



Regular Council

Monday, November 24, 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
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

- R25/20-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on November 10, 2025, be adopted as circulated;*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on November 17, 2025, be adopted as circulated; and*
 - (3) *the Metro Vancouver 'Board in Brief' dated October 22 and October 31, 2025, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R25/20-2

It was moved and seconded

That an addition be made to Item No. 7, “City Signature and Community Events Program 2026”, to add to the end of recommendation 2 “provided that any contingency funds are expensed consistent with the staff memorandum from the Program Manager, Events, dated November 20, 2025, titled “City Signature and Community Events Program 2026 Budget – Additional Information”.

CARRIED

PRESENTATION

Sports Wall of Fame Induction Ceremony.

Mayor Brodie introduced two new inductees to the Richmond Sport Wall of Fame, which recognizes individuals and teams who have attained a high level of achievement and contributed to sport, and also provides an opportunity to celebrate Richmond’s rich history of sport while recognizing the outstanding contributions of the inductees to the community.

The inductees Bruce Allison (Builder award) and Raymond Sawada (Athlete award), whose posthumous inductions reflect the profound influence they had on Richmond, join an esteemed group of 75 individuals and teams previously inducted.

The Richmond Sport Wall of Fame and the accompanying digital kiosk is on display at the Richmond Olympic Oval as part of the History of Sport in Richmond exhibit, celebrating the rich history of sport and recognizing the outstanding contributions of the inductees to the community.



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COMMITTEE OF THE WHOLE

- R25/20-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:16 p.m.).

CARRIED

3. Delegations from the floor on Agenda items:

Item No. 9 – Application by Zeidler Architecture Inc. for Rezoning at 11771 Fentiman Place from the “Health Care (HC)” Zone to the “Health Care (ZR13) - Fentiman Place (Steveston)” Zone

Dan Levitt, BC Seniors Advocate, expressed strong support for the Richmond Lions Manor redevelopment, noting (i) the difficulty seniors and their families experience in accessing long term care, (ii) significant anticipated increase in wait times for public services to support aging, resulting from the rapid increase in the seniors population (baby boomers), (iii) the need for long term care in BC has risen 200%, and wait times have grown over 98% (currently approximately 10 months), and (iv) these expansion projects are essential to the increasing demand and to ensure the most vulnerable seniors can enjoy a high quality of life, in a caring and comfortable environment.

Charan Gill and Donna Sargent, Board of Directors, The Maples Residences, spoke in support of the application and to the immediate and increasing need for long-term care in Richmond, noting a campus of care in Steveston - Richmond is critical to ensure as needs change there is a smooth transition from independent living to assisted living to long term care, providing seniors the opportunity to age in place with dignity and with care.

Jo-Ann Tait, Vice President, Vancouver Coastal Health, supporting the Richmond community and as the Executive Sponsor for the development in Steveston, provided an overview of the inspiration, criteria and funding opportunities sought to achieve the goal of delivering a redeveloped long term care facility that offers its residents a “village within a village” with the ability to live in place with autonomy, choice and supportive healthcare for all its residents.



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Darren Bryson, Chief Project Officer, MAKE Projects, assigned by Vancouver Coastal Health to deliver the facility that will support the operations, provided points from the facility's perspective and the process in bringing the facility into existence, noting the extensive consultation undertaken and incorporation of the comments from the community.

Rochelle Garfinkel, Richmond (Steveston) resident, spoke in favour of the Richmond Lions Manor redevelopment, noting the vibrant community of Steveston that continues to strengthen across generations, a neighbourhood that can comfortably support the proposed eight storey building, and a project that will have the ability to offer a sense of community, as reflected in the Richmond Lions Manor plans and location.

Eva Chung, Richmond resident, spoke in support of the application and briefly shared personal stories of the challenges and vulnerability for seniors and the toll it can take on those family members that become the caretakers, noting the importance of having facilities such as the Richmond Lions Manor to offer 24/7 assistance.

Item No. 15 – Motion to Support Affected Landowners During Appeal of Cowichan Land Claim

Jerome Dickey expressed concern regarding the proposed motion and stated the need for taking the negotiation path.

- R25/20-4 4. It was moved and seconded
 That Committee rise and report (7:52 p.m.).

CARRIED

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

- R25/20-5 5. It was moved and seconded
 That Items No. 6 through No. 14 be adopted by general consent.

CARRIED

4.



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on November 12, 2025;*
- (2) *the General Purposes Committee meeting held on November 17, 2025;*
- (3) *the Planning Committee meeting held on November 18, 2025; and*
- (4) *the Public Works and Transportation Committee meeting held on November 19, 2025;*

be received for information.

ADOPTED ON CONSENT

7. **CITY SIGNATURE AND COMMUNITY EVENTS PROGRAM 2026**

(File Ref. No. 11-7400-01) (REDMS No. 8181002, 8181099)

- (1) *That the City Signature and Community Events Program 2026, as outlined in Table 1 of the report titled “City Signature and Community Events Program 2026”, dated October 27, 2025, from the Director, Arts, Culture and Heritage Services, be approved for the following events and initiatives:*

- (a) *Children's Arts Festival;*
- (b) *Richmond Cherry Blossom Festival;*
- (c) *Doors Open Richmond;*
- (d) *Community Celebration Grant Program;*
- (e) *Neighbourhood Block Party Program;*
- (f) *Steveston Salmon Festival;*
- (g) *Richmond Maritime Festival;*
- (h) *Richmond Farm Fest; and*
- (i) *Community Event Safety Enhancements;*



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- (2) *That the expenditures totaling \$1,113,900 for the City Signature and Community Events Program 2026 with funding of \$1,027,900 from the Rate Stabilization Account, \$41,000 estimated sponsorship and \$45,000 estimated grant revenue be considered in the 2026 budget process, provided that any contingency funds are expensed consistent with the staff memorandum from the Program Manager, Events, dated November 20, 2025, titled “City Signature and Community Events Program 2026 Budget – Additional Information”; and*
- (3) *That a Community Festive Lights Event at Minoru Lake be investigated, including timing, budget and potential partnerships.*

ADOPTED ON CONSENT

8. APPLICATION BY HAYDENCO HOLDINGS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12800 RICE MILL ROAD

(File Ref. No. TU 24-036427) (REDMS No. 8168376, 8206024, 8168376)

- (1) *That the application by Haydenco Holdings Ltd. for a Temporary Commercial Use Permit (TU 24-036427) for a portion of the property at 12800 Rice Mill Road, to allow “Parking, non-accessory” as a permitted use, be considered for a period of three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 15, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.*

ADOPTED ON CONSENT

9. APPLICATION BY ZEIDLER ARCHITECTURE INC. FOR REZONING AT 11771 FENTIMAN PLACE FROM THE “HEALTH CARE (HC)” ZONE TO THE “HEALTH CARE (ZR13) - FENTIMAN PLACE (STEVESTON)” ZONE

(File Ref. No. 12-8060-20-010721, RZ 25-005701) (REDMS No. 8181658, 8157114, 8157073, 8157181, 8181667)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 to create the “Health Care (ZR13) - Fentiman Place (Steveston)” zone, and to rezone 11771 Fentiman Place from “Health Care (HC)” zone to “Health Care (ZR13) - Fentiman Place (Steveston)” zone, be introduced and given first reading; and*



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- (2) *That a letter be sent to Vancouver Coastal Health, the Minister of Health and local MLAs to state that upon completion of this project, Bridgeport Lions Manor be continued for the provision of long-term care.*

ADOPTED ON CONSENT

10. UPDATING DEVELOPMENT PERMIT AREA EXEMPTIONS

(File Ref. No. 12-8060-20-010719) (REDMS No. 8189995, 8188469)

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, to update the Development Permit Area Exemptions criteria to provide an inflationary adjustment to the exterior alterations exemption threshold and to add a new exemption for exterior envelope repairs required due to water ingress, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, 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; and

- (3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation.*

ADOPTED ON CONSENT



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11. WORLD HEALTH ORGANIZATION GLOBAL NETWORK FOR AGE-FRIENDLY CITIES AND COMMUNITIES MEMBERSHIP

(File Ref. No. 08-4055-20-RAFR1) (REDMS No. 8169181)

- (1) *That the City apply for membership to the World Health Organization Global Network for Age-Friendly Cities and Communities, as outlined in the report titled “World Health Organization Global Network for Age-Friendly Cities and Communities Membership”, dated October 31, 2025, from the Director, Community Social Development; and*
- (2) *That a letter be prepared for the Mayor’s signature in support of this application.*

ADOPTED ON CONSENT

12. APPLICATION BY RAV BAINS FOR REZONING AT 4920 AND 4940 MARIPOSA COURT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE

(File Ref. No. 12-8060-20-010722, RZ 21-938604) (REDMS No. 8174298, 1616420, 8200477)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, for the rezoning of 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

13. ZONING AMENDMENTS RELATING TO SMALL-SCALE MULTI-UNIT HOUSING

(File Ref. No. 12-8060-20-010716) (REDMS No. 8155344, 8183428)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10716, to clarify setback provisions associated with Small-Scale Multi-Unit Housing and amend the definition of principal dwelling unit, be given first, second and third reading.

ADOPTED ON CONSENT



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14. WESTWATER DRIVE TRAFFIC CALMING

(File Ref. No. 10-6450-09-01) (REDMS No. 8162032)

That Option 2 to implement traffic calming on Westwater Drive, as described in the report titled “Westwater Drive Traffic Calming”, dated October 21, 2025, from the Director, Transportation, be approved.

ADOPTED ON CONSENT

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

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

**15. MOTION TO SUPPORT AFFECTED LANDOWNERS DURING
APPEAL OF COWICHAN LAND CLAIM**

(File Ref. No. 01-0280-20-424) (REDMS No. 8237656)

R25/20-6

It was moved and seconded

- (1) *Write a letter to the Prime Minister, the Premier, the Ministers of Finance, the Attorneys General to mitigate the effects of the Cowichan Land ruling on private landowners during the appeal process; and*



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- (2) *For staff to work with the Federal and Provincial governments to investigate options to support landowners in the disputed lands in Richmond to mitigate the effects of the Cowichan Land ruling during the appeal process, including that the City of Richmond requests that the Provincial Government incorporate fee simple title properties affected by the Cowichan Tribe ruling into the property tax deferment program until a decision is reached by the BC Court of Appeal regarding this matter, and report back.*

The question on the Resolution R25/20-6 was not called as discussion ensued regarding the (i) content of the proposed letter, (ii) need to focus on factual information, and (iii) importance of addressing residents' concerns. As a result of the discussion, Resolution R25/20-6 was separated.

The question on part (1) of the Resolution R25/20-6 was then called and it was **CARRIED** with Cllrs. Day, Gillanders and Wolfe opposed.

The question on part (2) of the Resolution R25/20-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

PUBLIC WORKS AND TRANSPORTATION COMMITTEE –
Councillor Carol Day, Chair

16. AWARD OF CONTRACT 8397P – SUPPLY AND DELIVERY OF VEHICLE AND EQUIPMENT TIRES AND CERTIFIED TIRE SERVICES

(File Ref. No. 03-1000-20-8397) (REDMS No. 8058595)

R25/20-7

It was moved and seconded

- (1) *That Contract 8397P, Supply and Delivery of Vehicle and Equipment Tires and Certified Tire Services, be awarded to Fountain Tire Ltd. for an initial three-year term for an estimated total value of 1,009,872 excluding taxes and contingency, as described in the report titled “Award of Contract 8397P – Supply and Delivery of Vehicle and Equipment Tires and Certified Tire Services”, dated October 28, 2025;*



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- (2) *That authorization be given to issue change orders as required up to an additional \$201,974 for contingency, for a maximum total value of \$1,211,846 for the initial term, excluding taxes;*
- (3) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to extend the initial three-year term for up to two additional one year periods, to a maximum total term of five years, at an additional estimated value of \$673,248, plus \$134,650 contingency excluding taxes, resulting in a total estimated contract value of \$2,019,744 over five years; and*
- (4) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with Fountain Tire Ltd.*

The question on Resolution R25/20-7 was not called as discussion ensued with respect to the contingency and the recently approved referral.

The question on the Resolution R25/20-7 was then called and it was **CARRIED**

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced:

The following individuals were appointed to the Richmond Seniors Advisory Committee for a two-year term to expire on December 31, 2027:

- Zarina Chan (Citizen Appointee);
- Queenie Choo (S.U.C.C.E.S.S.);
- Carol Dickson (Richmond Cares, Richmond Gives);
- Tom Tang (Richmond Centre for Disability);
- Jamil Karim (Citizen Appointee);
- Debbie Nider (Citizen Appointee);



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- Hong Yan Pan (Citizen Appointee); and
- Robert Gill (Vancouver Coastal Health).

The following individuals were appointed to the Richmond Social Development Advisory Committee for a two-year term to expire on December 31, 2027:

- Joan Page (Citizen Appointee);
- Simon Kaebe (Chimo Community Services); and
- Steven Lamothe (Ministry of Social Development and Poverty Reduction).

Arvind Sharma was appointed to the Vancouver International Airport (YVR) Aeronautical Noise Management Committee for a two-year term to expire on December 31, 2027.

The following individuals were appointed to the Advisory Design Panel for a two-year term to expire on December 31, 2027:

- Andrew Larigakis (AIBC);
- Thomas Lee (AIBC); and
- Doug Shearer (BCSLA).

The following individuals were appointed to the Richmond Public Library Board for a two-year term to expire on December 31, 2027:

- Gina Mahil;
- Bryan Tisdall;
- Jennifer Gervès-Keen; and
- Angeline Naidu (Singh).



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BYLAWS FOR ADOPTION

R25/20-8

It was moved and seconded

That the following bylaws be adopted:

Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10705;

Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10706;

City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10707;

Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10711;

Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10712;

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10713; and

Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10714.

CARRIED

DEVELOPMENT PERMIT PANEL

R25/20-9

16. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on October 29, 2025, and the Chair's report for the Development Permit Panel meeting held on October 29, 2025, be received for information; and*

(2) *That the recommendations of the Panel to authorize the approval of changes to the Development Permit (DP 21-936427) issued for the properties located at 10380 No. 4 Road, be endorsed and the changes be deemed to be in general compliance with the permit.*

CARRIED



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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R25/20-10 17. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (9:14 p.m.).

CARRIED

- (1) Richmond Poverty Reduction Coalition (RPRC) project consultants and the Richmond Advocacy & Support Committee (RASC) project team members, presented their final report on the one-year project “Keeping Seniors Housed – Preventing Seniors’ Homelessness” (copy on file, City Clerk’s office).
- (2) Stephen von Sychowski, President, Vancouver & District Labour Council, and Joe McCann, Amalgamated Transit Union Local 1724, spoke to their written submission on the “Save Our HandyDART In Metro Vancouver” campaign (copy on file City Clerk’s office).

The following **referral motion** was introduced:

- R25/20-11 It was moved and seconded
That the delegation information regarding the Save Our HandyDART campaign be referred to the December 1, 2025 General Purposes Committee meeting for further discussion.

CARRIED

- R25/20-12 18. It was moved and seconded
That Committee rise and report (9:34 p.m.).

CARRIED



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ADJOURNMENT

R25/20-13

It was moved and seconded
That the meeting adjourn (9:35 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 24, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)