



Regular Council

Monday, September 8, 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

R25/15-1 1. It was moved and seconded  
*That:*

- (1) *the minutes of the Regular Council meeting held on July 28, 2025, be adopted as circulated; and*
- (2) *the Metro Vancouver 'Board in Brief' dated July 25, 2025, be received for information.*

CARRIED



**Regular Council**  
**Monday, September 8, 2025**

**COMMITTEE OF THE WHOLE**

- R25/15-2     2.     It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:02 p.m.).*

**CARRIED**

3.     Delegations from the floor on Agenda items  
Item No. 8 – Draft Social Development Strategy (2025-2035)  
Deirdre Whalen, Richmond resident and Past President, Richmond Poverty Reduction Coalition (RPRC), representing 13 local non-profit agencies that look to RPRC for advocacy, spoke to the importance for RPRC to be included in the consultation process for the City's Social Development Strategy.

- R25/15-3     4.     It was moved and seconded  
*That Committee rise and report (7:06 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/15-4     5.     It was moved and seconded  
*That Items No. 6 through No. 10 and No. 12 be adopted by general consent.*

**CARRIED**

**6.     COMMITTEE MINUTES**

*That the minutes of:*

- (1)    *the General Purposes Committee meeting held on September 2, 2025;*  
(2)    *the Finance Committee meeting held on September 2, 2025; and*



**Regular Council**  
**Monday, September 8, 2025**

(3) *the Planning Committee meeting held on September 3, 2025;  
be received for information.*

7. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE  
009134 – HOST INTERNATIONAL OF CANADA LTD., DOING  
BUSINESS AS: HANGAR 49 TAP & TAVERN – 3211 GRANT  
MCCONACHIE WAY**

(File Ref. No. 12-8275-30-001) (REDMS No. 8114835, 8115361)

- (1) *That the application from Host International of Canada Ltd., doing business as, Hangar 49 Tap & Tavern, seeking an amendment to Liquor Primary Liquor Licence #009134 for a structural change with the following capacity and hours of liquor service terms be supported:*
  - (a) *New structural change area with total person capacity of 210 total person capacity; and*
  - (b) *Hours of liquor service from Monday to Sunday, 5:00 AM to Midnight, which will not change; 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 amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.*

**ADOPTED ON CONSENT**

8. **DRAFT SOCIAL DEVELOPMENT STRATEGY (2025–2035)**

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 8060842)

- (1) *That the draft Social Development Strategy (2025–2035), as outlined in the staff report titled “Draft Social Development Strategy (2025–2035)”, dated August 11, 2025, from the Director, Community Social Development, be endorsed for consultation with residents and interested parties; and*



**Regular Council**  
**Monday, September 8, 2025**

- (2) *That staff report back with the final Social Development Strategy, including a summary of the feedback received.*

**ADOPTED ON CONSENT**

9. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE TWO PUBLIC ENGAGEMENT SUMMARY AND NEXT STEPS (PHASE THREE)**

(File Ref. No. 08-4045-30-08) (REDMS No. 8106436, 8072951, 8118068)

*That staff proceed with the preparation of proposed updates and amendments to the Official Community Plan, as outlined in the Next Steps (Phase Three) section of the report entitled “Official Community Plan Targeted Update – Phase Two Public Engagement Summary and Next Steps (Phase Three)” dated August 11, 2025, from the Director, Policy Planning.*

**ADOPTED ON CONSENT**

10. **RESPONSE TO BUILD CANADA HOMES MARKET SOUNDING**

(File Ref. No. 01-0130-04; XR: 08-4057-05) (REDMS No. 8149883, 8157517)

*That Council endorse the submission in Attachment 1 to Housing, Infrastructure and Communities Canada on the federal Build Canada Homes initiative, dated August 29, 2025, and that the submission be shared with Richmond Members of Parliament and Members of the Legislative Assembly.*

**ADOPTED ON CONSENT**

11. **APPLICATION BY ORION CONSTRUCTION FOR REZONING OF A PORTION OF 14111 ENTERTAINMENT BOULEVARD FROM “ENTERTAINMENT AND ATHLETIC (CEA)” ZONE TO “COMMERCIAL AND LIGHT INDUSTRIAL (ZC56) – RIVERPORT (FRASER LAND)” ZONE**

(File Ref. No. 12-8060-20-010693, RZ 24-012103) (REDMS No. 8085128, 8085099)

See Page 5 for action on this item.





**Regular Council**  
**Monday, September 8, 2025**

**12. APPLICATION BY KOFFMAN KALEF LLP FOR AN  
AGRICULTURAL LAND RESERVE SUBDIVISION AT 14671  
WILLIAMS ROAD**

(File Ref. No. AG 23-025777) (REDMS No. 8050602)

*That the Agricultural Land Reserve (ALR) subdivision application at 14671  
Williams Road be forwarded to the Agricultural Land Commission (ALC).*

**ADOPTED ON CONSENT**

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

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**11. APPLICATION BY ORION CONSTRUCTION FOR REZONING OF A  
PORTION OF 14111 ENTERTAINMENT BOULEVARD FROM  
“ENTERTAINMENT AND ATHLETIC (CEA)” ZONE TO  
“COMMERCIAL AND LIGHT INDUSTRIAL (ZC56) – RIVERPORT  
(FRASER LAND)” ZONE**

(File Ref. No. 12-8060-20-010693, RZ 24-012103) (REDMS No. 8085128, 8085099)

R25/15-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10693 to create the  
“Commercial and Light Industrial (ZC56) – Riverport (Fraser Land)” zone,  
and to rezone a portion of 14111 Entertainment Boulevard from  
“Entertainment and Athletics (CEA)” zone to “Commercial and Light  
Industrial (ZC56) – Riverport (Fraser Land)” zone, be introduced and given  
first reading.*

The question on the motion was not called as discussion took place with respect to (i) requirement for an additional multi rink ice centre in the area for tournaments, (ii) Steveston Highway road congestion, (iii) concern with light industrial introduced into an established entertainment and athletics location, and (iv) the removal of mature trees.



**Regular Council**  
**Monday, September 8, 2025**

In response to a query from Council regarding the proposed roof top parking, staff advised that through the Development Permit process staff will further review the design of the industrial building massing and form to reduce any instances of headlight glare into the neighbouring properties.

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

R25/15-6

It was moved and seconded

*That the application by Orion Construction for rezoning of a portion of 14111 entertainment boulevard, from “Entertainment and Athletic (CEA)” zone to “Commercial and Light Industrial (ZC56) – Riverport (Fraser Land)” zone, be referred back to staff to address concerns raised.*

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

Further discussion ensued with respect to the need for additional sports facilities. In response to queries from Council, staff noted (i) there are a wide range of light industrial and permitted uses for the proposed development, including indoor and outdoor recreation, (ii) the area is not subject to any density bonusing where the applicant would be required to provide any facilities or contributions to City facilities as a result of the rezoning, and (iii) part of the benefits received for the rezoning application will be contributions received for public art.

The question on the main motion was then called and it was **CARRIED** with Cllrs. Au, Day, Gillanders and Wolfe opposed.

**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair



**Regular Council**  
**Monday, September 8, 2025**

**13. STEVESTON COMMUNITY CENTRE AND LIBRARY CAPITAL PROJECT**

(File Ref. No. 06-2052-25-SCCR1; XR: 01-0100-30-MCON1-01) (REDMS No. 8156092)

R25/15-7

It was moved and seconded

*That the Steveston Community Centre and Library Capital Project be referred to the Major Projects Oversight Committee.*

The question on the motion was not called as discussion ensued regarding the merits of referral to the Major Projects Oversight Committee given the project has been designed, contracted, underway, on budget with fixed price contracts and projected timeline.

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

**FINANCE COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**14. PROPOSED DEVELOPMENT COST CHARGES PROGRAM AND AMENITY COST CHARGES PROGRAM**

(File Ref. No. 03-1070-04-03; 03-1070-05-02; 01-0035-20-HSRD1) (REDMS No. 7973150, 8132316)

R25/15-8

It was moved and seconded

(1) *That the Development Cost Charges Program as presented in option 2 of the staff report dated August 11, 2025, titled "Proposed Development Cost Charges Program and Amenity Cost Charges Program", from the Director, Finance, be endorsed as the basis for public consultation in establishing the amendment Development Cost Charges Imposition Bylaw; and*

(2) *That the Amenity Cost Charges Program as presented in the staff report dated August 11, 2025, titled "Proposed Development Cost Charges Program and Amenity Cost Charges Program", from the Director, Finance, be endorsed as the basis for public consultation in establishing the new Amenity Cost Charges Imposition Bylaw.*





**Regular Council**  
**Monday, September 8, 2025**

The question on the motion was not called as discussion ensued with respect to the proposed Development Cost Charges Program options.

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

R25/15-9

It was moved and seconded

*That the staff report titled “Proposed Development Cost Charges Program and Amenity Cost Charges Program”, dated August 11, 2025, from the Director, Finance, be referred back to staff*

The question on the referral motion was not called as a brief discussion ensued noting the requirements and varying rationale for development cost charges throughout municipalities in the region, e.g., drainage and dyke works in Richmond.

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

The question on the main motion was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced that:

The City has entered into a five-year licence agreement with The Sharing Farm Society (effective January 1, 2025) to use up to 4.302 acres of land at Terra Nova Rural Park to grow produce for the benefit of the Society, the Richmond Food Bank and other charitable food distribution organizations in Richmond and develop and deliver community and educational programs related to agriculture.





**Regular Council**  
**Monday, September 8, 2025**

The following organizational representatives were appointed to the Richmond Intercultural Advisory Committee for the remainder of a two-year term, to expire on December 31, 2026:

- Taylor Ruan (Chimo Community Services); and
- Parm Grewal (Richmond Multicultural Community Services).

**BYLAWS FOR ADOPTION**

R25/15-10

It was moved and seconded

*That Consolidated Fees Bylaw No. 10694 be adopted.*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R25/15-11 15. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on July 30, 2025, and the Chair's report for the Development Permit Panel meeting held on September 25, 2024, be received for information; and*

(2) *That the recommendations of the Panel to authorize changes to the Development Permit (DP 17-768248) issued for the property at 6551 No. 3 Road, be endorsed and the changes be deemed in General Compliance with the Permit.*

**CARRIED**



**Regular Council**  
**Monday, September 8, 2025**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R25/15-12    16.    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**

- (1)    Jerome Dickey, 9280 Glenallan Dr., Richmond, spoke to his submission with respect to a temporary Governance Task Force (copy on file, City Clerk's office).

Discussion ensued regarding (i) anticipated deliverables/outcomes, and (ii) composition and compensation, for the proposed committee.

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

- R25/15-13    It was moved and seconded  
*That the submission from Jerome Dickey be referred to staff to review and compare what other municipalities have implemented with respect to governance and/or a governance task force committee and the success they have had, and report back to Council.*

The question on the referral motion was called and it was **CARRIED** with Mayor Brodie opposed.

- R25/15-14    17.    It was moved and seconded  
*That Committee rise and report (8:29 p.m.).*

**CARRIED**



**Regular Council**  
**Monday, September 8, 2025**

**ADJOURNMENT**

R25/15-15

It was moved and seconded

*That the meeting adjourn (8:30 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, September 8, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)