



## Regular Council

**Monday, November 10, 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

R25/19-1    1. It was moved and seconded

*That:*

(1) *the minutes of the Regular Council meeting held on October 27, 2025, be adopted as circulated.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R25/19-2

It was moved and seconded

*That Item No. 26 (1) – Non-Agenda Delegation be removed from the agenda as the presenter has withdrawn.*

**CARRIED**

2. **APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL  
REGIONAL ORGANIZATIONS**

R25/19-3

It was moved and seconded

- (a) *That Councillor Kash Heed be appointed as the Council alternate to the TransLink – Mayors' Council until November 2, 2026;*
- (b) *That Councillor Michael Wolfe be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 2, 2025;*
- (c) *That Councillor Carol Day be appointed as the Council representative to the Steveston Harbour Authority Board and that Councillor Andy Hobbs be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in 2026.*

**CARRIED**

3. **NAMING OF STANDING COMMITTEES AND THEIR  
COMPOSITION BY THE MAYOR**

Mayor Brodie announced the following Standing Committees and their membership:



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**COMMUNITY SAFETY COMMITTEE**

Cllr. Alexa Loo (*Chair*)  
Cllr. Andy Hobbs (*Vice Chair*)  
Cllr. Laura Gillanders  
Cllr. Kash Heed  
Cllr. Bill McNulty

**FINANCE AND AUDIT COMMITTEE**

Mayor Malcolm Brodie (*Chair*)  
All members of Council

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm Brodie (*Chair*)  
All members of Council

**PARKS, RECREATION & CULTURAL SERVICES COMMITTEE**

Cllr. Michael Wolfe (*Chair*)  
Cllr. Andy Hobbs (*Vice-Chair*)  
Cllr. Chak Au  
Cllr. Laura Gillanders  
Cllr. Bill McNulty

**PLANNING COMMITTEE**

Cllr. Bill McNulty (*Chair*)  
Cllr. Alexa Loo (*Vice-Chair*)  
Cllr. Chak Au  
Cllr. Carol Day  
Cllr. Andy Hobbs



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**PUBLIC WORKS AND TRANSPORTATION COMMITTEE**

Cllr. Carol Day (*Chair*)  
Cllr. Michael Wolfe (*Vice-Chair*)  
Cllr. Chak Au  
Cllr. Kash Heed  
Cllr. Alexa Loo

4. APPOINTMENT OF MEMBERS OF COUNCIL (AND THEIR ALTERNATES) AS THE LIAISONS TO CITY ADVISORY COMMITTEES AND ORGANIZATIONS

R25/19-4

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 2, 2026:*

- (a) Accessibility Advisory Committee – *Councillor Bill McNulty*
- (b) Advisory Committee on the Environment – *Councillor Michael Wolfe*
- (c) Child Care Development Advisory Committee – *Councillor Carol Day*
- (d) Council/School Board Liaison Committee – *Councillor Alexa Loo and Councillor Laura Gillanders*
- (e) Economic Advisory Committee – *Councillor Bill McNulty and Councillor Laura Gillanders*
- (f) First Nations Building Committee – *Councillor Chak Au, Councillor Carol Day and Councillor Andy Hobbs*
- (g) Food Security and Agricultural Advisory Committee – *Councillor Laura Gillanders*
- (h) Heritage Commission – *Councillor Alexa Loo*





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- (i) Major Construction Projects Oversight Committee – ***Councillor Laura Gillanders***
- (j) Minoru Centre for Active Living Program Committee – ***Councillor Bill McNulty***
- (k) Richmond Addiction Services Society – ***Councillor Alexa Loo and Councillor Michael Wolfe (alternate);***
- (l) Richmond Centre for Disability – ***Councillor Andy Hobbs***
- (m) Richmond Chamber of Commerce – ***Councillor Alexa Loo***
- (n) Richmond Intercultural Advisory Committee – ***Councillor Bill McNulty***
- (o) Richmond Public Art Advisory Committee – ***Councillor Kash Heed***
- (p) Richmond Sister City Advisory Committee – ***Councillor Andy Hobbs***
- (q) Richmond Social Development Advisory Committee – ***Councillor Bill McNulty***
- (r) Richmond Sports Council – ***Councillor Bill McNulty***
- (s) Richmond Sports Wall of Fame Nominating Committee – ***Councillor Andy Hobbs***
- (t) Richmond Youth Advisory Committee – ***Councillor Carol Day***
- (u) Seniors Advisory Committee – ***Councillor Carol Day***
- (v) Steveston Historic Sites Building Committee – ***Councillor Bill McNulty and Councillor Alexa Loo; and***
- (w) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group – ***Councillor Kash Heed.***

**CARRIED**



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5. **APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS  
TO COMMUNITY ASSOCIATIONS**

R25/19-5

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 2, 2026:*

- (a) City Centre Community Association – *Councillor Andy Hobbs*
- (b) East Richmond Community Association – *Councillor Kash Heed*
- (c) Hamilton Community Association – *Councillor Michael Wolfe*
- (d) Richmond Arenas Community Association – *Councillor Kash Heed*
- (e) Richmond Art Gallery Association – *Councillor Carol Day*
- (f) Richmond Fitness and Wellness Association – *Councillor Carol Day*
- (g) Sea Island Community Association – *Councillor Laura Gillanders*
- (h) South Arm Community Association – *Councillor Bill McNulty*
- (i) Thompson Community Association – *Councillor Carol Day ; and*
- (j) West Richmond Community Association – *Councillor Carol Day*

**CARRIED**

6. **APPOINTMENT OF MEMBERS OF COUNCIL AS THE  
LIAISONS TO VARIOUS CITY BOARDS**

R25/19-6

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 2, 2026:*



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- (a) Aquatic Advisory Board – *Councillor Alexa Loo*;
- (b) Museum Society Board – *Councillor Andy Hobbs*;
- (c) Richmond Gateway Theatre Society Board – *Councillor Laura Gillanders*; and
- (d) Richmond Public Library Board – *Councillor Michel Wolfe and Councillor Alexa Loo (alternate)*.

**CARRIED**

7. **APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS  
TO VARIOUS SOCIETIES/COMPANIES**

R25/19-7

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 2, 2026:*

- (a) Britannia Heritage Shipyard Society – *Councillor Andy Hobbs*;
- (b) Gulf of Georgia Cannery Society – *Councillor Andy Hobbs*;
- (c) London Heritage Farm Society – *Councillor Andy Hobbs*;
- (d) Lulu Island Energy Company – *Councillor Michael Wolfe*;
- (e) Minoru Seniors Society – *Councillor Kash Heed*;
- (f) Richmond Nature Park Society – *Councillor Michael Wolfe*;
- (g) Steveston Community Society – *Councillor Alexa Loo*; and
- (h) Steveston Historical Society – *Councillor Alexa Loo*.

**CARRIED**



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8. APPOINTMENT OF PARCEL TAX ROLL REVIEW PANEL FOR  
LOCAL AREA SERVICES

R25/19-8

It was moved and seconded

*That the members of the Public Works & Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 2, 2026.*

**CARRIED**

9. APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 11,  
2025 TO NOVEMBER 2, 2026

R25/19-9

It was moved and seconded

*That the following Acting Mayors be appointed until November 2, 2026:*

*November 11, 2025 – January 4, 2026 Cllr. Michael Wolfe*

*January 5 – February 22, 2026 Cllr. Carol Day*

*February 23 – April 12, 2026 Cllr. Alexa Loo*

*April 13 – May 31, 2026 Cllr. Andy Hobbs*

*June 1 – July 19, 2026 Cllr. Laura Gillanders*

*July 20 – September 13, 2026 Cllr. Bill McNulty*

*September 14 – November 1, 2026 Cllr. Kash Heed*

**CARRIED**

**COMMITTEE OF THE WHOLE**

R25/19-10 10. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).*

**CARRIED**





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11. Delegations from the floor on Agenda items

Item No. 21 – Advance Planning for the 2026 Election

Jerome Dickey, Richmond resident, spoke to low voter turnout and improving democratic engagement.

Item No. 24 – Application by Mavic Properties Ltd. for Rezoning at 8680, 8700, 8720 No. 2 Road from “Small-Scale Multi-Unit Housing (RSM/L)” Zone to “Low Density Townhouses (RTL4)” Zone

Eddy Chen, Richmond resident, spoke in opposition to the proposed development, expressing concerns regarding (i) the minimum lot frontage requirements, (ii) the applicant’s development concept plan that demonstrates how the residual sites could be redeveloped in the future, and (iii) the applicant’s efforts to acquire the residual properties to the north as part of the land assembly for this application.

Item No. 20 – Richmond Arts Strategy 2026–2031

Jane Fernyhough, Chair, Richmond Arts Coalition, spoke in support of the Richmond Arts Strategy 2026–2031, noting the Richmond Arts Coalitions’ support for the Strategic Directions, especially (i) build arts and cultural leadership and (ii) activate public spaces through (and for!) the art.

- R25/19-11 12. It was moved and seconded  
*That Committee rise and report (7:16 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/19-12 13. It was moved and seconded  
*That Items No. 14 through No. 24 be adopted by general consent.*

**CARRIED**

14. **COMMITTEE MINUTES**

*That the minutes of:*





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- (1) *the Parks, Recreation and Cultural Services Committee meeting held on October 28 , 2025;*
  - (2) *the Finance and Audit Committee meeting held on November 3, 2025;*
  - (3) *the General Purposes Committee meeting held on November 3, 2025; and*
  - (4) *the Planning Committee meeting held on November 4, 2025;*
- be received for information.*

**ADOPTED ON CONSENT**

**15. AWARD OF CONTRACT 8480Q – PROVISION OF JANITORIAL SERVICES FOR WATERMANIA AQUATIC CENTRE**  
(File Ref. No. 03-1000-20-8480Q) (REDMS No. 8156929)

- (1) *That Contract 8480Q – Provision of Janitorial Services for Watermania Aquatic Centre be awarded to Dexterra Group Inc., for a two-year term, for an estimated contract value of \$296,732, excluding taxes, as described in the report titled, “Award of Contract 8480Q– Provision of Janitorial Services for Watermania Aquatic Centre”, dated October 6, 2025, from the Director, Recreation and Sport Services;*
- (2) *That the Chief Administrative Officer and General Manager, Parks, Recreation and Culture, be authorized to execute Contract 8480Q – Provision of Janitorial Services for Watermania Aquatic Centre and all related documentation with Dexterra Group Inc.; and*
- (3) *That the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture, be authorized to extend the initial two-year contract, up to the maximum term of five years, for the maximum total contract value of \$806,185 including contingency and excluding taxes.*

**ADOPTED ON CONSENT**



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**16. PROPOSED COMMEMORATIVE VETERAN STREET BANNER PROGRAM**

(File Ref. No. 11-7200-20-SBAN1) (REDMS No. 8156540, 5378645, 8166174, 8166347)

*That Option 1 as outlined in the report titled “Proposed Commemorative Veteran Street Banner Program”, dated October 6, 2025, from the Director, Parks Services, be approved.*

**ADOPTED ON CONSENT**

**17. STEVESTON HISTORICAL SOCIETY ENHANCED OPERATIONS PILOT**

(File Ref. No. 01-0060-20-SHIS1) (REDMS No. 8162186)

- (1) That Option 2, to provide support for the Steveston Historical Society’s proposed enhanced operations as outlined in the report “Steveston Historical Society Enhanced Operations Pilot”, dated October 6, 2025, from the Director, Arts, Culture and Heritage Services, be approved;*
- (2) That one-time funding of \$180,000 to support the Steveston Historical Society enhanced operations for 2026, 2027 and 2028, be considered as part of the 2026 budget process; and*
- (3) That the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture Division, be authorized to execute all documentation, including an amendment to the Operating Agreement to allow for a fourteen (14) month extension of the Term and to provide financial support for the Steveston Historical Society’s proposed enhanced operations, all as outlined in the report “Steveston Historical Society Enhanced Operations Pilot”, dated October 6, 2025, from the Director, Arts, Culture and Heritage Services.*

**ADOPTED ON CONSENT**



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**18. HERITAGE ALTERATION PERMIT APPLICATION (HA 25-020472)  
BY THE CITY OF RICHMOND - 12451 TRITES ROAD (SEINE NET  
LOFT BUILDING)**

(File Ref. No. 08-4105-20- HA 25-020472; XR: 06-2050-20-BSYD-SL) (REDMS No. 8130593, 8122545)

*That a Heritage Alteration Permit be issued to authorize alterations to the Seine Net Loft building at Britannia Shipyards National Historic Site.*

**ADOPTED ON CONSENT**

**19. LANSDOWNE PARKS MASTER PLAN**

(File Ref. No. 06-2345-20-LSCP1) (REDMS No. 8159943)

*That the Lansdowne Parks Master Plan, as detailed in Attachment 5 of the report titled “Lansdowne Parks Master Plan”, dated October 10, 2025, from the Director, Parks Services, be approved.*

**ADOPTED ON CONSENT**

**20. RICHMOND ARTS STRATEGY 2026–2031**

(File Ref. No. 11-7000-11-01) (REDMS No. 8138805, 8180074)

*That the Richmond Arts Strategy 2026–2031, and Action Plan document, as outlined in the report titled “Richmond Arts Strategy 2026–2031,” dated October 6, 2025 from the Director, Arts, Culture and Heritage Services, be approved.*

**ADOPTED ON CONSENT**

**21. ADVANCE PLANNING FOR THE 2026 ELECTION**

(File Ref. No. 12-8125-95-01) (REDMS No. 8164991)

*(1) That the proposed election program for the 2026 General Local and School Election, as described in the report, “Advance Planning for the 2026 Election,” dated October 16, 2025, from the Director, City Clerk’s Office, be endorsed; and*

*(2) That one-time funding of \$1,113,000 to support the planning and implementation of the 2026 Election be submitted for consideration in the 2026 budget process.*

**ADOPTED ON CONSENT**





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**22. 2026 DISTRICT ENERGY UTILITY RATES**

(File Ref. No. 12-8060-20-010705; 12-8060-20-010706; 12-8060-20-010707; XR: 01-0060-20-LIEC1)  
(REDMS No. 8130011, 8130025, 8130029, 8130036)

- (1) *That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10705 be introduced and given first, second and third readings;*
- (2) *That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10706 be introduced and given first, second and third readings; and*
- (3) *That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10707 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**23. 2026 UTILITY BUDGETS AND RATES**

(File Ref. No. 03-0930-03-03) (REDMS No. 8187579)

*That the 2026 utility budgets presented in the options listed below; as outlined in the report titled “2026 Utility Budgets and Rates”, dated October 21, 2025, from the General Manager, Engineering & Public Works and General Manager, Finance & Corporate Services be approved as the foundation for establishing the 2026 utility rates and be included in the Consolidated 5 Year Financial Plan (2026-2030):*

- (a) *Option 2 for Water (page 8);*
- (b) *Option 2 for Sewer (page 15);*
- (c) *Option 2 for Flood Protection (page 23); and*
- (d) *Option 2 for Solid Waste and Recycling (page 29).*

**ADOPTED ON CONSENT**



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24. **APPLICATION BY MAVIC PROPERTIES LTD. FOR REZONING AT 8680, 8700, 8720 NO. 2 ROAD FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-010701, RZ 22-021101) (REDMS No. 8115295, 8117865)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10701, for the rezoning of 8680, 8700, 8720 No. 2 Road from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**NON-CONSENT AGENDA ITEMS**

**FINANCE AND CORPORATE SERVICES AND ENGINEERING  
AND PUBLIC WORKS DIVISIONS**

- 24A. **2026 UTILITY RATE AMENDMENT BYLAWS**

(File Ref. No. 12-8060-20-010714; 12-8060-20-010713; 12-8060-20-010712; 12-8060-20-010711)  
(REDMS No. 8168150, 8168144, 8180927, 8168147)

R25/19-13

It was moved and seconded

*That each of the following bylaws be introduced and given first, second, and third readings:*

- (a) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10714;*
- (b) *Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10712;*
- (c) *Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10711; and*
- (d) *Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10713.*

**CARRIED**





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**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced:

That the following individuals be appointed to the Richmond Child Care Development Advisory Committee for a two-year term to expire on December 31, 2027:

- Maryam Bawa;
- Karen Jensen;
- Harnoor Kaur Khurana;
- Jiaxin Li; and
- Elana van Veen.

**BYLAWS FOR ADOPTION**

R25/19-14

It was moved and seconded

*That the following bylaws be adopted:*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10702;*

*Traffic Bylaw No. 5870, Amendment Bylaw No. 10703;*

*Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10715; and*

*Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10720.*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R25/19-15 25.

It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meetings held on October 16, 2025, and the Chair's report for the Development Permit Panel meetings held on April 30, 2025, be received for information; and*



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- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 24-040880) for the property located at 2051 Anson Avenue; and*
  - (b) *A Development Permit (DP 25-008025) for the property at 2211 Anson Avenue*
- be endorsed, and the Permits so issued.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R25/19-16 26. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:18 p.m.).*

**CARRIED**

- (1) *Removed from agenda.*
- (2) Kanaris Demetre Lazos and Sadru Ramji spoke on the heritage status of the Steveston Hotel, noting that restrictions associated with the hotel being a protected heritage property are contributing to significant business losses and are hindering their ability to modernize and compete with newer hotels.
- (3) Alex Sagert, Richmond resident, spoke to safety concerns at Brighthouse Park and the need for recovery and rehabilitation in regards to the toxic drug crisis.

Staff provided an update on the current programming and activities occurring in Brighthouse Park (the Park) and the steps taken to address issues experienced in the Park and support harmonious use of the Park between park users, noting (i) actions taken in relation to the park, (ii) current park activities and services, and (iii) current considerations in the Park and the City's response.



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In response to queries from Council, staff advised that (i) the intersection of the diverse user groups in the Park has resulted in a range of operational challenges that have continued to evolve over time and (ii) since May 2025, a number of strategies have been implemented to support all park users and improve visibility, access and perceptions of safety in the Park, including increased presence by Bylaws staff.

Discussion ensued regarding (i) the operator of the Drop-in Centre and Temporary Winter Shelter, (ii) the collaborative, proactive approach amongst a number of service providers to address homelessness in the City while continuing to look at opportunities to improve the situation, (iii) the City's regular communication with sport user groups, and (iv) the utilization of Brighouse Park compared to other City parks.

- R25/19-17 27. It was moved and seconded  
*That Committee rise and report (8:38 p.m.).*

**CARRIED**

**ADJOURNMENT**

- R25/19-18 It was moved and seconded  
*That the meeting adjourn (8:39 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, November 10, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)