



Regular Council

Monday, September 28, 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

- R26/16-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on September 14, 2026, be adopted as circulated.

CARRIED

COMMITTEE OF THE WHOLE

- R26/16-2 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

1.



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3. Delegations from the floor on Agenda items – None.

- R26/16-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

- R26/16-4 5. It was moved and seconded
That Items No. 6 through No. 10 and No. 12 through No. 13 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meeting held on September 21, 2026;*
- (2) *the Planning Committee meeting held on September 22, 2026; and*
- (3) *the Public Works and Transportation Committee meeting held on September 23, 2026;*

be received for information.

ADOPTED ON CONSENT



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7. **HOUSING AGREEMENT (AFFORDABLE HOUSING) (8520 RAILWAY AVENUE) BYLAW NO.10789 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AT 8520 RAILWAY AVENUE (FORMERLY 8520, 8540 & 8560 RAILWAY AVENUE) PER RZ 21-936046 AND DP 24-012854**

(File Ref. No. No. 12-8060-20-010789) (REDMS No. 8477679, 8486691, 8515092, 8500782)

That Housing Agreement (Affordable Housing) (8520 Railway Avenue) Bylaw No. 10789 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 secured through Rezoning Application RZ 21-936046 and DP 24-012854.

ADOPTED ON CONSENT

8. **APPLICATION BY VIVID GREEN ARCHITECTURE FOR A STRATA TITLE CONVERSION AT 10551/10571 AGASSIZ COURT**

(File Ref. No. 08-4105-20- SC 26-007371; 08-4105-03-02) (REDMS No. 8489770, 5842519)

- (1) *That the application for a Strata Title Conversion by Vivid Green Architecture be approved on fulfillment of the following conditions:*

- (a) *Registration of a flood indemnity covenant on Title.*
- (b) *Payment of all City utility charges and property taxes up to and including the year 2026.*
- (c) *Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.*
- (d) *Final inspection approval of Building Permits for previous construction without a permit at 10551/10571 Agassiz Court.*

- (2) *That the City, as the Approving Authority, delegates the Approving Officer the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

ADOPTED ON CONSENT



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9. APPLICATION BY JASON LEVELTON FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 18431 WESTMINSTER HIGHWAY

(File Ref. No. AG 26-012236) (REDMS No. 8485804)

That the application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 18431 Westminster Highway be forwarded to the Agricultural Land Commission.

ADOPTED ON CONSENT

10. APPLICATION BY KEI CANADA WILLETT DEVELOPMENT LTD. FOR REZONING AT 23160, 23180, 23200 AND 23220 WILLETT AVENUE FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO “TOWN HOUSING (ZT108) – WILLETT AVENUE (HAMILTON)” ZONE

(File Ref. No. 12-8060-20-010795; 12-8060-20-010796, RZ 23-035646) (REDMS No. 8499321, 8499359, 8504605)

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10795 to create the “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading; and*
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10796 to rezone 23160, 23180, 23200 and 23220 Willett Avenue from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

11. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 9211, 9251, 9291, 9311, 9351 BLUNDELL ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH2)” ZONE

(File Ref. No. 12-8060-20-010737, RZ 22-017350) (REDMS No. 8263640, 8495212, 3218459, 8495176, 8504487)

Please see page 5 for action on this item.



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**12. LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP)
YEAR 5 SURVEY REPORT AND 2025 CORPORATE EMISSION
INVENTORY**

(File Ref. No. 10-6125-07-01) (REDMS No. 8478643, 8386456)

That the LGCAP Year 5 Survey and Attestation Form as described in the report titled "Local Government Climate Action Program (LGCAP) Year 5 Survey Report and 2025 Corporate Emission Inventory", dated August 20, 2026, from the General Manager, Engineering and Public Works be endorsed and posted on the City's website for public information, in accordance with Provincial requirements.

ADOPTED ON CONSENT

13. GRANVILLE AVENUE AND SHELL ROAD WALKWAY UPDATE

(File Ref. No. 10-6510-02-01, 06-2400-20-SHEL1) (REDMS No. 8487993)

That a letter from the Mayor be written to the Member of Parliament, Richmond East-Steveston, Parm Bains to help expedite the review of an interim gravel shoulder for pedestrian safety near the Granville Avenue Canadian National Railway crossing and Shell Road trail.

ADOPTED ON CONSENT

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

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

**11. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR
REZONING AT 9211, 9251, 9291, 9311, 9351 BLUNDELL ROAD
FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)"
ZONE TO THE "HIGH DENSITY TOWNHOUSES (RTH2)" ZONE**

(File Ref. No. 12-8060-20-010737, RZ 22-017350) (REDMS No. 8263640, 8495212, 3218459, 8495176, 8504487)

R26/16-5

It was moved and seconded



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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10737, for the rezoning of 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “High Density Townhouses (RTH2)” zone, be introduced and given first, second and third reading.

The question on Resolution R26/16-5 was not called as discussion ensued with respect to tree retention and replacement.

The question on Resolution R26/16-5 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

**14. FUNDING CONSIDERATIONS FOR AFTER-HOURS OUTREACH
AND FOOD AID DELIVERY PROGRAMS**

(File Ref. No. 08-4057-11-01; 03-1085-01) (REDMS No. 8485962)

R26/16-6

It was moved and seconded

That \$195,000 be taken out of the Rate Stabilization Account in full compensation to Parish of St. Alban's, Refuge Church, and The Salvation Army instead of any HSS Grant for 2027.



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The question on Resolution R26/16-6 was not called as discussion ensued with respect to (i) the process for applying for City grants, (ii) proposals for all funding requests going through the City staff review process, (iii) the importance of supporting the continuation of after-hours outreach and food aid delivery programs provided by Parish of St. Alban's, Refuge Church and The Salvation Army, (iv) the City continuing to advocate to senior levels of government to help organizations diversify funding sources, reduce reliance on City funding and sustain essential services for Richmond residents; and (v) staff discussions with all three organizations and confirmation from them that they do plan to continue the same level of service with the current level of funding that they have received in 2026.

The question on Resolution R26/16-6 was then called and it was **CARRIED** with Cllr. Loo opposed.

**15. RE-NAMING OF TWO CITY-OWNED CHILD CARE FACILITIES,
650-5688 HOLLYBRIDGE WAY AND 10277 RIVER DRIVE**

(File Ref. No. 07-3070-20-013; 07-3070-20-015) (REDMS No. 8471838, 5361660)

R26/16-7

It was moved and seconded

- (1) *That the City-owned child care facility located at 650-5688 Hollybridge Way be renamed to "Willow Child Care Centre"; and*
- (2) *That the City-owned child care facility located at 10277 River Drive be renamed to "River Run Child Care Centre."*

The question on Resolution R26/16-7 was not called as discussion ensued with respect to the necessity of the name change and the name selection for the facilities.

The question on Resolution R26/16-7 was then called and it was **CARRIED** with Cllr. Loo opposed.

BYLAWS FOR ADOPTION

R26/16-8

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735



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*Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road)
Bylaw No. 10736*

CARRIED

DEVELOPMENT PERMIT PANEL

- R26/16-9 16. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meetings held on June 10, 2026 and September 16, 2026, be received for information.*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *Development Permit (DP 25-017215) for the properties at 9291 Alexandra Road/9288 Tomicki Avenue; and*
 - (b) *Development Variance Permit (DV 26-017406) for the property at 4711 No. 8 Road,**be endorsed, and the Permits so issued.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/16-10 17. It was moved and seconded
- That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:42 p.m.).*

CARRIED

Delegate failed to attend Council meeting.

- R26/16-11 18. It was moved and seconded
- That Committee rise and report (7:43 p.m.).*

CARRIED



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ADJOURNMENT

R26/16-12

It was moved and seconded
That the meeting adjourn (7:44 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 28, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)