



**Regular Council**

**Monday, September 22, 2025**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au (by teleconference)  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo (by teleconference)  
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**

- R25/16-1 1. It was moved and seconded  
*That the minutes of the Regular Council meeting held on September 8, 2025, be adopted as circulated.*

**CARRIED**



**Regular Council**  
**Monday, September 22, 2025**

**AGENDA ADDITIONS & DELETIONS**

- R25/16-2      It was moved and seconded  
*That an addition be made to item No. 10– “Proposed Commercial Truck Parking Strategies” to include an on-table memorandum, which provides an update to the staff report, increasing the proposed truck parking spaces from 55 to 63. (attached to and forming part of these minutes as Schedule 1).*

**CARRIED**

**COMMITTEE OF THE WHOLE**

- R25/16-3      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 – None.

- R25/16-4      4.      It was moved and seconded  
*That Committee rise and report (7:02 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/16-5      5.      It was moved and seconded  
*That Items No. 6 through No 10 and No. 12 through No. 17 be adopted by general consent.*

**CARRIED**

6.      **COMMITTEE MINUTES**

*That the minutes of:*



**Regular Council**  
**Monday, September 22, 2025**

- (1) *the Community Safety Committee meeting held on September 9, 2025;*
- (2) *the General Purposes Committee meeting held on September 15, 2025;*
- (3) *the Planning Committee meeting held on September 16, 2025;*
- (4) *the Public Works and Transportation Committee meeting held on September 17, 2025);*
- (5) *the Parks, Recreation and Cultural Services Committee meeting held on September 17, 2025; and*
- (6) *the Council/School Board Liaison Committee meeting held on April 30, 2025.*

*be received for information.*

**ADOPTED ON CONSENT**

**7. RICHMOND HOSPITAL UPDATE**  
(File Ref. No. 01-0155-03-01 )

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

- (1) *That the request in relation to the temporary construction site office for the Richmond Hospital project be endorsed; and*
- (2) *That the Chief Administrative Officer be authorized to finalize the terms for the occupation until construction of the new hospital tower is complete.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, September 22, 2025**

**8. AWARD OF CONTRACT 8409P - DOCUMENT AND RECORDS MANAGEMENT SYSTEM MODERNIZATION**

(File Ref. No. 03-1000-20-8409P) (REDMS No. 8141729)

- (1) *That Contract 8409P – Document and Records Management System Modernization Project, be awarded to Cadence Solutions Inc. for an initial five-year term for an estimated value of \$3,350,000 excluding taxes, as described in the report titled “Award of Contract 8409P - Document and Records Management System Modernization Project”, dated August 18, 2025 from the Director, Information Technology;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract and all related documentation with Cadence Solutions Inc.; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to extend the contract at the end of the initial contract term for an additional five years at an amount of up to \$1,667,500, up to the maximum total term of ten years, for a maximum contract value of \$5,017,500 excluding taxes.*

**ADOPTED ON CONSENT**

**9. LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP) YEAR 4 SURVEY REPORT AND 2024 CORPORATE EMISSION INVENTORY**

(File Ref. No. 10-6125-05-01; 03-1087-31-01) (REDMS No. 8130697, 8112782)

*That the LGCAP Year 4 Survey Report and Attestation Form as described in the report titled “Local Government Climate Action Program (LGCAP) Year 4 Survey Report and 2024 Corporate Emission Inventory”, from the Director, Climate and Environment, dated August 19, 2025, be endorsed and posted on the City’s website for public information, in accordance with Provincial requirements.*

**ADOPTED ON CONSENT**





**Regular Council**  
**Monday, September 22, 2025**

**10. PROPOSED COMMERCIAL TRUCK PARKING STRATEGIES**

(File Ref. No. 10-6455-05-01) (REDMS No. 8142854)

- (1) *That the proposed On-Street Commercial Truck Parking Pilot Program and Recommended Actions as described in the staff report titled “Proposed Commercial Truck Parking Strategies” dated August 25, 2025, from the Director, Transportation, be approved;*
- (2) *That Staff report back to Council with the associated bylaw amendments required to implement Option A: Paid Monthly Permit Fee for the proposed On-Street Commercial Truck Parking Pilot Program, as described in the staff report titled “Proposed Commercial Truck Parking Strategies” dated August 25, 2025, from the Director, Transportation; and*
- (3) *That Staff include the estimated costs for the proposed On-Street Truck Parking Pilot Program, as described in the staff report titled “Proposed Commercial Truck Parking Strategies” dated August 25, 2025, from the Director, Transportation, as part of the 2026 budget process for Council consideration; and*
- (4) *That staff be directed to consider the viability of other industrial areas to add to the pilot program.*

**ADOPTED ON CONSENT**

**11. APPLICATION BY BOATHOUSE DESIGN GROUP INC. FOR REZONING AT 16960 RIVER ROAD AND PID 005-478-111 FROM THE “AGRICULTURE (AG1)” ZONE TO THE “INDUSTRIAL STORAGE (IS1)” ZONE**

(File Ref. No. 12-8060-20-010710, RZ 22-013271) (REDMS No. 8154033, 8152183)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10710, for the rezoning of 16960 River Road and PID 005-478-111 from the “Agriculture (AG1)” zone to the “Industrial Storage (IS1)” zone to permit Commercial Vehicle Parking and Storage, be introduced and given first reading.*

See Page 8 for action on this item.



**Regular Council**  
**Monday, September 22, 2025**

**12. HERITAGE ALTERATION PERMIT APPLICATION AT 3580  
MONCTON STREET, UNIT 100 (HEPWORTH BLOCK)**

(File Ref. No. HA 24-045011) (REDMS No. 8132435, 8134202, 8134236)

*That a Heritage Alteration Permit be issued for the protected heritage building at 3580 Moncton Street (Hepworth Block) which would permit a new sign and exterior painting on unit 100.*

**ADOPTED ON CONSENT**

**13. RIVER ROAD TRAFFIC ASSESSMENT UPDATE – HAMILTON  
NEIGHBOURHOOD ENGAGEMENT**

(File Ref. No. 10-6450-09-01) (REDMS No. 8141557)

*That the roadside enhancements to protect some of the utility poles as described in the staff report titled “River Road Traffic Assessment Update – Hamilton Neighbourhood Engagement Results”, dated August 19, 2025, from the Director, Transportation, be endorsed.*

**ADOPTED ON CONSENT**

**14. SPRINGFIELD DRIVE - TRAFFIC CALMING**

(File Ref. No. 10-6450-09-01) (REDMS No. 8075853)

*That Option 2 to implement two asphalt speed cushions on Springfield Drive, as described in the staff report titled “Springfield Drive - Traffic Calming”, dated August 25, 2025, from the Director, Transportation, be approved.*

**ADOPTED ON CONSENT**

**15. REUSABLE CONTAINERS REVIEW**

(File Ref. No. 10-6370-01) (REDMS No. 8051784)

*That Option 3, as outlined in the staff report titled “Reusable Containers Review”, dated August 18, 2025, from the Director, Public Works Operations, be approved.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, September 22, 2025**

**16. TERRA NOVA RURAL PARK HISTORIC ASSETS PHASE 2 DRAFT PROGRAM PLAN**

(File Ref. No. 06-2345-20-TNRP1) (REDMS No. 7829163, 8090243)

- (1) *That the Proposed Programming Priorities and Decision Making Framework for purposes of stakeholder consultation, as outlined in the staff report titled “Terra Nova Rural Park Historic Assets Phase 2 Draft Program Plan”, dated August 25, 2025, from the Director, Parks Services, be approved;*
- (2) *That staff proceed with Phase 3 of the Terra Nova Rural Park Historical Assets Draft Program Plan, and*
- (3) *That staff further review the existing Phase Two Draft Program Plan to see if there are additional consultation groups, look at the City’s existing naming policy and naming requests that have come forward to date, and report back.*

**ADOPTED ON CONSENT**

**17. WHARVES REGULATION BYLAW NO. 10182 AMENDMENTS**

(File Ref. No. 12-8060-20-010698; 12-8060-20-010699; 06-2345-20-ILAN1) (REDMS No. 8130556, 7902220, 8133551, 8133155, 8132567, 8133475)

- (1) *That Wharves Bylaw No. 10182, Amendment Bylaw No. 10698, be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8366, Amendment Bylaw No. 10699, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

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

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**PLANNING COMMITTEE –**  
Councillor Bill McNulty, Chair





**Regular Council**  
**Monday, September 22, 2025**

**11. APPLICATION BY BOATHOUSE DESIGN GROUP INC. FOR REZONING AT 16960 RIVER ROAD AND PID 005-478-111 FROM THE “AGRICULTURE (AG1)” ZONE TO THE “INDUSTRIAL STORAGE (IS1)” ZONE**

(File Ref. No. 12-8060-20-010710, RZ 22-013271) (REDMS No. 8154033, 8152183)

R25/16-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10710, for the rezoning of 16960 River Road and PID 005-478-111 from the “Agriculture (AG1)” zone to the “Industrial Storage (IS1)” zone to permit Commercial Vehicle Parking and Storage, be introduced and given first reading.*

The question on Resolution No. R25/16-6 was not called as in response to queries from Council, staff advised that (i) the parcel of land located to the east of the subject property is an unopened city road allowance, (ii) the Interim and Long Term Action Plan for the 16000 block of River Road was approved by Council in 2008 to help guide consideration of certain interim land uses (i.e., commercial vehicle truck parking, outdoor storage and limited light industrial development), until such a time sufficient infrastructure was available to allow for more intensified industrial use, (iii) most trucks have basins to catch runoff; however, if the basins are not used, City Bylaws will take action on a complaint basis, (iv) as part of the Environmentally Sensitive Area (ESA) Development Permit and Building Permit there will be requirements for perimeter drainage on the subject property, (v) staff will work with the Engineering department to assess any storm water runoff concerns at the previously rezoned sites within this block, and (vi) the City’s long term transportation objective for the 16000 Block of River Road is to establish a dedicated industrial service road, to meet this objective a 20.0 m wide land dedication along the site’s south edge is being secured as a rezoning consideration, consistent with similar land dedications secured in the area to the east.

Discussion ensued with respect to (i) planning infrastructure improvements to allow for better agricultural land in the subject area, and (ii) tree removal and replacement.

The question on Resolution No. R25/16-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.





**Regular Council**  
**Monday, September 22, 2025**

**DEVELOPMENT PERMIT PANEL**

- R25/16-7     18. It was moved and seconded  
*That the minutes for the Development Permit Panel meetings held on August 27, 2025 and September 10, 2025, be received for information.*

**CARRIED**

**ADJOURNMENT**

- R25/16-8     It was moved and seconded  
*That the meeting adjourn (7:47 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 22, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE



City of  
Richmond

**Memorandum**

Engineering and Public Works Division  
Transportation

**To:** Mayor and Councillors  
**From:** Lloyd Bie, P.Eng.  
Director, Transportation  
**Date:** September 18, 2025  
**File:** 10-6460-01/2025-Vol 01  
**Re:** **Proposed Commercial Truck Parking Strategies**

This memorandum provides an update to the staff report titled "Proposed Commercial Truck Parking Strategies". This report was received and carried at the General Purposes Committee meeting of September 17, 2025.

In response to discussion at the meeting regarding the proposed truck parking pilot program, the industrial roads were further assessed. Additional spaces have been identified on the north side of Vulcan Way between Frontage Road and No. 6 Road. Existing driveways, fire hydrants, bus stops and railroad crossing combined with truck length and sight line issues, limit the number of available truck spots on the north side of this section of roadway, to eight. These eight spaces are in addition to the 55 truck parking spaces proposed in the staff report. This will increase the supply of the proposed pilot program to 63 truck parking spaces.

The staff report will be considered at the Regular Council meeting of September 22, 2025. Staff will be available to answer questions and receive direction, should Council wish to include Vulcan Way in the proposed pilot program.

Should you have any questions, please contact Lloyd Bie directly at 604-276-4131.

Lloyd Bie, P.Eng.  
Director, Transportation

LB:sh

pc: SMT



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