



**General Purposes Committee**

Date: Tuesday, May 19, 2026

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

Mayor Brodie recessed the meeting at 4:01 p.m. for Item 1 of the Special Open Council meeting.

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The meeting reconvened at 4:11 p.m., following Item 1 of the Special Open Council meeting, with all members of the Committee present.

Mayor Brodie noted that Item 3 would be considered immediately after Item 1.

**MINUTES**

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on May 4, 2026, be adopted as circulated.*

**CARRIED**

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DEPUTY CAO'S OFFICE

1. **REVIEW OF LOW-END MARKET RENTAL CONTRIBUTION RATES**

(File Ref. No. 08-4057-05) (REDMS No. 8387564)

It was moved and seconded

*That the City's Low-End Market Rental contribution rates and other program settings be reviewed and the results reported back to Council as described in the report titled "Review of Low-End Market Rental Contribution Rates", from the Deputy Chief Administrative Officer, dated April 21, 2026.*

The question on the motion was not called as discussion ensued with respect to (i) the proposed use of an external consultant, (ii) the feasibility of staff undertaking the work in place of a consultant, (iii) the timeliness for the review of the Low-End Market Rental (LEMR) program, and (iv) grant funding.

In response to queries from Committee, staff clarified the purpose of hiring a consultant to undertake an independent financial analysis, noting the complexity of the work, e.g. looking at the value of land and how much can be built with/without LEMR.

Staff were requested to prepare a memorandum to Council to provide more information on the grant funding in place.

As a result of the discussion, the following amendment to the motion was introduced:

It was moved and seconded

*That the motion be amended to add: "provided that the services would be performed without a consultant" at the end of the motion.*

The question on the amendment motion was not called as discussion ensued with respect to the merits of the amendment motion, noting a consultant could provide external validation data.

The question on the amendment motion was then called, and it was **CARRIED** with Mayor Brodie and Cllrs. Hobbs and Loo opposed.

The question on the main motion as amended, which reads as follows:

*That the City's Low-End Market Rental contribution rates and other program settings be reviewed and the results reported back to Council as described in the report titled "Review of Low-End Market Rental Contribution Rates" from the Deputy Chief Administrative Officer, dated April 21, 2026, provided that the services would be performed without a consultant.*

was then called and it was **CARRIED**

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3. **RESPONSE TO PROVINCIAL HOUSING BILLS: DENSITY BONUS AND INCLUSIONARY ZONING REQUIREMENTS AND ASSOCIATED ZONING BYLAW AMENDMENTS**

(File Ref. No. 08-4045-30-02) (REDMS No. 8388374)

Staff provided a summary of the report noting the City will still have the ability to secure affordable housing through the rezoning process.

Discussion ensued with respect to the (i) pros and cons of Bill 16, (ii) problem with the “one size fits all approach” as it pertains to the City of Richmond, (iii) reaction of the development industry to Bill 16, (iv) requirement for the new reserve fund, (v) scale of the projects and layering of costs, and (vi) challenges in order to provide affordable housing.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10760, to amend the density bonus provisions in existing standard Small-Scale Multi-Unit Housing zones and remove the density bonus provisions in other existing standard residential and mixed-use zones, in compliance with the requirements of Bill 16 (Housing Statutes Amendment Act, 2024), be introduced and given first, second, and third reading;*
- (2) *That Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761, to create a new reserve fund for cash-in-lieu of affordable housing received through a density bonus bylaw, in compliance with the requirements of Bill 16, be introduced and given first, second, and third reading; and*
- (3) *That a meeting be sought with the Minister of Housing and Municipal Affairs at the UBCM meeting to discuss Provincial Housing Bills.*

**CARRIED**

2. **DEVELOPMENT OF FOUR CITY-OWNED SITES FOR AFFORDABLE HOUSING: INITIAL COMMUNITY ENGAGEMENT PROGRAM**

(File Ref. No. 08-4057-05/2025) (REDMS No. 8407641)

It was moved and seconded

*That the Initial Community Engagement Program, outlined in the report titled “Development of Four City-Owned Sites for Affordable Housing: Initial Community Engagement Program”, from the Director, Housing, dated April 17, 2026, be approved.*

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The question on the motion was not called as discussion ensued with respect to the (i) consultation process, (ii) total number of units/maximum density, (iii) potential sites, (iv) financial cost and operational funding, (v) importance of self-sustaining buildings, (vi) buffering considerations, and (vii) habitat compensation.

It was requested that a staff memorandum, outlining the cost difference of a 12-storey concrete building compared to a 5-storey wood frame building for affordable housing, be prepared in advance of the upcoming Council meeting.

The question on the motion was then called and it was **CARRIED**.

## ENGINEERING AND PUBLIC WORKS DIVISION

4. **STEVESTON AREA PARKING STUDY**

(File Ref. No. 10-6460-01) (REDMS No. 8349916)

Staff provided an overview of the report and clarification of the status of the existing Public Works and Transportation Committee referrals.

Discussion ensued with respect to the available public parking spaces currently and the need for additional signage.

Staff confirmed they will respond to the on-table correspondence regarding the utilization of the current transit service for Steveston (copy on file City Clerks office) and copy Translink.

It was moved and seconded

(1) *That the following parking enhancement measures in the Steveston area be implemented, as described in the report titled “Steveston Area Parking Study”, from the General Manager of Engineering & Public Works, dated April 16, 2026:*

- (a) *Introduce additional signage directing visitors to the various public parking lots in the Steveston area;*
- (b) *Introduce three-hour parking on the south side of Bayview Street east of No. 1 Road and convert a dedicated taxi parking stall to three-hour parking;*
- (c) *Engage with area residents regarding a potential residential permit parking program; and*
- (d) *That there be a referral to staff to review the terms of the parking in the private lots on the southside of Bayview Street, east of No. 1 Road.*

**CARRIED**

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Mayor Brodie recessed the meeting at 5:28 p.m. for the Public Hearing meeting.

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The meeting reconvened at 5:40 p.m., following the Public Hearing meeting, with all members of the Committee present.

**LAW AND COMMUNITY SAFETY DIVISION**

5. **8491P - AWARD OF CONTRACT FOR SUPPLY AND DELIVERY OF FIRE APPARATUS FOR RICHMOND FIRE-RESCUE**

(File Ref. No. 09-5140-01) (REDMS No. 8376504)

In response to queries from Committee, staff noted (i) Richmond Fire-Rescue has been very successful with the maintenance programs for the fire apparatus and confident in the current (more modern) replacement purchases, and (ii) electric/hybrid apparatus are cost prohibitive.

A brief overview of (i) the Evergreen Replacement program, (ii) utilization of fire apparatus and opportunities for resale, and (iii) the process in responding to medical calls, was provided.

It was moved and seconded

- (1) *That Contract 8491P, for the supply and delivery of seven (7) large fire apparatus for Richmond Fire-Rescue (RFR) be awarded to Commercial Truck Equipment Co. for a total cost of \$12,374,460, exclusive of taxes as described in the report titled "8491P – Award of Contract for Supply and Delivery of Fire Apparatus for Richmond Fire-Rescue", dated May 1, 2026, from the General Manager, Law and Community Safety;*
- (2) *That the Chief Administrative officer and the General Manager, Law and Community Safety be authorized to approve change orders as required, up to an additional \$1,313,919 as contingency for additional requirements, for a maximum total value of \$13,688,379 excluding taxes;*

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- (3) *That the project scope of the 2025 Fire Vehicle Replacement Reserve Purchase – Additional Funding be amended to include the replacement of two additional fire apparatus; and*
- (4) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Commercial Truck Equipment Co.*

**CARRIED**

As a result of the earlier discussion on this matter, a referral motion to direct staff to evaluate the use of smaller equipped vehicles for medical calls was introduced but failed to receive a seconder.

**ENGINEERING AND PUBLIC WORKS DIVISION and  
PARKS, RECREATION AND CULTURE DIVISION**

**6. GREATER VANCOUVER WATER DISTRICT (METRO VANCOUVER) WATERING RESTRICTIONS**

(File Ref. No. 10-6060-01) (REDMS No. 8415267)

Staff noted that Metro Vancouver has indicated Stage 3 water restrictions will be implemented in early June and briefly outlined the intent of the report recommendation as a result.

Staff further noted the bylaw does allow for exemptions for water use for public safety such as misting stations and confirmed communications messaging will be provided through social media with respect to misting/cooling stations and other available locations where people can go to cool down during hot weather

It was moved and seconded

- (1) *That during Stage 2 Restrictions and Stage 3 Restrictions under the Water Use Restriction Bylaw No. 7784 (the “Bylaw”), enforcement be temporarily suspended until October 15, 2026, in respect of watering otherwise prohibited by the Bylaw, where:*
  - (a) *the person would qualify for a permit under section 3.1.1 of the Bylaw if that section applied during Stage 2 Restrictions;*
  - (b) *the person has contacted the City through email to savewater@richmond.ca and submitted receipts and any other supporting documents required by the City demonstrating that the person would qualify for a permit under section 3.1.1 of the Bylaw if that section applied during Stage 2 restrictions;*

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- (c) *the person has received written confirmation from the City that the request has been accepted;*
  - (d) *the written confirmation is affixed to a post facing the street servicing the property, beside the principal driveway or if there is no driveway, in a visible location in the front yard of the property;*
  - (e) *the watering occurs only within the 21-day period stipulated in the written confirmation from the City, and only while Stage 1, Stage 2, or Stage 3 restrictions are in effect; and*
  - (f) *the City has not revoked or cancelled its approval of the request; and*
- (2) *That during Stage 3 Restrictions under the Water Use Restriction Bylaw No. 7784 (the “Bylaw”), enforcement be temporarily suspended until October 15, 2026, in respect of watering of public lots otherwise prohibited by the Bylaw, where:*
- (a) *a water management plan is in place for Watering lawns and grass boulevards; and*
  - (b) *a water management plan is in place for Watering trees, shrubs, decorative planters, and flowers, excluding edible plants.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (6:04 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, May 20, 2026.

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Mayor Malcolm D. Brodie  
Chair

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Lorraine Anderson  
Legislative Services Associate