



General Purposes Committee

Date: Tuesday, September 2, 2025

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 3:00 p.m.

Mayor Brodie recessed the meeting at 3:01 p.m. for the Closed General Purposes Committee meeting.

The meeting reconvened at 4:37 p.m. with all members of Council present.

AGENDA DELETION

The Chair advised that Item No. 2, "Council Display in City Hall", was removed from the agenda.

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MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on July 21, 2025 and the Special General Purposes Committee held on May 23, 2025 be adopted as circulated.

CARRIED

Cllr. Au left the meeting (4:37 p.m.) and returned (4:40 p.m.).

LAW AND COMMUNITY SAFETY DIVISION

1. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE 009134 – HOST INTERNATIONAL OF CANADA LTD., DOING BUSINESS AS: HANGAR 49 TAP & TAVERN – 3211 GRANT MCCONACHIE WAY**

(File Ref. No. 12-8275-30-001) (REDMS No. 8114835)

In response to a query from Committee, staff advised that while bylaw officers cannot access the secure side of the airport, the Richmond RCMP does have the authority to enforce City bylaws in that area.

It was moved and seconded

(1) *That the application from Host International of Canada Ltd., doing business as, Hangar 49 Tap & Tavern, seeking an amendment to Liquor Primary Liquor Licence #009134 for a structural change with the following capacity and hours of liquor service terms be supported:*

(a) *New structural change area with total person capacity of 210 total person capacity; and*

(b) *Hours of liquor service from Monday to Sunday, 5:00 AM to Midnight, which will not change; and*

(2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.*

CARRIED

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PARKS, RECREATION & CULTURE DIVISION

2. COUNCIL DISPLAY IN CITY HALL

(File Ref. No. 11-7000-01) (REDMS No. 8106719)

This item was removed from the agenda.

PLANNING AND DEVELOPMENT DIVISION

3. DRAFT SOCIAL DEVELOPMENT STRATEGY (2025–2035)

(File Ref. No. 08-4055-01) (REDMS No. 8060842)

In response to queries from Committee, staff advised that with Council approval, the draft Social Development Strategy (2025-2035) will be endorsed for consultation with residents and interested parties.

Discussion ensued regarding (i) planning for all ages and stages, which encompasses the community's diverse age groups, (ii) creating accessible and inclusive environments for all community members to use and enjoy, (iii) engaging with the broader community in addition to working with equity-deserving groups, City Council Advisory Committees and community tables to obtain different perspectives, and (iv) community consultation, including surveys hosted on the City's public engagement platform, Let's Talk Richmond, public pop-up events, focus groups, and meetings with Advisory Committee members.

In response to a query from Committee, staff advised that six focus groups and two pop-up events were held with equity-deserving groups in Richmond to reach those who might have otherwise been underrepresented during the consultation process, including seniors, youth, newcomers, unhoused individuals, low-income households and other groups.

It was moved and seconded

- (1) *That the draft Social Development Strategy (2025–2035), as outlined in the staff report titled “Draft Social Development Strategy (2025–2035)”, dated August 11, 2025 from the Director, Community Social Development, be endorsed for consultation with residents and interested parties; and*
- (2) *That staff report back with the final Social Development Strategy, including a summary of the feedback received.*

CARRIED

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4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE TWO PUBLIC ENGAGEMENT SUMMARY AND NEXT STEPS (PHASE THREE)**

(File Ref. No. 08-4045-30-08) (REDMS No. 8106436)

In response to queries from Committee, staff advised that (i) the final phase (Phase Three) of the Official Community Plan (OCP) targeted update will focus on the preparation of updated objectives and policies based on the draft principles, (ii) a report regarding updating the relevant sections of the current OCP is forthcoming, (iii) Part A amendments to the OCP would include various items that are not related to the provincial deadline, and the City intends to accomplish them by the end of 2025, (iv) more details will be developed in the policy approach, and (v) the City is on track to meet the mandatory updates as prescribed by the Province by the December 31, 2025 deadline.

Discussion ensued regarding (i) reviewing the OCP, specifically regarding land use designations, and having a more fulsome discussion as a Council, (ii) the pace of development and the impact on neighbourhoods, (iii) the concept of Local Village centers, (iv) key legislation with respect to transportation and concerns regarding transportation, (v) the City's ongoing relationship with TransLink, (vi) the OCP update being more graphically oriented and public engagement including a more visual component, and (vii) the community engagement activities that included in-person engagement sessions, online information sessions, and Let's Talk Richmond online surveys.

It was moved and seconded

That staff proceed with the preparation of proposed updates and amendments to the Official Community Plan, as outlined in the Next Steps (Phase Three) section of the report entitled "Official Community Plan Targeted Update – Phase Two Public Engagement Summary and Next Steps (Phase Three)" dated August 11, 2025, from the Director, Policy Planning.

CARRIED

COUNCILLOR KASH HEED

5. **STEVESTON COMMUNITY CENTRE AND LIBRARY CAPITAL PROJECT**

(File Ref. No.) (REDMS No.)

Discussed ensued regarding the desire to include the ongoing build of the Steveston Community Centre and Library as part of the Major Projects Oversight Committee as another precautionary measure to ensure it is built within the estimated budget.

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In response to queries from Committee, staff advised that fixed-price contracts have been awarded for the building and washroom, and that the only outstanding contract to be awarded is for the demolition.

Discussion ensued regarding (i) the Major Projects Oversight Committee's involvement in the Works Yard replacement project, (ii) timing of the Committee's review of the Steveston Community Centre and Library Capital Project, (iii) the Steveston Community Centre and Library Capital Project being on time and on budget and the reports that have been submitted thus far, (iv) the criteria for projects to be reviewed by the Major Projects Oversight Committee, and (v) the City's procurement process, which includes obtaining three quotations from the market, a Quantity Surveyor estimate, a Construction Manager estimate, and a third party that peer reviews the estimates.

Councillor Heed introduced a motion to have Council meet with the Major Projects Oversight Committee with just the CAO to discuss the Steveston Community Centre and Library Capital Project.

As a result of the call of a Notice of Motion to Defer, Mayor Brodie advised that "Council and CAO meeting with Major Projects Oversight Committee" motion would be placed on the September 15, 2025 General Purposes Committee agenda.

It was moved and seconded

That the Steveston Community Centre and Library Capital Project be referred to the Major Projects Oversight Committee.

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Hobbs
Loo

DEPUTY CAO'S OFFICE

6. **RESPONSE TO BUILD CANADA HOMES MARKET SOUNDING**

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

In response to queries from Committee, staff advised that follow-up comments with a map can be provided.

Discussion ensued regarding meeting the housing targets and Richmond's support and implementation of the proposed objective for Build Canada Homes of significantly expanding affordable rental housing supply.

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It was moved and seconded

That Council endorse the submission in Attachment 1 to Housing, Infrastructure and Communities Canada on the federal Build Canada Homes initiative, dated August 29, 2025, and that the submission be shared with Richmond Members of Parliament and Members of the Legislative Assembly.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:24 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, September 2, 2025.

Mayor Malcolm D. Brodie
Chair

Shannon Unrau
Legislative Services Associate