



Regular Council

Monday, September 14, 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

- R26/15-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on July 27, 2026, be adopted as circulated;*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on September 8, 2026, be adopted as circulated; and*
 - (3) *the Metro Vancouver 'Board in Brief' dated July 24, 2026, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R26/15-2

It was moved and seconded

That Item No. 12 “Application by Bene (No. 3) Road Development Ltd. for Rezoning at 4700 No. 3 Road from the “Auto-Oriented Commercial (Ca)” Zone to a New “High Rise Office Commercial (Zc44) – Aberdeen Village” Zone”, be revised on the Consent Agenda Highlights to read that the Land use application be forwarded to Public Hearing on October 19, 2026; and

That the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732, be amended to include the opposition by Cllr. Loo.

CARRIED

COMMITTEE OF THE WHOLE

R26/15-3

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. 7 – Housing Agreement (Affordable Housing) Bylaw No. 10735 and Housing Agreement (Market Rental Housing) Bylaw No. 10736 to Permit the City of Richmond to Secure Low-End Market Rental Homes and Market Rental Homes at 8620, 8640 and 8660 Spires Road per RZ 22-023633

Jerome Dickey, Richmond resident, spoke in support of the housing agreement and the securing of affordable and market rental housing.

R26/15-4

4. It was moved and seconded

That Committee rise and report (7:04 p.m.).

CARRIED



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CONSENT AGENDA

- R26/15-5 5. It was moved and seconded
That Items No. 6 through No. 15 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meeting held on September 8, 2026;*
- (2) *the Finance and Audit Committee meeting held on September 8, 2026;*
- (3) *the Planning Committee meeting held on September 9, 2026;*
- (4) *the Community Safety Committee meeting held on September 9, 2026; and*
- (5) *the Council/School Board Liaison Committee meeting held on April 29, 2026.*

ADOPTED ON CONSENT

7. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10735 AND HOUSING AGREEMENT (MARKET RENTAL HOUSING) BYLAW NO. 10736 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AND MARKET RENTAL HOMES AT 8620, 8640 AND 8660 SPIRES ROAD PER RZ 22-023633**

(File Ref. No. 12-8060-20-01735; 12-8060-20-010736; 08-4057-05) (REDMS No. 8424802, 8443726, 8288816, 8443734, 8288970)

- (1) *That Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes required by Rezoning Application RZ 22-023633.*



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- (2) *That Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Market Rental homes required by Rezoning Application RZ 22-023633.*

ADOPTED ON CONSENT

8. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE # 308690 - CHANGE OF HOURS OF LIQUOR SERVICE (OUTSIDE SERVICE HOURS) SSP CANADA FOOD SERVICES INC., DBA: ROMER'S BURGER BAR - 3880 GRANT MCCONACHIE WAY (POST SECURITY)**

(File Ref. No. 12-8275-30-001) (REDMS No. 8476494, 8476384)

- (1) *That the application from SSP Canada Food Services Inc., doing business as, Romer's Burger Bar, seeking a permanent amendment to Liquor Primary Liquor Licence # 308690, increasing their hours of liquor service from 9:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service, (Outside Service Hours) be supported; 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

9. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT, BYLAW NO. 1463, 2026 – CITY OF SURREY (105 - 175A STREET)**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8487088)

That the report titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)", dated August 10, 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.

ADOPTED ON CONSENT



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10. RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT – CITY OF VANCOUVER (MOLSON SITE)

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8493851)

That the report titled “Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)”, dated August 10, 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.

ADOPTED ON CONSENT

11. RE-ALLOCATION OF 2026 CHILD CARE GRANT FUNDING

(File Ref. No. 07-3070-01) (REDMS No. 8485378, 7590123)

That the 2026 Child Care Capital Grant of \$9,049 awarded to Atira Women’s Resource Society be divided in equal parts and re-allocated to the Developmental Disabilities Association and the Society of Richmond Children’s Centres as outlined in the report titled “Re-allocation of 2026 Child Care Grant Funding”, dated August 6, 2026, from the General Manager, Planning and Development.

ADOPTED ON CONSENT

12. APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING AT 4700 NO. 3 ROAD FROM THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE” ZONE

(File Ref. No. 12-8060-20-009215; 12-8060-20-009216, RZ 14-672055) (REDMS No. 8490743, 6822556, 6219995, 5630259, 6130741, 6880163, 6886141, 8493165, 5655561)

(1) *That Third Reading of Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, be rescinded.*

(2) *That OCP Bylaw 7100, Amendment Bylaw 9215, as amended, to change Schedule 2.10 (City Centre Area Plan) by amending the Aberdeen Village – Detailed Transect Descriptions to allow for a maximum 1.5 Floor Area Ratio (FAR) Village Centre Bonus for non-residential uses on the subject site, be forwarded to a public hearing.*



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- (3) *That Bylaw 9215, as amended, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (4) *That Bylaw 9215, as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (5) *Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, as amended, for the creation of a new "High Rise Office Commercial (ZC44)-Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be forwarded to a public hearing.*

ADOPTED ON CONSENT

13. APPLICATION BY 1135355 BC LTD. FOR A STEVESTON VILLAGE HERITAGE CONSERVATION GRANT AT 3891 MONCTON STREET
(File Ref. No. 08-4105-20-HA 26-019270) (REDMS No. 8500023, 7965383, 8499434)

- (1) *That a funding request in the amount of \$2,200.00 plus taxes and disbursements, to a maximum of \$2,500.00, be approved under the Steveston Village Heritage Conservation Grant Program to assist with heritage conservation planning for Tasaka Barbershop at 3891 Moncton Street and disbursed in accordance with Council Policy 5900; and*
- (2) *That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900) to delegate consideration of Planning Project Grants to the Director of Policy Planning, be approved.*

ADOPTED ON CONSENT



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14. ZONING BYLAW HOUSEKEEPING AMENDMENTS

(File Ref. No. 12-8060-20-010786) (REDMS No. 8467343, 8452662, 8452663)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10786 to make housekeeping amendments be introduced and given first reading.

ADOPTED ON CONSENT

15. APPLICATION BY WAYNE FOUGERE ARCHITECTURE FOR REZONING AT 4620 & 4640 SMITH CRESCENT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO “TOWN HOUSING (ZT107) – SMITH CRESCENT (HAMILTON)” ZONE

(File Ref. No. 12-8060-20-010780, RZ 22-027420) (REDMS No. 8445572, 8453805, 8534115)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10780 to create the “Town Housing (ZT107) – Smith Crescent (Hamilton)” zone, and to rezone 4620 & 4640 Smith Crescent from “Small-Scale Multi-Unit Housing (RSM/XL)” to “Town Housing (ZT107) – Smith Crescent (Hamilton)”, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced:

Jamie Hudson was appointed as the Richmond School District representative to the Richmond Intercultural Advisory Committee for the remainder of the 2025-2026 term to expire on December 31, 2026;

The Dinsmore Bridge will be closed overnight for three months starting September 14, 2026, and the George Massey Tunnel will be closed overnight on September 18 and September 19, 2026, both for maintenance work; and



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The General Local Election is on October 17, 2026, with advance voting opportunities on October 3, 7-10, 2026. Mail ballot packages are also available from September 15 until October 9, 2026.

BYLAWS FOR ADOPTION

R26/15-6

It was moved and seconded

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10747;

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10766;

Inter-municipal Business License Bylaw No. 10763;

Inter-municipal Business License Bylaw No. 10764; and

Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 10739, be adopted.

CARRIED

R26/15-7

It was moved and seconded

Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 10769, be adopted.

CARRIED

R26/15-8

It was moved and seconded

Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741 (HRA 23-016568), be adopted.

CARRIED

R26/15-9

It was moved and seconded

Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732, be adopted.

CARRIED

Opposed: Cllr. Loo



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DEVELOPMENT PERMIT PANEL

- R26/15-10 16. It was moved and seconded
That the minutes of the Development Permit Panel meetings held on July 29, 2026, and August 26, 2026, be received for information.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/15-11 17. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:23 p.m.).

CARRIED

Jiun-Hsien Henry Yao spoke to his submission (attached to and forming part of these minutes as Schedule 1) and expressed concerns regarding a retail vape store opening adjacent to Seedlings Early Childhood Development Hub and would like Council to review the distance between age-restricted businesses that sell age-restricted products from childcare facilities, schools, playgrounds and other child and youth serving spaces.

In reply to queries from Council, the delegate noted that he is not aware of any municipalities that have a bylaw or policy that limit age-restricted businesses to operate near childcare facilities.

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

- R26/15-12 It was moved and seconded
That the presentation from Jiun-Hsien Henry Yao regarding the Change.org petition, "Ask Richmond, BC to Keep Vape Stores Away from Child Care Centres and Youth Spaces" be referred to staff to investigate and report back.

The question on Resolution No. R26/15-12 was not called as discussion ensued with respect to the City of New Westminster's Zoning Bylaw Amendment that prohibits new vape stores opening but allows existing stores to operate.



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The question on Resolution No. R26/15-12 was then called and it was
CARRIED.

- R26/15-13 18. It was moved and seconded
That Committee rise and report (7:31 p.m.).

CARRIED

ADJOURNMENT

- R26/15-14 It was moved and seconded
That the meeting adjourn (7:32 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 14, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

From: Henry Jiun-Hsien Yao <hjhyao@gmail.com>
Sent: July 24, 2026 1:55 PM
To: MayorandCouncillors
Cc: CityClerk
Subject: Petition Submission and Delegation Request: Distance Requirements for Dedicated Vape Retailers

Follow Up Flag: Follow up
Flag Status: Completed

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City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear Mayor, Councillors and City Clerk:

I am writing to formally submit my Change.org petition, "Ask Richmond, BC to Keep Vape Stores Away from Child Care Centres and Youth Spaces," and to request an opportunity to appear as a delegation before the appropriate Council standing committee.

As of July 24, 2026, the petition has received 284 signatures:

<https://www.change.org/protectkidsfromvape>

This petition arose after I learned that a dedicated vape retailer was preparing to open directly next to Seedlings Early Childhood Development Hub at 6380 No. 3 Road.

It is important to recognize that Seedlings is not simply a conventional daycare facility. It is a City-owned Early Childhood Development Hub serving infants, toddlers and children up to 12 years of age. Aspire Richmond also operates out-of-school care for children from Kindergarten through Grade 7, including before-school, after-school and full-day school-break programming. Seedlings should therefore be recognized as both a child-care facility and a facility that regularly serves school-aged children and youth.

This situation has exposed a broader policy gap. The concern is not about vilifying one business or demanding an abrupt decision against a particular operator. It is about whether dedicated vape retailers—businesses selling age-restricted products—should be permitted immediately beside facilities specifically created to serve children and youth.

I respectfully request that Council consider the following action:

That staff be directed to review and report back on regulatory options for dedicated vape retailers and other businesses selling age-restricted products, including reasonable minimum separation distances from child-care facilities, schools, playgrounds and other child- and youth-serving spaces.

In addition, I respectfully request that the City review any business licence issued or currently under consideration for the dedicated vape retailer adjacent to Seedlings ECD Hub; confirm compliance with all applicable municipal zoning, business-licensing and signage requirements; identify any relevant provincial regulatory considerations; and advise whether Seedlings' child-care and out-of-school programming was identified and considered during the review process.

Please advise which standing committee would be most appropriate for this delegation. I would also appreciate confirmation of the applicable submission deadline and any requirements for providing the petition's signature record.

Thank you for your consideration.

Sincerely,

Jiun-Hsien Henry Yao
Richmond resident
778-887-5098
[hjhyao@gmail.com/](mailto:hjhyao@gmail.com)