



Regular Council

Monday, July 27, 2026

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R26/14-1 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on July 13, 2026, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on July 20, 2026, be adopted as circulated.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R26/14-2

It was moved and seconded

That a motion from Councillor McNulty be added to the Council Agenda as Item 23A.

CARRIED

COMMITTEE OF THE WHOLE

R26/14-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 8 – DRAFT ECONOMIC DEVELOPMENT STRATEGY

Howard Jampolsky, Richmond resident, spoke to the economic development strategy and the role that the City has on creating an environment where people want to invest in Richmond by protecting industrial and employment lands, building reliable infrastructure, developing predictable and speedy approvals, listening to business, being fiscally responsible, and being a partner rather than an obstacle.

Item No. 21 – HERITAGE ALTERATION PERMIT APPLICATION (HA 26-011972) BY THE CITY OF RICHMOND – 5180 WESTWATER DRIVE (FIRST NATIONS BUILDING)

Harold Steves, Richmond resident, spoke to the history and restoration of the Longhouse “Rancheria” and expressed his concerns about losing the historical significance advising that an archeologist needs to be brought in to study and determine what the building was used for before the deconstruction and reconstruction process occurs.



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In reply to queries from Council, Mr. Steves advised that he has not met with the new Indigenous Relations Manager and that it could be beneficial to meet with staff to help facilitate bringing in other First Nation groups. He further noted that an archeologist needs to be brought in to determine the intent of the building to determine how the building was built and what the building was used for prior to deconstruction.

Item No. 7 – COUNCIL STRATEGIC PLAN 2022-2026 TERM
HIGHLIGHT

Tamas Revoczi, President, Sea Island Community Association (SICA), spoke to the Council Strategic Plan and noted that the Burkeville Utility Upgrades project is not complete due to delays in relocating utility poles and paving and is hoping for an update on the completion. Additionally, Mr. Revoczi noted that SICA is looking for support in implementing their Five Steps to Emergency Preparedness program and noticed a lack of available public resources on city-wide emergency preparedness planning.

Council suggested Mr. Revoczi meet with staff for assistance.

- R26/14-4 4. It was moved and seconded
That Committee rise and report (7:25 p.m.).

CARRIED

CONSENT AGENDA

- R26/14-5 5. It was moved and seconded
That Items No. 6 through No. 20 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on July 14, 2026;*
- (2) the General Purposes Committee meeting held on July 20, 2026;*



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- (3) *the Planning Committee meeting held on July 21, 2026;*
- (4) *the Parks, Recreation and Cultural Services Committee meeting held on July 22, 2026; and*
- (5) *the Public Works and Transportation Committee meeting held on July 22, 2026.*

ADOPTED ON CONSENT

7. COUNCIL STRATEGIC PLAN 2022-2026 TERM HIGHLIGHTS

(File Ref. No. 01-0105-07-01) (REDMS No. 8360843; 8448224; 8448235)

- (1) *That the report titled Council Strategic Plan 2022-2026 Term Highlights, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, dated June 11, 2026, be received for information; and*
- (2) *That the Council Strategic Plan 2022-2026 Term Highlights Report and Council Strategic Plan 2022-2026 Term Highlights at a Glance attachments be posted on the City of Richmond website as downloadable PDFs.*

ADOPTED ON CONSENT

8. DRAFT ECONOMIC DEVELOPMENT STRATEGY

(File Ref. No. 08-4150-13-002) (REDMS No. 8455274)

That the draft Economic Development Strategy, as detailed in the report titled “Draft Economic Development Strategy”, dated June 29, 2026, from the General Manager, Finance and Corporate Services, be endorsed for public consultation.

ADOPTED ON CONSENT

9. METRO WEST INTER-MUNICIPAL BUSINESS LICENCE BYLAWS

(File Ref. No. 2-8060-20-010763; 12-8060-20-010764) (REDMS No. 8459089; 8427164; 8427319)

- (1) *That Inter-Municipal Business Licence Agreement Bylaw No. 10763 be introduced and given first, second and third readings; and*
- (2) *That Inter-Municipal Business Licence Bylaw No. 10764 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT



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**10. HOMELESSNESS STRATEGY GUIDING FRAMEWORK –
CURRENT STATE ANALYSIS AND WHAT WE HEARD REPORT**

(File Ref. No. 08-4057-11-03) (REDMS No. 8454641; 8493875)

That the findings in the report titled “Homelessness Strategy Guiding Framework – Current State Analysis and What We Heard Report”, from the General Manager, Planning and Development, dated June 22, 2026, inform the development of the Homelessness Strategy Guiding Framework (2026–2029).

ADOPTED ON CONSENT

**11. HOUSING AGREEMENT AMENDMENT APPLICATION FOR 9291
ALEXANDRA ROAD/9288 TOMICKI AVENUE (FORMERLY 9251
ALEXANDRA ROAD)**

(File Ref. No. 12-8060-20-010739) (REDMS No. 8425349; 8425872)

That Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 10739 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

**12. APPLICATION BY MANPREET SINGH (PARAMORPH
ARCHITECTURE INC.) FOR REZONING AT 9720 CAMBIE ROAD
FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)”
ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLRSO) -
ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)” ZONE**

(File Ref. No. 12-8060-20-010757; 12-8060-20-010758; RZ 23-015980) (REDMS No. 8413116; 3186793; 8425763; 8425777)

(1) That Official Community Amendment Bylaw 10757, to amend:

- (a) Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2050 OCP Land Use Map), including amending the land use designation of 9720 Cambie Road from “School” to “City Centre Perimeter - Tier 2”; and**



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- (b) Schedule 2.1 IA (West Cambie Area Plan) of Official Community Plan Bylaw 7100, including amending the Development Permit Guidelines: Alexandra Neighbourhood Character Areas Map to identify the subject site as “Medium Density Housing” and amending the land use designation of the subject site in the Alexandra Neighbourhood Land Use Map from “Community Institutional” to “City Centre Perimeter- Tier 2,” including making various text, map, and graphic amendments to accommodate the identified bylaw amendments and ensure consistency throughout the plan, be introduced and given first reading;*
- (2) That Bylaw 10757, having been considered in conjunction with:*
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) That Bylaw 10757, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10758 to create the “Low Rise Rental Apartment (ZLR50)-Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9720 Cambie Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Low Rise Rental Apartment (ZLR50)-Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.*

ADOPTED ON CONSENT



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13. APPLICATION BY 1359161 BC LTD. TO ENTER INTO A HERITAGE REVITALIZATION AGREEMENT TO CONSERVE A PROTECTED HERITAGE BUILDING KNOWN AS IKEDA DRY GOODS AND CONSTRUCT A HOTEL AT 3831 MONCTON STREET & STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION

(File Ref. No. 12-8060-20-010769; 12-8060-20-010741; 08-4105-20- HRA 23-016568; 08-4105-20- HA 25-022755) (REDMS No. 8462167; 7965383; 8471033; 8228190; 8418368; 8039161; 8494052)

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, to revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, having been considered in conjunction with:*
 - (a) *The City's Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, having been considered in accordance with Official Community Plan (OCP) Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) *That Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741 to permit the City to enter into a Heritage Revitalization Agreement substantially in the form attached hereto, in accordance with the requirements of Section 610 of the Local Government Act, to conserve Ikeda Dry Goods and to construct a hotel at 3831 Moncton Street, be introduced and given first reading;*



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- (5) *That, following adoption of the Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741, a Heritage Alteration Permit be issued to permit the proposed exterior changes, including restoration and rehabilitation work, for Ikeda Dry Goods and construction of a new hotel at 3831 Moncton Street; and*
- (6) *That a funding request in the amount of \$239,610.00 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the proposed conservation work for Ikeda Dry Goods at 3831 Moncton Street and disbursed in accordance with Council Policy 5900.*

ADOPTED ON CONSENT

14. APPLICATION BY VIVID GREEN ARCHITECTURE INC. FOR REZONING AT 12011/12051 3RD AVENUE FROM "STEVESTON COMMERCIAL (CS2)" ZONE TO "COMMERCIAL MIXED USE (ZMU64) – THIRD AVENUE (STEVESTON)" ZONE

(File Ref. No. 12-8060-20-010779; RZ 17-794156) (REDMS No. 8445767; 8357320; 8443946; 8441434; 8494076)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10779 to create the "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" zone, and to rezone 12011/12051 3rd Avenue from "Steveston Commercial (CS2)" to "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

15. RICHMOND WATER QUALITY AND CONSERVATION REPORT 2025

(File Ref. No. 10-6650-01; 10-6650-08-01; 10-6650-14-01) (REDMS No. 8448931; 8487336)

That the annual report titled "Richmond Water Quality and Conservation Report 2025", dated June 15, 2026, from the General Manager, Engineering and Public Works, be:

- (1) *Approved as the City's annual water quality report for reporting the 2025 water system monitoring information;*



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- (2) *Submitted to the Drinking Water Officer and Medical Health Officer; and*
- (3) *Made available on the City's website, through various communication tools including social media channels and as part of community outreach initiatives.*

ADOPTED ON CONSENT

16. ICBC-CITY OF RICHMOND ROAD SAFETY IMPROVEMENT PROGRAM UPDATE 2026

(File Ref. No. 03-1000-03-006) (REDMS No. 8444875)

- (1) *That the road safety improvement projects, as described in Attachment 1 of the report titled "ICBC-City of Richmond Road Safety Improvement Program Update 2026", dated June 22, 2026, from the General Manager, Engineering and Public Works, be endorsed for submission to the ICBC 2026 Road Safety Improvement Program for consideration of cost-share funding;*
- (2) *That should the above submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City; and*
- (3) *That should the above application be successful, the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.*

ADOPTED ON CONSENT

17. RICHMOND ARTS FACILITIES NEEDS ASSESSMENT REPORT

(File Ref. No. 11-7000-11-01) (REDMS No. 8401231; 8494099; 8494107; 8472946)

That the priority needs as outlined in Attachment 1 of the report titled "Richmond Arts Facilities Needs Assessment Report", from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be approved to guide future arts facility planning and investment in Richmond.

ADOPTED ON CONSENT



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18. OPTIONS ON THE MANAGEMENT OF SCOTCH POND

(File Ref. No. 06-2025-20-008) (REDMS No. 8444333; 8449837, 8452851)

That the City undertake a feasibility study to assess potential future program uses for Scotch Pond and that a \$150,000 one-time additional level request be submitted for consideration in the 2027 budget process, as outlined in the report titled “Options on the Management of Scotch Pond”, from the General Manager, Parks, Recreation and Culture, dated June 29, 2026.

ADOPTED ON CONSENT

19. STREET BANNER REFERRAL RESPONSE UPDATE

(File Ref. No. 11-7200-20-SBAN1) (REDMS No. 8210398; 5378645; 8450094; 8449302)

That Option 1: “Install Welcome Banners on Four Poles – Cost Sharing”, as described in the report titled “Street Banner Referral Response Update”, from the General Managers of Parks, Recreation and Culture, and Engineering and Public Works, dated June 29, 2026, with funding amendments to fully fund the supplying and installing of banners, be approved.

ADOPTED ON CONSENT

20. RICHMOND NATURE PARK STUDY – FINDINGS AND NEXT STEPS

(File Ref. No. 06-2345-20-NPAR1) (REDMS No. 8403354; 8457748)

- (1) That the report titled “Richmond Nature Park Study – Findings and Next Steps”, from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be received for information; and*
- (2) That a capital submission request for bog restoration work as identified in the report titled “Richmond Nature Park Study – Findings and Next Steps”, from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be considered as part of the 2027 budget.*

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS



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GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

21. **HERITAGE ALTERATION PERMIT APPLICATION (HA 26-011972)
BY THE CITY OF RICHMOND – 5180 WESTWATER DRIVE (FIRST
NATIONS BUILDING)**

(File Ref. No. 08-4105-20- HA 26-011972; 06-2052-20-BSYD-LH) (REDMS No. 8452396; 8469818; 8460460; 8460846; 8493907)

R26/14-6

It was moved and seconded

That a Heritage Alteration Permit be issued to authorize deconstruction and reconstruction of the First Nations Building at Britannia Shipyards National Historic Site, as outlined in the report titled “Heritage Alteration Permit Application (HA 26-011972) by the City of Richmond – 5180 Westwater Drive (First Nations Building)”, dated June 22, 2026, from the Deputy Chief Administrative Officer and General Manager, Parks, Recreation and Culture.

The question on Resolution No. R26/14-6 was not called as in reply to queries from Council, staff advised that (i) the design plans have been discussed with the First Nations Building Committee (FNBC), Britannia Shipyards National Historic Site Society (BSNHSS) and Musqueam First Nation with support from most groups, (ii) two heritage consultants and an archeologist have been inside the building and both groups have provided reports that will be brought back to the FNBC for review, (iii) the Indigenous Relations Manager will be touring the site but their role on the project is limited because of the FNBC and approved Terms of Reference, and (iv) during the concept design phase, staff have reached out to a moving company.

As a result of the discussion, the following **referral motion** was introduced:

R26/14-7

It was moved and seconded

That the Heritage Alteration Permit be referred back to staff to have an archeologist review the building prior to deconstruction, include the City’s Indigenous Relations Manager and other First Nation groups on the project, and to contact Supreme House Movers Ltd. to request a report on moving the building.

The question on Resolution No. R26/14-7 was called and it was **DEFEATED** with Mayor Brodie, Cllrs. Day, Hobbs, Loo and McNulty opposed.



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Further discussion ensued with respect to (i) staff to look at options on lifting and moving the building, (ii) how the City can maintain the history and purpose of the building, (iii) the deconstruction process is detailed and any new learnings will be taken into account in the future interpretation of the building, and (iv) the importance of moving forward with the project to avoid losing the \$3.4 million grant from the Province of BC's Growing Communities Fund that expires in 2028.

The question on Resolution No. R26/14-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

PUBLIC WORKS AND TRANSPORTATION COMMITTEE –
Councillor Carol Day, Chair

22. TILBURY PHASE 2 LIQUIFIED NATURAL GAS (LNG) EXPANSION PROJECT

(File Ref. No. 10-6125-30-010; 01-0165-20-BCGA1; 01-0150-20-BCUC1) (REDMS No. 8091955; 8489625)

R26/14-8

It was moved and seconded

- (1) *That the comments on the "Tilbury Phase 2 LNG Expansion Project", as outlined in Attachment 2, be endorsed for submission to the BC Environmental Assessment Office as part of the public comment period; and*
- (2) *That a letter be sent to the Minister of Environment and Parks, with copies sent to Richmond Members of the Legislative Assembly and to Metro Vancouver and all Mayors of Metro Vancouver municipalities, reaffirming Richmond's opposition to the Tilbury Phase 2 Liquefied Natural Gas Expansion project and the lack of ability to access project information.*

The question on Resolution No. R26/14-8 was not called as discussion ensued with respect to the location of the expansion project and the BC Environmental Assessment Office's lack of consultation with the City during the comment process.

Further discussion ensued regarding the safety of site's location and developing business opportunities in British Columbia.



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The question on Resolution No. R26/14-8 was then called and it was **CARRIED** with Cllr. Loo opposed.

LAW AND COMMUNITY SAFETY DIVISION

23. 8539Q – AWARD OF CONTRACT FOR SUPPLY AND DELIVERY OF FIREFIGHTER TURNOUT GEAR – PERSONAL PROTECTIVE EQUIPMENT

(File Ref. No. 03-1000-20-8539Q) (REDMS No. 8473536)

R26/14-9

It was moved and seconded

- (1) *That Contract 8539Q - Supply and Delivery of Firefighter turnout Gear be awarded to Associated Fire Safety Group Ltd. for a total cost of \$1,611,880 excluding taxes as described in the report titled “8539Q – Award of Contract for Supply and Delivery of Firefighter turnout Gear” dated July 20, 2026, from the General Manager, Law and Community Safety;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Associated Fire Safety Group Ltd; and*
- (3) *That the Consolidated 5-Year Financial Plan (2026-2030) be amended to include \$950,000 for replacement of firefighting turnout gear funded by Policing Provision.*

The question on Resolution No. R26/14-9 was not called as discussion ensued with respect to the enhanced safety features of the turnout gear and the timeline for procurement and delivery.

The question on Resolution No. R26/14-9 was then called and it was **CARRIED**.

NEW BUSINESS

COUNCILLOR BILL MCNULTY



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23A. MOTION RELATED TO DISCRIMINATORY MESSAGING

(File Ref. No. 05-1580-01) (REDMS No. 8495143)

Cllr. McNulty expressed concern regarding a recent social media post that is divisive in nature targeting Richmond voters. He added that the City does not endorse discrimination in any form and takes a strong exception to the discriminatory messaging.

As a result of the discussion the following **motion** was introduced:

R26/14-10

It was moved and seconded

- (1) *That the City of Richmond does not endorse discrimination in any form and takes strong exception to the discriminatory messaging recently published on social media. This issue was highlighted in both the Vancouver Sun and the Province, drawing public attention to the matter;*
- (2) *That the City of Richmond formally request an apology from the party writing the post on behalf of all its residents, and take a clear public stance condemning this type of messaging going forward; and*
- (3) *That the City of Richmond forward this matter to the BC Human Rights Tribunal for their review.*

The question on Resolution No. R26/14-10 was not called as discussion ensued with respect to (i) racial harmony and ethnic inclusivity, (ii) engaging in respectful discourse, and (iii) the diversity and preservation of harmony in Richmond.

The question on Resolution No. R26/14-10 was then called and it was **CARRIED**.

BYLAWS FOR ADOPTION

R26/14-11

It was moved and seconded

That the following bylaws be adopted:

Municipal and Regional District Tax Imposition Bylaw No. 10782.

CARRIED



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DEVELOPMENT PERMIT PANEL

R26/14-12 24. It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meeting held on July 15, 2026, and the Chair's report for the Development Permit Panel meeting held on August 27, 2025, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of Development Permit (DP 19-869484) for the property located at 7890 No. 5 Road, be endorsed, and the Permits so issued.*

The question on Resolution No. R26/14-12 was not called, as a brief discussion ensued with respect to the compensation for landscape improvements and the retention and species of trees.

The question on Resolution No. R26/14-12 was then called and it was **CARRIED**.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R26/14-13 25. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:41 p.m.).

CARRIED

Jerome Dickey, Richmond resident, spoke to his submission (Copy on File, City Clerk's office) regarding emergency preparedness risks and the public availability of the City's Hazard, Risk and Vulnerability Analysis (HRVA) report. Mr. Dickey further noted that making the HRVA public would allow residents the opportunity to be prepared in the event of an emergency.

As a result of the delegation the following **referral motion** was introduced:

R26/14-14 It was moved and seconded



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That the presentation from Jerome Dickey regarding the release of the Hazard, Risk and Vulnerability Analysis (HRVA) report be referred to staff to analyze and report back.

The question on Resolution No. R26/14-14 was not called as discussion ensued with respect to the metrics of an emergency occurring, preparedness tools, and releasing the HRVA report to better educate Richmond residents.

The question on Resolution No. R26/14-14 was then called and it was **CARRIED**.

- R26/14-15 26. It was moved and seconded
That Committee rise and report (8:49 p.m.).

CARRIED

ADJOURNMENT

- R26/14-16 It was moved and seconded
That the meeting adjourn (8:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, July 27, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)