the Director, Transportation, be endorsed for submission to the ICBC 2025 Road Improvement Program for consideration of cost-share funding; and*
- (2) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.*

ADOPTED ON CONSENT

13. WESTMINSTER HIGHWAY TRAFFIC CALMING - 2025 UPDATE

(File Ref. No. 10-6450-09-01) (REDMS No. 8089486)

That staff implement traffic calming measures as outlined in Option 2 of the staff report titled “Westminster Highway Traffic Calming – 2025 Update”, dated July 7, 2025, from the Director, Transportation.

ADOPTED ON CONSENT

14. SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080 DYKE ROAD TO GILBERT ROAD

(File Ref. No. 10-6045-09-01) (REDMS No. 8057547)

See Page 11 for action on this item.



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15. DOG WASTE COLLECTION PILOT SUMMARY AND PROPOSED EXPANSION

(File Ref. No. 10-6405-01) (REDMS No. 8048799)

That an ongoing additional level estimated at \$71,000 be considered in the 2026 Utility budget process to expand the Dog Waste Collection Program as described in Option 2 in the staff report titled "Dog Waste Collection Pilot Summary and Proposed Expansion" dated June 24, 2025 from the Director, Public Works Operations.

ADOPTED ON CONSENT

16. AWARD OF CONTRACT 8438P – PROVISION OF HYDROVAC SERVICES

(File Ref. No. 03-1000-20-8438P) (REDMS No. 8064777)

- (1) That Contract 8438P – Provision of Hydrovac Services be awarded to McRae's Environmental Service Ltd., for a three-year term for an estimated contract value of \$9,286,266 exclusive of taxes, as described in the report titled "Award of Contract 8438P – Provision of Hydrovac Services", dated June 23, 2025 from the Director, Public Works Operations;*
- (2) That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the contract and related documentation with McRae's Environmental Service Ltd.; and*
- (3) That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to extend the initial three-year term, up to the maximum total term of five years, for the maximum total amount of contract of \$15,711,201, excluding taxes.*

ADOPTED ON CONSENT

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17. AWARD OF CONTRACT 8428 NOITC - SUPPLY AND DELIVERY OF WATER METERS AND WATER METER HEADS

(File Ref. No. 03-1000-20-8428NOITC) (REDMS No. 8068324)

- (1) *That Contract 8428 NOITC – Supply and Delivery of Water Meters and Water Meter Heads be awarded to FlowSystems Distribution Inc. (“Flow Systems”), for a one-year term for an estimated value of \$400,000, exclusive of taxes, as described in the report titled “Award of Contract 8428 NOITC – Supply and Delivery of Water Meters and Water Meter Heads” dated June 19, 2025 from the Director, Public Works Operations;*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with FlowSystems Distribution Inc.; and*
- (3) *That the Chief Administrative officer and General Manager, Engineering and Public Works be authorized to extend the initial one-year term, up to a maximum total term of five years, for the maximum total amount of \$2,000,000, excluding taxes.*

ADOPTED ON CONSENT

18. RAILWAY GREENWAY SOLAR LIGHTING OPTIONS

(File Ref. No. 06-2400-20-RAIL1) (REDMS No. 8067412, 8080285)

That Option 2, “Two Phase Implementation”, as outlined in the staff report titled “Railway Greenway Solar Lighting Options”, dated June 30, 2025, from the Director, Parks Services, be approved.

ADOPTED ON CONSENT

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19. DRAFT RICHMOND ARTS STRATEGY 2025-2030

(File Ref. No. 11-7000-11-01) (REDMS No. 8061570)

- (1) That the Draft Richmond Arts Strategy 2025-2030, included as Attachment 1 of the staff report titled “Draft Richmond Arts Strategy 2025-2030”, dated June 30, 2025, from the Director, Arts, Culture and Heritage Services, be endorsed for the purpose of seeking interest holders’ and public feedback on the strategy; and*
- (2) That the Final Richmond Arts Strategy 2025-2030, including the results of the interest holders’ and public feedback, be brought back to Council for consideration following the interest holders’ and public consultation.*

ADOPTED ON CONSENT

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

14. SOUTH DIKE UPGRADES PRELIMINARY DESIGN – 6080 DYKE ROAD TO GILBERT ROAD

(File Ref. No. 10-6045-09-01) (REDMS No. 8057547)

R25/14-5

It was moved and seconded

That the preliminary design presented in the staff report titled “South Dike Upgrades Preliminary Design – 6080 Dyke Road to Gilbert Road”, dated June 18, 2025, from the Director, Engineering be approved for detailed design, to be brought forward for construction funding.

The question on the motion was not called as in response to queries from Council, staff advised the following:

- while alternative diking methods exist, the preferred option is an earth core dike, as it aligns with the Dike Master Plan and minimizes potential complications;
- widening the dike enhances its overall resiliency;

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- two public engagement sessions, along with a Let's Talk Richmond initiative, were held to inform and gather feedback from the public;
- there is no firm timeline for the Steveston Island dike upgrade due to the need for collaboration with multiple regulatory authorities;
- the proposed alignment has been identified as the least intrusive option;
- the Britannia Shipyard site is unique in that it is located outside the dike;
- although current projections indicate a gradual sea level rise, maintaining the current pace of upgrades is recommended to stay ahead of potential climate change impacts; and
- construction noise and related impacts will depend on the contractor selected and the equipment used.

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

R25/14-6

It was moved and seconded

That the preliminary design presented in the staff report titled "South Dike Upgrades Preliminary Design – 6080 Dyke Road to Gilbert Road", dated June 18, 2025, from the Director, Engineering be referred back to staff for further consultation with residents and review of other available options and report back.

CARRIED

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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

20. **AMENDMENTS TO CONSOLIDATED FEES BYLAW NO. 8636 –
SCHEDULE PARKING (OFF-STREET) REGULATION BYLAW NO.
7403**

(File Ref. No. 12-8060-20-010694) (REDMS No. 8085646, 8086264)

R25/14-7

It was moved and seconded

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10694, be introduced and given first, second and third reading.

Discussion took place regarding the removal of the 3500 McDonald Road lot. In response to questions from Council, staff advised that (i) the City is currently covering the property's tax shortfall, which is being drawn from overall municipal revenue; and (ii) the proposed additional cost would be used to offset the imposed tax.

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

R25/14-8

It was moved and seconded

That 3500 McDonald Road be removed from the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10694, and be referred back to staff for further review.

CARRIED

Opposed: Cllrs. Loo
McNulty

The question on the main motion was then called and it was **CARRIED**.



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21. ESTABLISHING A HOUSING AUTHORITY – REFERRAL RESPONSE #2

(File Ref. No. 08-4057-05) (REDMS No. 8074070)

R25/14-9

It was moved and seconded

That options and opportunities to establish a housing authority or other housing structure be brought forward for Council consideration on a case-by-case basis considering the details presented in the report titled “Establishing a Housing Authority - Referral Response #2”, from the Director, Housing, dated June 25, 2025.

The question on the motion was not called, as discussion ensued regarding (i) the potential need for a housing authority, (ii) the broader implications for the City, (iii) the importance of prioritizing Richmond residents in housing initiatives, and (iv) the level of investment required to develop the housing structure itself.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

22. WORKS YARD REPLACEMENT PROJECT – PROGRAM, FORM, PHASING AND BUDGET

(File Ref. No. 06-2052-25-WYAR1) (REDMS No. 8015242)

R25/14-10

It was moved and seconded

- (1) *That the program totalling approximately 400,000 sq. ft. and building form be approved, as outlined in the report titled “Works Yard Replacement Project – Program, Form, Phasing and Budget”, dated July 7, 2025, from the Director, Facilities and Project Development;*
- (2) *That in order to reduce the overall project schedule, and manage cost escalation risks, the workshop program and other elements be added to the scope of work for Phase 1 and a capital submission for the Works Yard Replacement - Enabling Works and Phase 1 capital projects’ scope change and budget increase of \$74.0 million (2025 dollars), be endorsed for Council’s consideration as part of the 2026 budget process; and*



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- (3) *That staff begin the planning process for the balance of the unallocated land, as outlined in the report titled “Works Yard Replacement Project – Program, Form, Phasing and Budget”, dated July 7, 2025, from the Director, Facilities and Project Development.*

CARRIED

Opposed: Cllr. Loo

BYLAWS FOR ADOPTION

R25/14-11

It was moved and seconded

That the following bylaws be adopted:

Development Applications Fee Bylaw No. 8951, Amendment Bylaw No. 10674

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10675

Subdivision and Development Bylaw No. 8751, Amendment Bylaw No. 10685

Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10687

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10688

CARRIED

DEVELOPMENT PERMIT PANEL

R25/14-12 23. It was moved and seconded

- (1) *That the minutes and the Chair’s reports for the Development Permit Panel meetings held on September 27, 2023, January 17, 2024, and July 16, 2025, be received for information.*

- (2) *That the recommendations of the Panel to authorize the issuance of:*
(a) *a Development Permit (DP 23-018670) for the property located at 10408 Dennis Crescent;*



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- (b) a Development Permit (DP 21-943418) for the property at 13888 Wireless Way;*
- (c) a Development Variance Permit (DV-25-015419) for the property located at 17720 River Road*
be endorsed, and the Permits so issued.
- (3) That the recommendation of the Panel to authorize the cancellation of a Development Permit (DP 23-023854) for the property at 6071 Azure Road be endorsed and the Permit be released from title.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R25/14-13 24. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:27 p.m.).

CARRIED

- (1) Linda Hicks and Veronica Armstrong, The Richmond Singers, expressed their appreciation to Council for their support and funding grants from the City.
- (2) Jaime Gusto, General Manager, Steveston Harbour Authority and Robert Kiesman, Board Chairman, with the aid of a PowerPoint presentation (Copy on File, City Clerk's Office) provided an update on Steveston Harbour Authority operations.
- (3) Angela Marie MacDougall, Executive Director, Battered Women's Support Service spoke on the urgent need for coordinated municipal action on gender-based violence and shared work underway through the province-wide initiative DesignedWithSurvivors. She urged Council to consider implementing a task force to provide awareness and education to Richmond residents of the resources available.



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

R25/14-14

It was moved and seconded

That staff examine what actions local governments can take to address and prevent gender-based violence and report back.

CARRIED

R25/14-15

25. It was moved and seconded

That Committee rise and report (8:54 p.m.).

CARRIED

ADJOURNMENT

R25/14-16

It was moved and seconded

That the meeting adjourn (8:55 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 28, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)