City of Richmond

Minutes

General Purposes Committee

Date:	Monday, October 19, 2026
Place:	Anderson Room Richmond City Hall
Present:	Mayor Malcolm D. Brodie, Chair Councillor Carol Day Councillor Laura Gillanders Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe
Absent:	Councillor Kash Heed
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on September 21, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **DEVELOPMENT COST CHARGES WAIVER FOR SUPPORTIVE LIVING HOUSING AT 11771 FENTIMAN PLACE**
(File Ref. No. 08-4105-01) (REDMS No. 8555614)

It was moved and seconded
(1) That Development Cost Charges Waiver for Supportive Housing (11771 Fentiman Place) Bylaw No. 10805 be introduced and given first, second and third readings; and

(2) That the estimated DCC offset of $2.98M be funded from the Rate Stabilization Account. The final DCC offset amount will be included in the Consolidated 5-Year Financial Plan upon issuance of the building permit.

CARRIED

2. **HOUSING TARGET ORDER**
(File Ref. No. 12-8360-01) (REDMS No. 8296448)

It was moved and seconded

(1) That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

(2) That the Housing Target Progress Report be published on the City of Richmond website.

CARRIED

3. **PILOT PROGRAM FOR ON-DEMAND / IRREVOCABLE SURETY BONDS – ONE-YEAR IMPLEMENTATION REVIEW**
(File Ref. No. 08-4105-01) (REDMS No. 8535022)

It was moved and seconded

That the report titled "Pilot Program for On-Demand / Irrevocable Surety Bonds – One-Year Implementation Review", from the General Manager, Planning and Development, dated September 21, 2026, be received for information.

The question on the motion was not called as in response to queries from Committee, staff advised that (i) the Provincial legislation and the Development Cost Charges (DCC) regulations mandate the DCC installment schedule requiring developers pay 25 percent of DCC's at building permit issuance, with the remaining 75 percent due at the earlier of occupancy permit issuance of four years after the Building Permit is issued, (ii) the $50 million limit for the Initial Surety Bond Pilot Program was intended to be a sufficient buffer against any potential financial risk, while staff gain experience with surety bonds as a relatively new form of security for the city, (iii) the cap provides a buffer to ensure the City can assess and manage risks associated with holding development securities in this form, and (v) feedback through the development industry and through ongoing permitting optimization work may inform future program adjustments. Council expressed interest in receiving a future update summarizing the feedback.

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

ENGINEERING AND PUBLIC WORKS DIVISION

4. **AWARD OF CONTRACT – 8522Q – SUPPLY AND DELIVERY OF VALVES & HYDRANTS**
(File Ref. No. 10-6000-00) (REDMS No. 8519436)

It was moved and seconded

(1) That Contract 8522Q – Supply and Delivery of Valves & Hydrants be awarded in two parts for an initial three-year term commencing November 1, 2026, as follows:

(a) the supply and delivery of valves be awarded to Fred Surridge Ltd. for an estimated contract value of $651,000, excluding taxes; and

(b) the supply and delivery of hydrants be awarded to Andrew Sheret Ltd. for an estimated contract value of $726,000, excluding taxes;

for a combined contract value of $1,377,000, excluding taxes, as described in the report titled "Award of Contract – 8522Q – Supply and Delivery of Valves & Hydrants," dated September 16, 2026, from the Director, Public Works;

(2) That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to execute the contracts and all related documents with Fred Surridge Ltd. and Andrew Sheret Ltd.; and

(3) That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to extend the initial three-year contracts for up to two additional one year terms, to a maximum total term of five years, for a maximum aggregate contract value of $2,329,000, excluding taxes.

The question on the motion was not called as discussion ensued with respect to the procurement process and the recommended split of the award of contract.

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

5. **TOP 20 COLLISION-PRONE INTERSECTIONS UPDATE 2026**
(File Ref. No. 10-6500-01) (REDMS No. 8489120)

It was moved and seconded
That the report titled "Top 20 Collision-Prone Intersections Update 2026", from the General Manager, Engineering and Public Works, dated September 22, 2026, be received for information.

The question on the motion was not called as discussion ensued with respect to further review of the removal of channelized right-turn islands at intersections.

In response to queries from Committee, staff advised that (i) medium-term improvements focus on targeted upgrades rather than a full intersection reconstruction, (ii) road realignment would be costly and would require assessment of the benefits compared to the cost, (iii) research generally indicates channelized right turns have approximately four times the collision rate of conventional right turns, (v) the higher collision rate is calculated relative to traffic volume, not solely by the total number of vehicles using the intersection, and (vi) modifications to curb returns at Steveston Highway and No. 2 Road are under review.

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

PARKS, RECREATION & CULTURE DIVISION

6. **WEST RICHMOND PAVILION PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-376) (REDMS No. 8394151)

It was moved and seconded
That the concept proposal Postures of Resilience by artists Lee-Anne Harder and Aaron Harder, as presented in the report titled "West Richmond Pavilion Public Art Concept Proposal," dated September 14, 2026, from the General Manager, Parks, Recreation and Culture, be approved.

The question on the motion was not called as in response to a query from Committee, staff advised that the proposed Public Art at the West Richmond Pavilion will be permanent art work.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:19 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 Monday, October 19, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate