



**Regular Council meeting for Public Hearings
Monday, July 20, 2026**

Place: Council Chambers
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

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:31 p.m.

PH26/6-1 It was moved and seconded
That the order of the agenda be varied to consider Item No. 2 and Item No. 3
first.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10766
(RZ ZT 25-022777)**

(Location: Unit 105 – 2777 Jow Street; Applicant: Bridgeport East BT Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH26/6-2 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766 be given
second and third readings.*

CARRIED

**3. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 10767**

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH26/6-3 It was moved and seconded
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10767 be
given second and third readings.*

The question on Resolution PH26/6-3 was not called as discussion ensued
regarding the removal of the Environmentally Sensitive Area (ESA)
designation.

The question on Resolution PH26/6-3 was then called and it was **CARRIED**
with Cllrs. Gillanders and Wolfe opposed.

PH26/6-4 It was moved and seconded
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10767 be
adopted.*

CARRIED

Opposed: Cllrs. Gillanders
Wolfe

PH26/6-5 It was moved and seconded
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10768 be
given second and third readings.*



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CARRIED

Opposed: Cllrs. Gillanders
Wolfe

PH26/6-6

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10768 be adopted.

CARRIED

Opposed: Cllrs. Gillanders
Wolfe

1. TEMPORARY USE PERMIT (TU 26-011521)

(Location: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road;
Applicant: BC Housing Management Commission)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

48 email submissions in support (Schedule 1).

7 email submissions in opposition (Schedule 2).

1 memorandum from staff (Schedule 3).

Submissions from the floor:

Gary Law, Richmond resident, spoke to the lack of evidence and information that allows the public to measure the performance of Aster Place and improvements should be addressed to management and to public safety before the renewal of the temporary use permit (TUP).

Kevin Lai, Richmond resident, spoke to needing better management and stronger accountability for residents to protect the surrounding community.

Sam Wang, Richmond resident, spoke to the public cost of maintaining Aster Place, the demand it places on RCMP, Richmond Fire Rescue, and bylaw enforcement, the negative impact this has on neighbouring businesses and that measurable improvements are needed.

Phyllis Tang, Richmond resident, expressed concerns to youth safety and the need for accountability and enforcement at Aster Place.



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Jizhou Wang (William Wang), Richmond resident, spoke in opposition to the renewal of the TUP, emphasizing the lack of metrics and accountability of Aster Place and the need to develop an accountable operational plan, an incident and complaint reporting system with an independent safety review.

Gary WeiFu Li, Richmond resident, spoke to the lack of accountability, public safety issues, the negative impacts on surrounding businesses and if this is the best use of City-owned land.

Sheldon Starrett, Richmond resident, spoke to the negative impacts and consequences of Aster Place, highlighting the lack of public metrics to warrant the renewal of the TUP.

Keefer Pelech, Richmond resident, spoke in favour of extending the TUP as housing first provides stability and care, with positive impacts on health while reducing the number of emergency related calls. With the shortage of alternate housing options, if the TUP is not renewed, the city will see an increase in homelessness and encampments.

Jeff Jiang, Richmond resident, expressed concerns regarding the operations and metrics used to evaluate Aster Place's success and how many residents have transitioned to permanent housing.

Milly Yee, Richmond resident, expressed support in renewing the TUP emphasizing public safety, homelessness, and substance use concerns and that the City needs to strengthen the memorandum of understanding (MOU) establishing a comprehensive transition plan for the residents of Astor Place.

Stephanie Scramstad, Richmond resident and after-hours outreach worker, spoke in support of renewing the TUP, noting modular housing solutions are complex but it is a safe hub for essential services and supports to help the most vulnerable residents move forward.

Alex Sagert, Richmond resident, spoke in opposition to renewing the TUP, emphasizing the need to assess whether this model has delivered the promised outcomes for residents, and stressing that measurable results should be demonstrated before any renewal is considered.

Daniel Tsang, Richmond resident, spoke in opposition to renewing the TUP emphasizing transparent accountability and disclosure of measurable results while exploring alternative solutions if the current model can't demonstrate proven success.



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Jerome Dickey, Richmond resident, spoke to the impact to the surrounding neighbourhood, the need for regular public reporting on measurable outcomes, strengthening the MOU with BC Housing, and expanding treatment, mental health services and affordable housing initiatives.

Dean Billings, Richmond resident, expressed concerns regarding residents and businesses in the surrounding neighbourhood and if improvements have been made to justify to the renewal of the TUP.

Dickens Cheung, Richmond resident, expressed concerns regarding public safety and spoke to the operational challenges of Aster Place suggesting limiting the renewal to 12 months and would like a credible plan brought forward in conjunction with the Province and BC Housing on how improvements can be made.

Alton Cheung, Richmond resident, spoke in support in renewing the TUP, emphasizing a focus on investing more in recovery facilities, public housing and employment initiatives. Housing people is already a big result and opposing the renewal would only increase homelessness in Richmond.

Tamas Revoczi, Richmond resident, spoke in support in renewing the TUP, highlighting the management, services, and the stability Aster Place provides to residents and that the possible drug use and crime can be linked to the proximity to the SkyTrain, Oak Street Bridge and the abandoned industrial areas.

Mathew Ho, Richmond resident, spoke in support in renewing the TUP, emphasizing the need in tackling concerns around crime in Richmond and strengthening the safeguards and accountability in the program.

Yali Trost, Aldergrove resident, spoke in opposition in renewing the TUP, noting drug addiction issues and the movement towards medically supported care facilities.

Councillor Carol Day left the meeting (7:42 p.m.) and returned (7:43 p.m.).

Renee Han, Richmond resident, spoke in opposition to renewing the TUP, noting that Aster Place was a temporary program and citing the need for better management, accountability, measurable results, and concerns over public safety, crime, and the lack of a clear path to permanent housing.

Steven Qian, Richmond resident, spoke in opposition noting that Aster Place was a temporary measure and has negatively impacted public safety and businesses.



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Bai Chen, Richmond resident, spoke in opposition of renewing the TUP, noting drug use and addiction deteriorates the city.

Rob Howard, Richmond resident, spoke in opposition to renewing the TUP and would like a one-year phase out of the current BC Housing program transitioning residents into proper, secure treatment facilities. Richmond residents deserve safe streets, safe open spaces, and safe parks.

Deirdre Whalen, Richmond resident, spoke to the lack of accountability and transparency in the current structure and that Aster Place needs to implement second stage housing that would provide metrics and results; developing a true continuum of services to help people recover and contribute to society.

Mark Lee, Richmond resident, spoke in support of renewing the TUP, noting rejecting the renewal will set the City further back while rising housing costs push more people into homelessness that brings with it public safety concerns, open drug use, and the cycle of poverty.

Jennifer Fu, Elisa Gao, and Nil Tabak, Richmond students, spoke on saying no to drugs and to keeping Richmond healthy and safe.

Tracey Hanford, Aster Place tenant, expressed concerns with the management and the need for change at the Provincial level.

In response to queries from Committee, Ms. Hanford supports the renewal of the TUP but noted that she would like a review of the operations and more accountabilities taken as real change is needed to ensure that the residents can move to permanent housing.

Karen Novorr-Pezzuto, Richmond resident, spoke in opposition to renewing the TUP, suggesting the City ask BC Housing to find real solutions and make the necessary modifications.

PH26/6-7

It was moved and seconded

To permit the continued operation of the existing 40-unit temporary modular supportive housing development for a period of three years beginning March 15, 2027.



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The question on Resolution PH26/6-7 was not called as reply to queries from Council, representatives from Community Builders and BC Housing noted that (i) there was no interest from the neighbours to participate on the Community Advisory Committee, therefore, no regular meetings or updates were published or available to the City, (ii) two neighbourhood complaints have been received and communicated to City staff, (iii) there is a shortage of available permanent affordable housing options but Community Builders continues to offer supports to help the residents move on, (iv) to date, 70 people have come through Aster Place and 15 have moved on to other communities or housing options, (v) substance use is not the majority at Aster Place but supports are in place to help people with recovery, (vi) Aster Place can not implement a no drug policy at the site as the site is already operational and governed by the Residential Tenancy Act with signed residential tenancy agreements in place, (vii) Aster Place offers a range of programs, supports, and events to residents, (viii) there are two 24 hour staff members that provide security, and (ix) drug use is not permitted in public spaces at Aster Place.

Councillor Wolfe left the meeting (8:37 p.m.) and returned at (8:44 p.m.).

Further discussion ensued regarding (i) the timing of the renewal of the TUP, (ii) safety issues, (iii) emergency call metrics and reporting updates, (iv) management and oversight of Aster Place, (v) the need for more permanent housing, and (vi) strengthening the MOU.

The question on Resolution PH26/6-7 was not called as the following **amendment motion** was introduced:

PH26/6-8

It was moved and seconded

That the motion be amended to add:

That the Aster Place Program be referred to staff to review and to recommend improvements to the Memorandum of Understanding between the parties, the operations of Aster Place, the reporting procedures and the programming for residents.

The question on Resolution PH26/6-8 was not called as further discussion ensued regarding the term of the TUP and staff's review and consultation of the operations, programs and procedures.

The question on Resolution PH26/6-8 was then called, and it was **CARRIED**.



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

- (1) *To permit the continued operation of the existing 40-unit temporary modular supportive housing development for a period of three years beginning March 15, 2027; and*
- (2) *That the Aster Place Program be referred to staff to review and to recommend improvements to the Memorandum of Understanding between the parties, the operations of Aster Place, the reporting procedures and the programming for residents.*

was not called, as there was agreement to deal with Parts (1) and (2) separately.

The question on Part 2 of Resolution PH26/6-7 was called and it was **CARRIED**.

The question on Part 1 of Resolution PH26/6-7 was not called as an **amendment motion** was introduced

PH26/6-9

It was moved and seconded

That the term of the permit be changed from three to two years.

The question on Resolution PH26/6-9 was not called as discussion ensued regarding the term of the TUP.

The question on Part 1 of the main motion as amended, which reads as follows:

To permit the continued operation of the existing 40-unit temporary modular supportive housing development for a period of two years beginning March 15, 2027.

was then called, and it was **DEFEATED** with Mayor Brodie, Cllrs. Gillanders, Heed, Loo, and Wolfe opposed.

The question on Part 1 of Resolution PH26/6-7 of the main motion was then called and it was **CARRIED** with Cllrs. Heed and Loo opposed.



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ADJOURNMENT

PH26/6-10

It was moved and seconded
That the meeting adjourn (9:32 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, July 20, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 20, 2026.

Biason, Evangel

From: Donna C <donna.colpitts@gmail.com>
Sent: Monday, July 20, 2026 3:07 PM
To: MayorandCouncillors
Subject: Warehousing people

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

I'm sorry to keep bombarding you with letters but I think this is something to take into account. The term "warehousing people" comes up often. It's true people are often stuck there with nowhere for them to move to. But while they're there they can get some truly compassionate care.

I was working with a woman who was a resident of Aster Place. She had cancer and her condition was steadily deteriorating. She was in palliative care at Richmond Hospital for several months. She desperately wanted to go home to her cat. The palliative care doctor agreed that it would be beneficial for her to be able to be with her cat. She was bedridden and ill and Aster Place would have been fully within their rights to refuse to allow her to come back because they aren't equipped for the extensive care she needed. But they didn't, they worked with the health authority to get a hospital bed, overhead hoist and extensive nursing and homecare. So she was able to spend her last days with her cat, in her home.

This was not warehousing, this was much needed care.

Donna Colpitts

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JUL 20 2026
& DISTRIBUTED



Biason, Evangel

From: owen Martlew <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 3:15 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

owen Martlew

owenmartlew0@gmail.com

Richmond, British Columbia V6Y 0J5

Biason, Evangel

From: Monica Dee <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 4:08 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

As a resident of Richmond, who works here, whose family lives here, and daughter goes to school here, I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Thank you,
Monica Dee

Monica Dee
monica.a.dee@gmail.com
10031 Swinton Crescent #33, 33
Richmond, V7A 3S9

ON TABLE ITEM

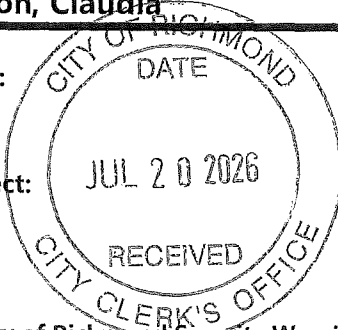
FORM LETTER

Date: July 20, 2026
Meeting: Public Hearing
Item: # 1

Total Received: 33

Jesson, Claudia

From: Susan Larson <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 11:59 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

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I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

PHOTOCOPIED

JUL 20 2026 PA

& DISTRIBUTED

Susan Larson

susanlalarsonlessard1958@gmail.com

4800 Williams Road

Richmond , BC, British Columbia V7E1J9

Jesson, Claudia

From: GINETTE GENEROSO <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 7:59 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

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I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

GINETTE GENEROSO

ginettegeneroso@gmail.com

110 3851 FRANCIS ROAD

RICHMOND, British Columbia V7C1J6

Jesson, Claudia

From: Tamás Revóczy <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 9:00 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

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I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Tamás Revóczy
revoczy@gmail.com

Richmond, British Columbia V7B1G9

Jesson, Claudia

From: Judia Pelech <jpelech@shaw.ca>
Sent: Monday, July 20, 2026 10:32 AM
To: CityClerk
Subject: Renew Aster Place

You don't often get email from jpelech@shaw.ca. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

As a resident of Richmond for almost 50 years, I have seen changes to our neighbourhoods. From communities of neighbours who know and support each other to areas where people live like strangers. I know that conversations with neighbours matter and are important. This is how you make connections and realize that there is nothing to fear. Some individuals fear people with mental health issues. We all know someone with mental health issues, some people with more complex needs and those who need more help.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services.

There are individuals who do not want to renew the lease for Aster Place. Housing and shelter is a difficult commodity to achieve for someone who has complex needs. I know this because I have tried to help someone with mental health issues and it is not easy. Without Aster Place, the residents become unhoused and may end up in parks or on the streets. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Judia Pelech

jpelech@shaw.ca

#32 11771, Kingfisher Drive

Richmond, British Columbia V7E3T1

Jesson, Claudia

From: Trevor Tablotney <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 10:59 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I fail to see how throwing 40 people out from the aster place resolves your issues with bc housings management?

I get that it's election season and there is pressure over this but I can assure you the average person in Richmond doesn't want to see these people homeless.

However if you are not going to renew the lease on this site can I get a few promises from you?

A.) Those 40 people wind up with housing that is equal to or better than what they have. And with as little disruption to their security and safety as possible.

B.) If this location is abandoned as housing could it be considered as an appropriate location for a detox site? Currently in Richmond from what I have been told we do not have any formal detox location. People are sent to sites elsewhere or they go through detox in the hospital which was exactly our experience with my brother Curtis. We would get two days of detox and then it was up to us to find somewhere with more supports. This often meant seeking help in Surrey, new west or east van. This would make it difficult for his partner who would travel via skytrain to support him. Our community members who are starting their recovery journey deserve to do so in their community with their support network close by. I'd like to point out that today would be Curtis' 40th birthday if he were still here and we are talking about if 40 people should be housed or not because neighbours are uncomfortable with the fact that some residents do drugs.

C.) Can we all agree that we need to start this conversation at "people deserve to be housed" and remove moral

I am sure you will vote for what is best for the 40 people at aster place as opposed to how best to stick it to bc housing who I would rightfully be upset with after they played similar politics during the provincial Election.

I'd like to think most of you are bigger than that and have the best interest of these 40 people on your mind when making this decision.

Trevor Tablotney
tabfilms@gmail.com
11900 dunavon place
Richmond , British Columbia V7e 3y1

Jesson, Claudia

From: Mark Lee <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 12:18 PM
To: CityClerk
Subject: Temporary Use Permit (TU 26-011521) - Aster Place lease extension

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

As a resident of Richmond over the past 10 years, I have watched as the rate of people becoming homeless has outpaced our efforts to provide housing to those in need. When I moved here, the lowest estimate of people living in homelessness was 70. Since then, despite bringing 80 units of supportive housing online--40 of which are provided at Aster Place--there are still at least 175 Richmonddites without housing.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. Without it, the residents would simply be homeless. Without it, we would be saying that the number of people experiencing homelessness in Richmond had tripled since 2017.

I know that you will be hearing from people who are being told that Aster Place is a source of crime in our community. This is simply not true. Supportive housing has been shown in study after study to reduce residents' engagement with the justice system.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Mark Lee

leemark.ce@gmail.com

2-9333 Sills Avenue

Richmond, British Columbia V6Y 4K8

Jesson, Claudia

From: William Belcourt <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 12:32 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

William Belcourt

wkbelcourt@gmail.com

9231 kilby street

Richmond , British Columbia V6x1p2

Jesson, Claudia

From: Setareh Sadeghi <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 12:31 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

Dear Mayor and Council,

I have called Richmond home for over 20 years, and I have raised my son here. This city has given us beautiful parks, great schools, and a strong sense of community. Because I care so deeply about Richmond, I wanted to take a moment to share my support for renewing the lease for Aster Place.

I understand why some residents have concerns. Everyone wants to feel safe in their neighbourhood, and those concerns deserve to be heard. At the same time, I don't believe that removing supportive housing will make our community safer.

People living at Aster Place are our neighbours. Many are facing significant challenges and are already receiving mental health supports, counselling, and other services that help them build stability. Taking those supports away doesn't solve the problem—it simply moves it elsewhere, while making life even harder for people who are already struggling.

One of the things I appreciate most about Richmond is that it has always felt like a thoughtful and compassionate city. I hope we continue to be a community that responds to difficult issues with care, evidence, and long-term thinking, rather than fear.

As a parent, I also think about the example we set for the next generation. I want my son to grow up in a city that believes every person deserves dignity, while also working hard to

create safe neighbourhoods for everyone. I don't see those values as being in conflict. I believe we can do both.

I encourage you to renew the lease for Aster Place and continue supporting solutions that help people regain stability while strengthening our community as a whole.

Thank you for your time, your leadership, and your service to Richmond.

Sincerely,

Setareh Sadeghi
Richmond Resident

Setareh Sadeghi
Setareh.raj@gmail.com

Richmond , British Columbia V7A1N8

Jesson, Claudia

From: Josh Manuel <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 12:31 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility, until another low cost facility can be developed or until all residents have acquired and are confirmed to be living in alternative housing.

As you know, Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Josh Manuel

joshuadavidmanuel@gmail.com

10310 96 street

Morinville, Alberta T8R 0B4

Jesson, Claudia

From: Sandra Luk <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 12:28 PM
To: CityClerk
Subject: SAVE 40 Richmond residents from homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Sandra Luk

corbel-ethane14@icloud.com

Richmond, British Columbia V6X1P2

Biason, Evangel

From: Jessica H <jessica@rfbs.org>
Sent: Monday, July 20, 2026 2:29 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from jessica@rfbs.org. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Jessica H

jessica@rfbs.org

5800 Cedarbridge Way

Richmond, British Columbia V6X2A7

Jesson, Claudia

From: Christian Pelech <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 2:27 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Christian Pelech
christianpelech@gmail.com
32-11771 Kingfisher Dr
Richmond , British Columbia V7E3T1

Jesson, Claudia

From: Hajira Hussain <hajira@rfbs.org>
Sent: Monday, July 20, 2026 2:21 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

We are already serving an average of 20 transient day bags each day to homeless individuals. Each day bag includes a sandwich, a snack bag and bottled water. If we fail to renew the lease for Aster Place, the residents will end up on Richmond streets and will create additional burden on our already stretched resources.

The residents of Aster place will also be disconnected from their current health and wellness supports. This will immediately worsen our housing crisis and create more burden on our healthcare system. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Hajira Hussain
hajira@rfbs.org

100-5800 Cedarbridge Way
Richmond, British Columbia V6X 2A7

\

Jesson, Claudia

From: Mahmood Jaffer <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 2:12 PM
To: CityClerk
Subject: Richmond Council - you can help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

As a Richmond resident for 24 years, I am writing to you to express my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Mahmood Jaffer
msjaffer@gmail.com
11931 Seabrook Crescent
Richmond, British Columbia V7A 3J3

Jesson, Claudia

From: wyvincentlee@gmail.com <noreply@adv.actionnetwork.org>
Sent: Monday, July 20, 2026 1:55 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

wyvincentlee@gmail.com

501-6088 Minoru Blvd

Richmond, British Columbia V6Y4A8

Jesson, Claudia

From: Sheila Moir <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 7:34 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Sheila Moir

sheilamoir@gmail.com

33-11291 7th Ave

Richmond, British Columbia V7E 4J3

Jesson, Claudia

From: Sheila Moir <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 7:34 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Sheila Moir

sheilamoir@gmail.com

33-11291 7th Ave

Richmond, British Columbia V7E 4J3

Jesson, Claudia

From: Karina Reid <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 7:41 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Karina Reid

karinareid@outlook.com

6-12411 Trites Rd

Richmond , British Columbia V7E6J7

Jesson, Claudia

From: Ken Battersby <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 1:24 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Ken Battersby

keviy@gmail.com

45 -11761, Kingfisher Dr.

Richmond, British Columbia V7E 3T1

Jesson, Claudia

From: Leon Jiang <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 8:41 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Leon Jiang

jiangleon7@gmail.com

7071 Bridge Street

Richmond, British Columbia V6Y2S6

Jesson, Claudia

From: Lisa Fisher <p_fisher@telus.net>
Sent: Sunday, July 19, 2026 9:37 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from p_fisher@telus.net. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

As someone who grew up in Richmond and raise my family here. I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

There is ample research from other countries that shows supportive housing improves outcomes for the residents living there, reduces crimes, and costs taxpayers less than dealing with the social and health system impacts of putting them out on the street.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Lisa Fisher

p_fisher@telus.net

34-3031 Williams Road

Richmond, British Columbia V7E 1H9

Jesson, Claudia

From: Patrick Fisher <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 9:39 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

It is safer, and less expensive to house people than to manage issues caused by homelessness.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Patrick Fisher

patrick3fisher@gmail.com

34-3031 Williams Road

Richmond, British Columbia V7E 1H9

Jesson, Claudia

From: Ainslie Cook <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 10:52 PM
To: CityClerk
Subject: Strong Supporter of Aster Place

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

I was born and raised in Richmond, and I'm now raising my own children in Richmond. It is my home. I have seen the city and community change a lot over the last forty years. I was a vocal supporter when the Alderbridge Modulares were up for a vote, and I'm a strong supporter of the Aster Place modulares. I have personally been inside each of these supportive housing buildings many times, in my role as a social worker. I know the difference they can make in the lives of vulnerable community members.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. I have been in touch with the amazing staff at Aster Place many times over the years. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place. Thank you for continuing to care about ALL of Richmond's residents!

Sincerely,
Ainslie

Ainslie Cook
dancingskills@gmail.com
10 4800 Trimaran Dr
Richmond, British Columbia V7E4Y7

Jesson, Claudia

From: Harold Steves <harold@stevesfarm.com>
Sent: Sunday, July 19, 2026 8:19 PM
To: MayorandCouncillors
Subject: public hearing, Item 1, Temporary use permit

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

I support renewing the temporary use permit for Aster Place. If a couple of individuals are creating a problem, the Provincial Government should deal with them and relocate them elsewhere. Putting 40 people out on the street will create even more problems.

Harold Steves,
2871 Steveston Highway, Richmond
V7E2J1

Jesson, Claudia

From: Donna C <donna.colpitts@gmail.com>
Sent: Saturday, July 18, 2026 3:55 PM
To: MayorandCouncillors
Subject: Please answer this question at the public hearing

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

For anyone voting against the renewal please make a statement at the hearing on how you will avoid adding to our homelessness crisis in March. What can you do to prevent that?

Thank you
Donna

Jesson, Claudia

From: Caroline Sharpe <noreply@adv.actionnetwork.org>
Sent: Sunday, July 19, 2026 6:37 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live. These residents need our support just as much as any other person struggling with mental / health issues. I believe every person deserves the right to live with safety, dignity and respect. Please help those that need the extra support right now. Allow them the opportunity to be seen as valued members of our community.

Caroline Sharpe
carolinesharpe6111@gmail.com
Apt 134 7451 minoru blvd
Richmond, British Columbia V6y1z3

Jesson, Claudia

From: Sandra Nixon <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 10:38 AM
To: CityClerk
Subject: Please renew the lease for Aster Place

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

Dear Mayor and Councilors,

I'm writing to express my support for renewing the lease for the Aster Place Modular Housing Facility.

This supportive housing residence is a critical component of Richmond's commitment to the wellness of its most vulnerable residents. Safe, secure and affordable housing is a key health indicator and supports the safety and vitality of the entire community.

I urge you to resist the fear-mongering of certain groups and renew the lease for Aster Place so it can continue to provide essential housing and supports for vulnerable Richmond residents.

Yours Truly,

Rev. Sandra Nixon
75-6800 Lynas Lane
Richmond, BC
V7C 5E2

sandra.nixon@me.com

Sandra Nixon
sandra.nixon@me.com

75-6800 Lynas Lane

Richmond, British Columbia V7C 5E2

Jesson, Claudia

From: Donna Colpitts <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 1:14 AM
To: CityClerk
Subject: Bowing to pressure - please read

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility and a plea to not bow to the pressure of people who might show up in opposition who are not residents of Richmond and/or not Canadian citizens. They aren't eligible to vote so please take into serious consideration the many people who are eligible voters who are in support of renewing this lease until there is a viable alternative. I have had so much respect for our current councillors I truly hope you won't let us down.

I have worked in this field for many years, first in the recovery sector and then in outreach. If we want to make a difference and help people along the continuum of recovery connection is crucial. When people are housed their mental health and substance use teams can connect with them regularly and guide them towards changing their lives. If they are scattered around the city they can be hard to find, they can miss critical medication, medical and legal appointments and will become more stuck in their unfortunate situations.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program agreement when they are accepted. In addition, the Province is bringing in stricter rules

through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

****There is a video circulating right now that is simply untrue. They show a damaged vehicle - this belongs to a resident of the site and was damaged in an accident - this was not someone else's vehicle they had damaged. Using misleading information to demonize a facility is wrong, it should be illegal as is going on to private property and shooting video for this purpose. ****

If we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Unless you can come up with an alternative before the lease actually runs out it would be unethical and the optics of doing this during a homelessness crisis would make Richmond look very irresponsible. I don't know if it is even possible to come up with an alternative that quickly.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Donna Colpitts

donnamcolpitts@gmail.com

102-8660 Granville Ave

Richmond, British Columbia V6Y 3H1

Jesson, Claudia

From: Jamie Hudson <bayocks@shaw.ca>
Sent: Saturday, July 18, 2026 6:38 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from bayocks@shaw.ca. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility. I have lived in Richmond most of my life - went to school here, work here & am raising my family here. I am hopeful that council will continue to show support for our vulnerable communities.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Jamie Hudson

bayocks@shaw.ca

45 4800 Trimaran Dr

Richmond, British Columbia V7E4Y7

Jesson, Claudia

From: Jamie Hudson <bayocks@shaw.ca>
Sent: Saturday, July 18, 2026 6:38 AM
To: CityClerk
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Jamie Hudson

bayocks@shaw.ca

45 4800 Trimaran Dr

Richmond, British Columbia V7E4Y7

Jesson, Claudia

From: Deirdre Whalen <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 10:27 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

As a 50 year resident of Richmond, I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Deirdre Whalen

de_whalen@hotmail.com

13631 Blundell

Richmond, British Columbia V6w1b6

Jesson, Claudia

From: Bill Mok <email@frbillmok.ca>
Sent: Saturday, July 18, 2026 10:42 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Bill Mok

email@frbillmok.ca

10-8651 General Currie Rd

Richmond, British Columbia V6Y 1M3

Jesson, Claudia

From: Bill Mok <email@frbillmok.ca>
Sent: Saturday, July 18, 2026 10:42 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Bill Mok

email@frbillmok.ca

10-8651 General Currie Rd

Richmond, British Columbia V6Y 1M3

Jesson, Claudia

From: patrice morin <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 11:28 AM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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Office of the City Clerk City Clerk,

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Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilising force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

How a councillor votes will be most telling of their character.

patrice morin

patlmorin@hotmail.com

6648 gamba drive

richmond, British Columbia V7C 2G5

Jesson, Claudia

From: Penny Charlebois <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 1:08 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

I'm a 65 year resident of Richmond, I have remained here to raise my kids and now Grandkids, I am proud at how caring the people of my community are so I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Don't let that wanna be Mayor, Sheldon Starrett and his hateful gang of thugs railroad this decision, as they have done in other communities. I know you will do the right thing.

Penny Charlebois,
Richmond

Penny Charlebois
pennycharlebois5@gmail.com
10911 Hogarth Drive
Richmond, British Columbia V7E 3Z9

Jesson, Claudia

From: Cheylynn Moizer <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 1:34 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Cheylynn Moizer

chey.bebe87@icloud.com

Richmond , British Columbia V4N 5A6

Jesson, Claudia

From: Emma Mc Garry-Makias <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 1:40 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Emma Mc Garry-Makias
emmamcgarry91@outlook.com
17/10111, Gilbert Road
Richmond, British Columbia V7E 2H2

Jesson, Claudia

From: Alton Cheung <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 2:59 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Office of the City Clerk City Clerk,

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Alton Cheung
altonh.c@gmail.com
6628 Livingstone Pl
Richmond, British Columbia V7C 5N1

Jesson, Claudia

From: Kelvin Vawter <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 3:24 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Kelvin Vawter

kelvinvawter@gmail.com

7468 Bridge St

Richmond, British Columbia V6Y2S7

Jesson, Claudia

From: GLENDA STRANG <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 3:32 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

GLENDAS STRANG

glendastrang@hotmail.com

12055 Greenland dr, Unit 44

richmond, British Columbia V6V 2E2

Jesson, Claudia

From: GLENDA STRANG <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 3:32 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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GLENDAS STRANG

glendastrang@hotmail.com

12055 Greenland dr, Unit 44

richmond, British Columbia V6V 2E2

Jesson, Claudia

From: Faith Hui <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 10:08 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Faith Hui

ana.hui1020@gmail.com

10568 Odlin Road

Richmond, British Columbia V6X 1E2

Jesson, Claudia

From: Ethan Clark <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 10:33 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Ethan Clark

ethan.clark2003101@gmail.com

8220 no 2 road 89

Richmond, British Columbia V7C 4P3

Jesson, Claudia

From: Ethan Clark <noreply@adv.actionnetwork.org>
Sent: Saturday, July 18, 2026 10:33 PM
To: CityClerk
Subject: Help save 40 Richmond residents from homelessness

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Ethan Clark

ethan.clark2003101@gmail.com

8220 no 2 road 89

Richmond, British Columbia V7C 4P3

Biason, Evangel

From: CityClerk
Sent: Friday, July 17, 2026 3:40 PM
To: MayorandCouncillors
Subject: FW: Help save 40 Richmond residents from homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Savanna Pelech <noreply@adv.actionnetwork.org>
Sent: Friday, July 17, 2026 3:34 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Help save 40 Richmond residents from homelessness

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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Office of the City Clerk City Clerk,

Dear Mayor and Council,

I am writing to you to show my support for renewing the lease for the Aster Place Modular Housing Facility.

Aster Place provides 40 Richmond residents with complex needs a safe place to live and supportive services like on-site mental health supports, counselling, and professional development training. It has been a stabilizing force for many residents and has helped to connect them to additional treatment and services. These are our neighbours and we can't throw them onto the streets in their time of need.

I know that you will be hearing from people who are being told that Aster Place is an amplifier of crime in our community. This is simply not true. Residents must abide by a program

agreement when they are accepted. In addition, the Province is bringing in stricter rules through the Residential Tenancy Act to ensure better safety for residents and staff in supportive housing across BC.

However, if we fail to renew the lease for Aster Place, our neighbours will be thrown onto Richmond streets and disconnected from their current supports. This will immediately worsen our housing crisis and create more chaos. People deserve to feel safe in their community - but ending the lease for Aster Place will have the opposite result.

Please be brave, stand up for vulnerable residents in our community, and say yes to renewing the lease for Aster Place.

Savanna Pelech

savannamak@gmail.com

521-9651 Glendower Drive

Richmond, British Columbia V7A2Y6

Jesson, Claudia

From: Mei Ping Chan <iam.cmp@gmail.com>
Sent: Monday, July 20, 2026 1:19 PM
To: CityClerk
Subject: Opposition to the Renewal of the Temporary Supportive Housing at Smith Street and Bridgeport Road

Follow Up Flag: Follow up
Flag Status: Flagged

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To Mayor and Members of Richmond City Council,

I am writing as a Richmond resident and homeowner to express my opposition to the proposed renewal of the Temporary Use Permit for the supportive housing located at Smith Street and Bridgeport Road.

I understand that supportive housing plays an important role in helping vulnerable individuals. However, after several years of operation, many residents in the surrounding neighbourhood have experienced ongoing concerns about public safety, property crime, and the overall quality of life.

As someone who owns a home nearby, I do not feel comfortable with the current situation. I want to live in a neighbourhood where residents can safely walk outside, use local parks, and support nearby businesses without constantly worrying about crime or disorder.

Many local businesses have reported repeated theft, vandalism, and property damage. Residents have also shared concerns about open drug use, disruptive behaviour, and feeling unsafe in the area. Regardless of the reasons behind these issues, the surrounding community should not be expected to bear these impacts indefinitely.

I believe Richmond can continue supporting vulnerable people while also protecting the safety and well-being of existing residents. If supportive housing is to continue, the City should carefully evaluate whether the current location and operating model are appropriate and whether stronger safety measures and accountability are needed.

For these reasons, I respectfully ask Richmond City Council to reject the proposed renewal of the Temporary Use Permit and explore alternative solutions that better balance support for vulnerable individuals with the rights and safety of the surrounding community.

Thank you for your time and consideration.

Sincerely,

Mei Ping Chan

Richmond Resident and Homeowner

Jesson, Claudia

From: Tong Cui <teresa.cui@hotmail.com>
Sent: Monday, July 20, 2026 11:50 AM
To: CityClerk
Cc: MayorandCouncillors
Subject: Opposition to the Renewal of Aster Place Supportive Housing Under a Low-Barrier Drug Use Model

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Dear Mayor and Councilors,

My name is Teresa, and I am a Richmond resident, a mother of a one-and-a-half-year-old child, a software engineer, and a taxpayer. I am writing to express my strong opposition to the proposed extension of Aster Place supportive housing.

As a mother, my greatest responsibility is to provide a safe environment for my child. Like many parents in Richmond, I regularly take my son to playgrounds, libraries, schools, and community spaces throughout the city. Over the past few years, I have repeatedly encountered discarded needles and evidence of drug use in places where families and children gather. I have seen them near playgrounds, near libraries, and near schools.

These experiences have already affected my family. This is not a concern about a potential future harm. **The harm is already being felt by families like mine today.**

Every time I take my child outside, I feel the need to be constantly alert. I worry about what may be left on the ground. I worry about unexpected encounters with individuals who are actively using drugs in public spaces. Unfortunately, these encounters are not rare. They happen often enough that many parents have come to accept them as part of daily life, and that should concern all of us.

As my son grows older, I increasingly worry about the message this sends to our children. One day he may ask me, "Mom, what is that person doing?" How should I explain open drug use to a young child? How do I explain why drug use has become a visible and normalized part of the environment in which he lives, learns, and plays? These are conversations that many Richmond parents never expected to have with their children at such a young age.

I have spoken with other parents in our community, and many share the same concerns. We feel anxious, uneasy, and increasingly worried about the direction our community is heading. The impact of drug use is not limited to those who suffer from addiction. It also affects families, children, businesses, and the overall sense of safety and well-being within our city.

Some may argue that Aster Place contains only 40 units and therefore has a limited impact on Richmond as a whole. However, the effects of this model are not confined to a single building. Residents are free to travel

throughout the city, as is their right. As a result, the consequences of policies that permit ongoing drug use are not limited to one address. They are experienced throughout our community.

I want to be very clear: I do not oppose helping people who struggle with addiction. Addiction is a serious and devastating problem, and those affected deserve compassion, dignity, and support.

However, I believe that meaningful support should focus on recovery, treatment, rehabilitation, and helping individuals rebuild their lives. The ultimate goal should be to help people overcome addiction and successfully reintegrate into society. I do not believe that a model which permits ongoing drug use achieves that goal. Providing housing without effectively addressing addiction may manage a symptom, but it does not solve the underlying problem.

As a taxpayer, I am also concerned about how public funds are being used. Every year, I contribute a significant portion of my income in taxes. I support investing those resources in addiction treatment programs, mental health services, recovery programs, counselling, and pathways back to employment and independent living. I do not support continuing to fund a model that allows ongoing drug use while many residents continue to witness its negative impacts on public spaces and community safety.

Most importantly, I do not believe that extending Aster Place for another three years is in the best interest of Richmond residents.

When this project was originally approved, the government was assured that it would provide support while minimizing impacts on the surrounding community. Yet after several years of operation, many of the concerns raised by residents remain unresolved. Families continue to report concerns regarding visible drug use, discarded needles, public safety, and the erosion of the sense of security that residents should be able to expect in their own neighborhoods.

Compassion and accountability are not mutually exclusive. We can help those struggling with addiction without accepting policies that normalize or accommodate ongoing drug use. True compassion means helping people recover from addiction, not simply managing addiction indefinitely.

For these reasons, I strongly oppose the proposed extension of Aster Place and respectfully urge Council to reject the renewal application.

Richmond families deserve communities that are safe, healthy, and focused on recovery-based solutions. Our children deserve parks, libraries, schools, and neighborhoods where they can grow up without being routinely exposed to the consequences of drug use. I ask Council to listen to the concerns of residents, parents, and taxpayers and choose a different path—one that prioritizes treatment, rehabilitation, public safety, and the long-term well-being of both vulnerable individuals and the broader community.

Thank you for your time and consideration.

Sincerely,

Teresa

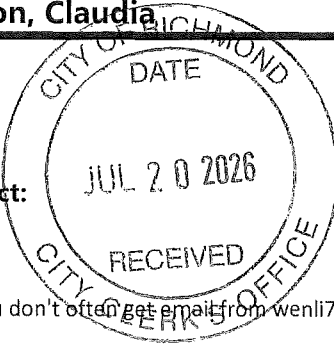
Richmond Resident

ON TABLE ITEM

Date: July 20, 2026
Meeting: Public Hearing
Item: #1

Jesson, Claudia

From: Wen Li <wenli7646@gmail.com>
Sent: Sunday, July 19, 2026 11:43 PM
To: CityClerk
Subject: I Am Voting Against the Renewal of Aster Place



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Dear Mayor and Members of Council,

I am a Richmond resident and a parent of two children. I am writing to let you know that I am voting against the renewal of Aster Place.

I understand that people struggling with addiction and mental health challenges need support and compassion. However, I do not believe the current location and approach are in the best interest of our community.

My biggest concern is the impact on our children. They should be able to walk through their neighbourhood, visit parks, and enjoy public spaces without being exposed to open drug use or behaviour that makes them feel unsafe. As parents, we work hard to teach our children the importance of making good choices and contributing positively to society. We should be creating an environment that reinforces those values.

Richmond has always been a safe and family-oriented community. I respectfully ask Council to put the safety and well-being of residents, especially our children, first and vote against the renewal of Aster Place.

Thank you for taking the time to consider my concerns.

Sincerely,

Wen Li

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JUL 20 2026 PA

& DISTRIBUTED

Jesson, Claudia

From: Waifuhobby Team <waifuhobby@gmail.com>
Sent: Sunday, July 19, 2026 11:36 PM
To: CityClerk
Subject: Strong Opposition to the Three-Year Renewal of the Temporary Modular Supportive Housing at Smith Street and Bridgeport Road

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To Mayor and Members of Richmond City Council:

I am writing as a resident of Richmond, a taxpayer, and a small business owner to express my strongest opposition to the proposed three-year renewal of the temporary modular supportive housing located at Smith Street and Bridgeport Road.

Over the past several years, our community has experienced a significant decline in public safety and quality of life. From what many residents have observed, a large proportion of the occupants struggle with substance use and other complex challenges. Regardless of the underlying causes, the reality is that the surrounding neighbourhood has been forced to bear the consequences.

Local businesses have suffered substantial economic losses. Business owners have had to deal with repeated theft, vandalism, property damage, and customers who no longer feel safe visiting the area. The number of related incidents has increased compared to previous years. Story Cafe has also reportedly been the target of multiple suspicious fires, causing tremendous hardship for the business and the surrounding community.

I have experienced this firsthand. Last year, my business, **WAIFUHOBBY STUDIO**, was located at the corner of Alderbridge Way and No. 3 Road. The nearby SkyTrain station made it very easy for suspicious individuals to access the area. Almost every day, we saw people walking past our shop shouting and stumbling as if intoxicated. Our store was also the victim of a theft by a suspicious individual, with police file number **000336194**. In the end, we had no choice but to terminate our lease early and relocate. This experience gave me a profound understanding of how difficult it is for small businesses to survive when a community lacks proper safety and security.

Residents are living with constant anxiety. Many people no longer feel safe walking outside after dark. Parents are afraid to let their children play in nearby parks or even walk through the neighbourhood. This is not the kind of community we want to leave to the next generation.

While I recognize the importance of providing support for vulnerable individuals, that responsibility must not come at the expense of the safety, security, and well-being of thousands of law-abiding residents and businesses. Compassion should never require an entire neighbourhood to shoulder disproportionate social and economic burdens.

As taxpayers, we contribute to this city with the expectation that our government will protect public safety, support local businesses, and preserve the quality of life for all residents. Instead, many of us feel that our voices and concerns have been overlooked for years.

I respectfully urge Richmond City Council to **reject the proposed renewal of this Temporary Use Permit**. The current model has had serious impacts on the surrounding community, and extending it for another three years is not an acceptable solution.

Richmond deserves policies that both support vulnerable people and protect the rights and safety of the broader community. I ask Council to seek alternative solutions that do not continue to place this burden on our neighbourhood.

Sincerely,

Gary Zeng

WAIFUHOBBY STUDIO

Jesson, Claudia

From: Alice Edwards <edwardsalice@hotmail.com>
Sent: Sunday, July 19, 2026 9:51 PM
To: CityClerk
Subject: comments - July 20 public hearing - Temporary Use Permit (TU 26-011521)

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Hello,

I am a Richmond resident writing in support of the application from the BC Housing Management Commission for the continued operation of the existing 40-unit temporary modular supportive housing development, known as Aster Place, for a period of three years beginning March 15, 2027 (temporary use permit TU 26-011521).

I have read the report from Wayne Craig to the General Purpose Committee that was included with the agenda for the July 20 meeting. There is a clear need for ongoing supportive housing in Richmond.

I find it significant that the use of the property for supportive housing is consistent with the designation of that land in the the Official Community Plan, the City Centre Area Plan, and the Bridgeport Village Land Use Map. I also find it significant that the existing MOU between the City and the operator provides an appropriate mechanism to promptly address any concerns from the community as they arise.

I acknowledge that some Richmond residents (including those who do not live in the area of Aster Place) have raised concerns regarding the ongoing operation of the supportive housing development. I do not see how removing housing for the current residents of Aster Place would in any way alleviate those concerns (assuming that the concerns are based in fact). Concerns about drug use and seeing people sleeping outside will not be addressed by removing these supportive housing spaces. If anything, doing so would increase the number of people forced to live outside because they will not have anywhere else to go. Richmond needs to increase the options for supportive housing, not decrease them.

Personally, I have shopped and travelled in the area of Aster Place many times and have never seen anything to cause concern.

I hope that the Mayor and Council will take a reasoned approach to this matter, rather than being swayed by the few loud people who seem to believe that removing housing will solve homelessness.

Thank you for your time.

Alice Edwards
Edwardsalice@hotmail.com
778-980-8220
302-7560 Moffatt Road

Jesson, Claudia

From: christina li <christina@hotmail.ca>
Sent: Sunday, July 19, 2026 4:30 PM
To: CityClerk
Subject: Opposition to the Proposed Three-Year Renewal of the Temporary Supportive Housing at Aster Place

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Dear Mayor and Members of Richmond City Council,

I am writing as a Richmond resident, homeowner, taxpayer, and local business owner to express my opposition to the proposed three-year renewal of the Temporary Supportive Housing at Aster Place.

I understand that supportive housing plays an important role in helping vulnerable individuals. However, I do not believe that extending the current temporary model for another three years is the right solution.

Over the past several years, many residents living near the site have experienced a noticeable decline in their sense of safety and quality of life. Numerous incidents involving crime, open drug use, vandalism, theft, and emergency responses have been widely reported by residents and local businesses. Whether every incident is directly related to the facility or not, the reality is that many people living and working nearby no longer feel safe.

As a taxpayer, I expect public policy to balance compassion with accountability. Supporting vulnerable people should not come at the expense of the surrounding community. Residents should not have to accept deteriorating neighbourhood conditions as the cost of providing social services.

I respectfully ask Council to consider the following before approving another three-year extension:

- Conduct an independent review of the impacts the facility has had on the surrounding neighbourhood.
- Release transparent public data regarding crime, emergency calls, safety incidents, and community outcomes.
- Develop a long-term solution rather than repeatedly extending what was originally intended to be temporary housing.
- Ensure that neighbourhood safety, business vitality, and residents' quality of life receive equal consideration alongside supportive housing objectives.

Richmond is known as one of the safest cities in British Columbia. I hope Council will make decisions that preserve that reputation while continuing to provide appropriate support for vulnerable individuals through better-planned and more sustainable solutions.

Thank you for taking the time to consider my comments.

Sincerely,

Christina Li
Richmond Resident

Jesson, Claudia

From: Richard Zhu <vanxiaolong@gmail.com>
Sent: Saturday, July 18, 2026 8:50 AM
To: CityClerk
Subject: Re:Aster Place

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Hello,

Please stop renewal Aster place 2520 smith St

A Richmond's residential

Richard Zhu



City of
Richmond

Memorandum
Deputy CAO's Office

To: Mayor and Councillors

Date: July 20, 2026

From: Peter Russell
Director, Housing

File: 08-4057-05/2025-Vol 01

Re: **Aster Place – Memorandum of Understanding**

This memorandum provides information pertaining to a Memorandum of Understanding (MOU) between the City, BC Housing, and Community Builders. The MOU, included as Attachment 1, pertains to the operation of 40 units of supportive housing on the City-owned lands at 2520, 2540, 2560, 2600 and 2640 Smith Street. The site ('Aster Place'), is operated by Community Builders with funding from BC Housing. The MOU sets out expectations for building management, security, property maintenance, and other operational matters, and defines Community Builders' responsibilities for tenant selection, tenant conduct, and complaint response.

Prior to the opening of Aster Place in 2023, BC Housing implemented measures to establish a Community Advisory Committee (CAC) as referenced in the MOU. This CAC is intended to bring agency partners and community representatives together to discuss concerns and suggestions related to issues that may have a negative impact on the neighbourhood. Staff meet with BC Housing staff monthly to discuss opportunities to advance housing development along a housing continuum. These meetings are also used to discuss the ongoing operation of housing, including Aster Place, situated on City-owned lands. Since the opening of Aster Place, staff have received limited feedback from the community or been made aware of substantive matters requiring inter-agency review. As a result, meetings of the CAC have not been called and presentations to Council have not been necessary as contemplated by the MOU.

Notice of the current Temporary Use (TUP) application was circulated on May 1, 2026. Before the related General Purposes Committee meeting on June 15, 2026, only one piece of correspondence had been received. The correspondence was received from a resident and business owner living within proximity to Aster Place. Staff from the City and Community Builders subsequently met with the commenter to better understand her interests and concerns, which involved instances of trespass, theft, open drug use, and area disturbance. Community Builders staff encouraged the commenter to contact Aster Place staff, who are available 24/7, to investigate and assist with complaints.

For residents who no longer require ongoing supports, BC Housing looks to facilitate successful transitions by leveraging rent supplements to improve affordability in the private market or by connecting individuals to affordable housing options along the housing continuum. The City, working in partnership with BC Housing, non-profit housing operators, and others engaged in

July 20, 2026

- 2 -

residential development similarly seeks out opportunities to build housing that caters to the diverse needs of all Richmond residents. Adding housing supply along a housing continuum requires the involvement of all levels of government as well as those engaged in the residential development industry.

Peter Russell
Director, Housing

PR:

Att: 1: Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this "MOU") dated effective the 16, day of JULY, 2021 is made

AMONG:

CITY OF RICHMOND

(the "City");

AND:

**BRITISH COLUMBIA HOUSING MANAGEMENT
COMMISSION**

(the "Commission");

AND:

COMMUNITY BUILDERS

("Community Builders").

WHEREAS:

- A. The City owns the lands located at 2520, 2540, 2560, 2580, 2600, and 2640 Smith Street and 9031 Bridgeport Road, Richmond, BC (the "Lands");
- B. The Commission, Community Builders, and the City intend to construct, collectively, 40 units of affordable rental housing upon all or portions of the Lands (the "Housing Development"), and provide rental housing and other support services at the Housing Development for homeless persons or persons at risk of homelessness (collectively the "Services");
- C. The Commission and Community Builders intend to enter into an operator agreement (the "Operator Agreement"), whereby Community Builders will manage and operate the Housing Development and provide the Services;
- D. Community Builders wishes to demonstrate to the citizens of the City of Richmond its desire to be a responsible corporate citizen;
- E. The Commission wishes to demonstrate its commitment to providing safe, affordable rental housing for individuals experiencing homelessness or at risk of homelessness, as part of the Province of British Columbia's Rapid Response to Housing Program;
- F. The City wishes to promote the City of Richmond as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their employees, and strives to be the most appealing, livable, well-managed community in Canada;

- G. The parties believe the acceptance of the terms of this MOU are relevant to the acceptance of the Housing Development by the owners and occupants of neighboring properties;
- H. It is in the best interests of each party to enter into this MOU to set out the roles, responsibilities and expectations of each party in the operation of the Housing Development; and
- I. The purpose of this MOU is to set out the basic business terms and conditions upon which the Commission and Community Builders would be prepared to recommend to enter into an agreement regarding the Housing Development.

NOW THEREFORE, in consideration of the covenants, representations and agreements herein contained, the payment of the sum of \$10.00 by each party to each other party hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- 1. **Management.** Community Builders covenants and agrees to do all of the following:
 - a. to manage the Housing Development to professional standards;
 - b. to operate the Housing Development 24 hours a day, 365 days a year;
 - c. to have at least two Community Builders staff members on duty at the Housing Development at all times, on a 24 hours a day, seven days a week basis;
 - d. to operate the Housing Development and Lands in compliance with all applicable federal, provincial and municipal laws, statutes, orders, instruments and bylaws, including, without limitation, the City's Rental Premises Standard of Maintenance Bylaw 8159, the City's Unsightly Premises Regulation Bylaw 7162 and the City's Noise Regulation Bylaw No. 8856;
 - e. to monitor the health, wellbeing and conduct of all of the Housing Development's tenants; and
 - f. to monitor the activity of the Housing Development's tenants and guests in outdoor spaces at the Lands, to help ensure that the Housing Development's tenants and guests do not disturb the peace, quiet and enjoyment of the neighbourhood.
- 2. **Security**
 - a. Community Builders covenants and agrees that:
 - i. it will not knowingly permit any criminal activity at the Housing Development or on the Lands, and should circumstances require, it will contact the Richmond RCMP detachment or the City's bylaws department to request their assistance in addressing any issues regarding the behaviour of Housing Development tenants or members of the public;

- ii. it will provide the City with the contact telephone number and e-mail address of the designated staff contact person on duty at all times, and will promptly notify the City of any changes to such information;
 - iii. should any issues arise within the neighbourhood of the Housing Development regarding the operation of the Housing Development, or the conduct of any of the Housing Development's tenants, Community Builders will undertake to work with the neighbouring residents, the City, the CAC (as hereinafter defined) and other service providers in the City of Richmond to resolve such issues;
 - iv. it will promptly notify the City about any major incidents occurring in the building or on the property, including overdose fatalities; and
 - v. it will promptly notify the Richmond RCMP detachment if appropriate, about any instances it is aware of where members of the public have threatened or harassed any of the Housing Development's tenants.
- b. City staff (including representatives from the City's Bylaws department) will work with the Richmond RCMP to develop operational procedures for the first year of this MOU in response to potential security and safety issues at the Housing Development or in the surrounding neighbourhood arising from the Housing Development's tenants.

3. Property Maintenance.

- a. Community Builders will inspect the outdoor areas of the Lands, on a daily basis and properly dispose of any litter, garbage, needle or drug paraphernalia, or broken glass.
- b. Community Builders will inspect the outdoor areas immediately adjacent to the Lands on a daily basis and properly dispose of any litter, garbage, needle or drug paraphernalia, or broken glass attributable to the Housing Development or the Housing Development's tenants, as determined by Community Builders and the City, both acting reasonably.
- c. Community Builders will promptly notify the City and Vancouver Coastal Health of any ongoing or recurring issues with respect to litter, garbage, needle or drug paraphernalia, or broken glass left in the area.
- d. The City will develop operational procedures for its bylaw staff to respond to any potential garbage, needle/drug paraphernalia, animal control and overall maintenance challenges that may arise at the Housing Development, the Lands or in the surrounding neighbourhood.

4. Conduct of Tenants, Staff, Visitors and Volunteers.

- a. Community Builders will not permit the Housing Development's tenants, staff, visitors or volunteers to do anything at the Housing Development or the Lands which constitutes a nuisance or annoyance to any neighbouring properties, or their owners or occupants, and will work collaboratively with the Housing Development's tenants, staff, visitors or volunteers to avoid and/or address any such nuisance or annoyance.
- b. Without limiting the generality of the foregoing, Community Builders will work to ensure that the Housing Development's tenants, visitors and volunteers:
 - i. do not, through shouting, or other means, cause noise disturbances;
 - ii. do not, either individually or in a group, engage neighbours in inappropriate or unwanted interactions of any kind; and
 - iii. do not trespass on neighbouring properties.
- c. Community Builders will monitor smoking outside of the Housing Development to ensure compliance of the Housing Development's staff, tenants, visitors and volunteers with health regulations, including, without limitation, the City's Public Health Protection Bylaw No. 6989, to minimize possible impacts on pedestrians and the neighbourhood.
- d. Community Builders will clearly outline the tenants' code of conduct for the Housing Development (in its program agreement for the Housing Development). Prior to permitting a potential tenant to reside at the Housing Development, Community Builders will require a tenant to sign a document acknowledging that they have read and understood the tenant code of conduct provisions in Community Builders' program agreement for the Housing Development.
- e. Should Community Builders determine that a tenant is no longer suitable for the supportive housing at the Housing Development, Community Builders will work with the Commission to find alternate accommodation for that tenant that is more suitable to their needs.

5. Tenant Selection Process. Community Builders will select tenants for the Housing Development in accordance with the terms of the Operator Agreement, and specifically agree that in making their tenant selections they will:

- a. utilize the Vulnerability Assessment Tool (VAT) to determine the level of supports and services each potential tenant requires and the suitability of such potential tenant for tenancy in the Housing Development;
- b. prioritize City of Richmond citizens experiencing homelessness or at risk of homelessness for placement in the units at the Housing Development; and

- c. seek input and additional information from the Richmond RCMP, Vancouver Coastal Health and local community service providers on an as-needed basis.

6. **Community Advisory Committee.** Community Builders agrees that:

- a. it will establish a Community Advisory Committee (the "CAC") prior to occupancy of the Housing Development, and will cause the CAC to meet regularly and/or as needed to review any concerns or suggestions with respect to any issues relating to the Housing Development or the Housing Development's tenants that may have a negative impact on the neighbourhood;
- b. it will invite representatives from the following groups to be members of the CAC:
 - i. the Commission;
 - ii. Community Builders;
 - iii. the City (with representatives from the City's Affordable Housing and Bylaw departments);
 - iv. Richmond RCMP;
 - v. Vancouver Coast Health Authority; and
 - vi. Community members and community organizations, which may include representatives from local service providers, neighbouring residents, and neighbouring businesses;
- c. it will make the minutes of each CAC meeting available to the public; and
- d. it will give a presentation to City Council twice a year regarding the overall operations of the Housing Development, and such presentation will include an update and summary of the issues and concerns discussed by, and the actions taken by, the CAC since Community Builders' previous presentation to City Council.

7. **Complaint Mechanism.** Community Builders covenants and agrees that it will:

- a. promptly and effectively investigate any complaint (a "Complaint") made by an owner or occupant of another property within the neighbourhood of the Housing Development, or received by Community Builders from the City, regarding the Housing Development or the behaviour of the Housing Development's tenants (a "Complainant");
- b. promptly address such Complaint and advise the Complainant of the action(s) taken or to be taken to address such Complaint;

- c. maintain a written record of all Complaints it receives, and share information of such Complaints (and the action taken to address such Complaints) with City upon request.

8. Dispute Resolution Process.

- a. If the City notifies Community Builders of a complaint about the Housing Development or the Housing Development's tenants received by the City, then Community Builders will:
 - i. meet with the City and provide the City with information related to such complaint, if requested by the City; and
 - ii. allow the City to perform an on-site inspection of the Lands, if requested by the City, provided that the City has authority under the Lease, the City's bylaws or any other applicable law to perform such inspection.
- b. Subject to the availability of its staff, the Commission agrees to attend any meeting between the City and Community Builders regarding a complaint about the Housing Development or the Housing Development's tenants, if requested by the City.

9. **Term.** This MOU will commence on the earlier of the date first written above, the date of the Operator Agreement and the date of the Lease, and will end on the termination of this MOU in accordance with Section 10.

10. Termination.

- a. This MOU will terminate on the earlier of:
 - i. the date the Lease is terminated;
 - ii. the date Community Builders ceases to be the operator of the Housing Development;
 - iii. the date agreed to in writing by the parties; and
 - iv. the date the City terminates this MOU in accordance with Section 10.b.
- b. If and whenever Community Builders or the Commission default in observing or performing any of their obligations under this MOU, and such default continues for thirty (30) days after the City delivers to Community Builders and the Commission notice of the default, except that if the default by its nature, requires more than thirty (30) days to rectify, Community Builders and the Commission may have such further time agreed to by the City to rectify the default so long as the Commission and Community Builders begin to rectify the default promptly and thereafter proceed with all due diligence to rectify the default, then, and in every case, the City may immediately

terminate this MOU by providing written notice to the Commission and Community Builders.

11. Miscellaneous

- a. **Privacy Laws.** The parties agree that all provisions of this MOU are subject to any applicable laws governing the collection, use and disclosure of information relating to an identifiable individual.
- b. **Time.** Time is of the essence of this MOU.
- c. **Governing Law.** This MOU will be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- d. **Construction.** The division of this MOU into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision contained in this MOU. In all cases, the language in this MOU will be construed simply, according to its fair meaning, and not strictly for or against either party.
- e. **No Waiver.** No party will be deemed to have waived the exercise of any right under this MOU unless such waiver is in writing. Failure by a party to exercise any of its rights, powers or remedies hereunder, or its delay in doing so, shall not constitute a waiver of those rights, powers or remedies.
- f. **Relationship.** Nothing in this MOU will create any relationship between the City, the Commission and Community Builders.
- g. **Notices.** Any demand or notice which may be given pursuant to this MOU will be in writing and delivered or faxed and addressed to the other party as follows:

To the City:

City of Richmond
6911 No. 3 Road
Richmond, British Columbia V6Y 2C1
Attention: Director, Community Social Development

to the Commission:

1701 - 4555 Kingsway
Burnaby B.C. V5H 4V8
Attention: Manager, Real Estate Services
Fax: 604-439-4726

to Community Builders:

Community Builders, Executive Director
1060 Howe Street
Vancouver BC V6Z 1P5
Email: julieroberts703@gmail.com

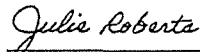
or at such other address or fax number as such party may specify in writing to the other party. The date of receipt of any such notice or demand will be deemed to be the date of delivery if such notice or demand is served personally, or, if transmitted by facsimile during the regular business hours of the party receiving the notice, on the date it was transmitted, or, if transmitted by facsimile outside regular business hours of the party receiving the notice, on the next regular Business Day of the party receiving the notice, or, if mailed as aforesaid on the fifth Business Day next following the date of such mailing; provided, however, that if mailed, should there be between the time of mailing and the actual receipt of the notice a mail strike, slow down of postal service or other labour dispute which affects the delivery of such notice, then such notice will be deemed to be received when actually delivered. For the purposes of this Section, "Business Day" means any day other than a Saturday, Sunday or statutory holiday in the Province of British Columbia.

- h. **Assignment.** The Commission and Community Builders will not assign their respective interests in this MOU without the prior written consent of the City.
- i. **No Fettering and No Derogation.** Nothing contained or implied in this MOU shall:
 - i. affect, fetter or limit the discretion, rights, duties or powers of the City or the Council of the City under any enactment or at common law, including in relation to the issuance of development permits and building permits, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised as if this MOU had not been executed and delivered by the parties;
 - ii. impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this MOU;
 - iii. derogate from the obligation of the Commission or Community Builders under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time; or
 - iv. relieve the Commission or Community Builders from complying with any enactment.

- j. **No Third Party Beneficiaries.** Nothing expressed or implied in this MOU is intended, or shall be construed, to confer upon or give any person, firm or corporation other than the parties hereto, and their respective successors or permitted assigns, any rights, remedies, obligations or liabilities under or by reason of this MOU whether by law or by equity, or result in such person, firm or corporation being deemed a third-party beneficiary of this MOU.
- k. **Non-Binding.** This MOU does not constitute a binding agreement but rather a statement of the parties' intent with respect to the proposed Housing Development. The existence of any such binding agreement is subject to the parties' execution of the agreement in a form that is mutually acceptable to all of the parties on the terms and conditions set forth herein.
- l. **Execution.** This MOU may be executed in any number of counterparts each of which will be deemed to be an original, and all of which taken together will be deemed to constitute one and the same instrument, and signed counterparts of this MOU may be delivered personally or by mail or transmitted by facsimile transmission or by other means of electronic communication, including email attaching a PDF format.

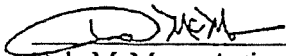
IN WITNESS WHEREOF the parties hereto have duly executed this MOU as of the date first above written.

**COMMUNITY BUILDERS HOUSING AND
SUPPORT SOCIETY**, by its authorized signatory:



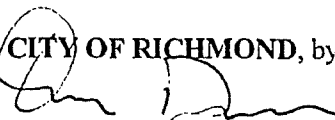
Julie Roberts, Executive Director

**BRITISH COLUMBIA HOUSING MANAGEMENT
COMMISSION**, by its authorized signatory:



Dale McMann, Acting Vice President, Operations

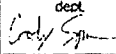
CITY OF RICHMOND, by its authorized signatories:



George Duncan, Chief Administrative Officer



Joe Erceg, General Manager, Planning and Development

CITY OF RICHMOND
APPROVED for content by originating dept. 
Legal Advice 
DATE OF COUNCIL APPROVAL (if applicable) July 12, 2021