City of Richmond

Agenda

General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, November 16, 2026
4:00 p.m.

Pg. # ITEM

MINUTES

GP-7 ***Motion to adopt the minutes of the meeting of the General Purposes Committee held on November 3, 2026.***

1. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL REGIONAL ORGANIZATIONS

Appointment of Council alternate to the **Translink** – **Mayors' Council** until November 8, 2027.

2. APPOINTMENT OF MEMBERS OF COUNCIL (AND THEIR ALTERNATES) AS THE LIAISONS TO CITY ADVISORY COMMITTEES AND ORGANIZATIONS

Appointment of Council liaisons (and where applicable, their alternates) to City Advisory Committees and Organizations until November 8, 2027:

(a) Accessibility Advisory Committee;

(b) Advisory Committee on the Environment;

(c) Child Care Development Advisory Committee;

(d) Council/School Board Liaison Committee;

(e) Economic Advisory Committee;

(f) First Nations Building Committee;

(g) Food Security and Agricultural Advisory Committee;

(h) Heritage Commission;

(i) Major Construction Projects Oversight Committee;

(j) Minoru Centre for Active Living Program Committee;

(k) Richmond Addiction Services Society;

(l) Richmond Centre for Disability;

(m) Richmond Chamber of Commerce;

(n) Richmond Intercultural Advisory Committee;

(o) Richmond Public Art Advisory Committee;

(p) Richmond Sister City Advisory Committee;

(q) Richmond Social Development Advisory Committee;

(r) Richmond Sports Council;

(s) Richmond Sports Wall of Fame Nominating Committee;

(t) Richmond Youth Advisory Committee;

(u) Seniors Advisory Committee;

(v) Steveston Historic Sites Building Committee; and

(w) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group.

3. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO COMMUNITY ASSOCIATIONS

Appointment of Council liaisons (and where applicable, their alternates) to Community Associations until November 8, 2027:

(a) City Centre Community Association;

(b) East Richmond Community Association;

(c) Hamilton Community Association;

(d) Richmond Arenas Community Association;

(e) Richmond Art Gallery Association;

(f) Richmond Fitness and Wellness Association;

(g) Sea Island Community Association;

(h) South Arm Community Association;

(i) Thompson Community Association; and

(j) West Richmond Community Association.

4. APPOINTMENT OF MEMBERS OF COUNCIL AS THE LIAISONS TO VARIOUS CITY BOARDS

Appointment of Council liaisons (and where applicable, their alternates) to various Boards until November 8, 2027:

(a) Aquatic Services Board;

(b) Museum Society Board;

(c) Richmond Gateway Theatre Society Board; and

(d) Richmond Public Library Board.

5. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO VARIOUS SOCIETIES

Appointment of Council liaisons (and where applicable, their alternates) to various Societies until November 8, 2027:

(a) Britannia Heritage Shipyard Society;

(b) Gulf of Georgia Cannery Society;

(c) London Heritage Farm Society;

(d) Lulu Island Energy Company;

(e) Minoru Seniors Society;

(f) Richmond Nature Park Society;

(g) Steveston Community Society; and

(h) Steveston Historical Society.

6. APPOINTMENT OF PARCEL TAX ROLL REVIEW PANEL FOR LOCAL AREA SERVICES

RECOMMENDATION

That the members of the Public Works & Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 8, 2027.

7. APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 2, 2026 TO NOVEMBER 8, 2027

LAW AND COMMUNITY SAFETY DIVISION

8. **APPLICATION FOR NEW LIQUOR PRIMARY LIQUOR LICENCE FROM DIMSUM CADDY ENTERTAINMENT LTD., DBA DIMSUM CADDY - RESTAURANT AND INDOOR GOLF LOCATED AT 10331 ST. EDWARDS DRIVE, RICHMOND, BC**
(File Ref. No. 12-8275-30-001) (REDMS No. 8548624)

GP-14 See Page **GP-14** for full report

Designated Speaker: Mark Corrado

STAFF RECOMMENDATION

(1) That the application from Dimsum Caddy Entertainment Ltd. doing business as Dimsum Caddy – Restaurant and Indoor Golf, for a new Liquor Primary Liquor Licence seeking the following capacity, hours of liquor sales and endorsement terms for a new restaurant with indoor Golf at the premises located at 10331 St. Edwards Drive, be supported for:

(a) A new Liquor Primary liquor Licence with total person capacity of 150 indoor and 30 outdoor for total of 180 persons;

(b) Proposed hours of liquor sales Monday to Sunday, from 9:00 AM to 2:00 AM; and

(c) A Family Foodservice Endorsement to allow minors when accompanied by a parent/guardian until 10:00 PM, where the service of food will be served from 9:00 AM to 10:00 PM.

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

DEPUTY CAO'S OFFICE

9. **METRO VANCOUVER DEVELOPMENT COST CHARGE WAIVER: SECTION 219 COVENANT FOR LOW-END MARKET RENTAL OWNERSHIP TRANSFER AT 9291 ALEXANDRA ROAD/9288 TOMICKI AVENUE**
(File Ref. No. 08-4057-05) (REDMS No. 8556047)

GP-27 See Page **GP-27** for full report

Designated Speakers: Greg Newman and Laurel Eyton

STAFF RECOMMENDATION

(1) That the City enter into and register a Section 219 Covenant over 9291 Alexandra Road/9288Tomicki Avenue to secure the sale of nine Low-End Market Rental homes by the property owner to a non-profit organization as outlined in the report titled "Metro Vancouver Development Cost Charge Waiver: Section 219 Covenant for Low-End Market Rental ownership transfer at 9291 Alexandra Road/9288 Tomicki Avenue" from the Director, Housing, dated October 20, 2026; and

(2) That the Deputy Chief Administrative Officer be authorized to complete any supporting documentation on behalf of the City required by Metro Vancouver in support of the property owner's application to Metro Vancouver for a Development Cost Charge waiver as described in the report titled "Metro Vancouver Development Cost Charge Waiver: Section 219 Covenant for Low-End Market Rental ownership transfer at 9291 Alexandra Road/9288 Tomicki Avenue" from the Director, Housing, dated October 20, 2026.

ADJOURNMENT

City of Richmond

Minutes

General Purposes Committee

Date: Tuesday, November 3, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Rob Howard, Chair
Councillor Kenny Chiu (4:03 p.m.)
Councillor Carol Day
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Kevin Lai
Councillor Gary Law
Councillor Sheldon Starrett
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on October 19, 2026, be adopted as circulated.

CARRIED

AGENDA DELETIONS

It was moved and seconded

That Items No. 5 – 10, "Appointment of Members of Council (and their alternates) as the Liaisons to City Advisory Committees and Organizations", "Appointment of Members of Council as Liaisons to Community Associations", "Appointment of Members of Council as the Liaisons to various City Boards", "Appointment of Members of Council as Liaisons to various Societies", "Appointment of Parcel Tax Roll Review Panel for Local Area Services", and "Appointment of Acting Mayors from November 2, 2026 to November 8, 2027", be deferred to the November 16, 2026, Open General Purposes Committee Meeting.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

1. **APPLICATION FOR A LIQUOR PRIMARY LIQUOR LICENCE # 307706 STRUCTURAL CHANGE (CAPACITY INCREASE) XTREME BOWLING ENTERTAINMENT CORP., DBA: SPLITSVILLE RIVERPORT – OPERATING AT 14200 ENTERTAINMENT BOULEVARD UNIT 150**
(File Ref. No. 12-8375-3) (REDMS No. 8526008)

Councillor Starrett declared a conflict of interest due to employment with the Liquor and Cannabis Regulation Branch (LCRB) and left the meeting (4:03 p.m.)

Councillor Chiu entered the meeting (4:04 p.m.).

In reply to queries from Committee, staff advised that there has not been any reported noise complaints to date and the proposed increased capacity should not change the level of noise that already exists in the surrounding community.

It was moved and seconded

(1) That the application from Xtreme Bowling Entertainment Corp. doing business as, Splitsville Riverport, seeking a permanent amendment to Liquor Primary Liquor Licence # 307706; for a Structural Change (Capacity Increase) to 500 persons, currently set at 460 persons, be supported; and

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

CARRIED

Councillor Starrett returned to the meeting (4:06 p.m.).

2.

PLANNING AND DEVELOPMENT DIVISION

2. **UPDATE ON IMMIGRATION, REFUGEES AND CITIZENSHIP CANADA (IRCC) FUNDING REDUCTIONS AND ELIGIBILITY CHANGES**
(File Ref. No. 07-3300-01) (REDMS No. 8552770)

A brief discussion ensued in regard to increasing support and funding to the City of Richmond Immigrant Mentorship Program.

It was moved and seconded
That a letter be prepared for the Mayor's signature addressed to senior levels of government, including the Prime Minister of Canada; the Premier of British Columbia; the Minister of Immigration, Refugees and Citizenship; the Minister of Post-Secondary Education and Future Skills; and Richmond's Members of Parliament and Members of the Legislative Assembly, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable funding model that is informed by immigration targets and responds to newcomers' needs.

CARRIED

PARKS, RECREATION & CULTURE DIVISION

3. **CITY SIGNATURE AND COMMUNITY EVENTS PROGRAM 2027**
(File Ref. No. 11-7400-01) (REDMS No. 8524208)

In reply to queries from Committee, staff advised that (i) economic data for signature events are collected through a new geofencing program as well as Tourism Richmond's Destination International Economic Impact calculator, (ii) the Steveston Salmon Festival and the Maritime Festival generate the most revenue, (iii) external sponsorship and school participation fees help fund the Children's Art Festival, (iv) the City works collaboratively with community partners to organize the Steveston Salmon Festival, and (v) event programming has evolved from major events to community events with all events delivered in partnership with community groups.

Further discussion ensued regarding the proposed Minoru Lakes Festive Lights event and Christmas markets.

It was moved and seconded

3.

(1) That the City Signature and Community Events Program 2027, as outlined in Table 1 of the report titled "City Signature and Community Events Program 2027", dated October 22, 2026, from the General Manager, Parks, Recreation and Culture, be approved for the following events and initiatives:

(a) Children's Arts Festival;

(b) Richmond Cherry Blossom Festival;

(c) Doors Open Richmond;

(d) Community Celebration Grant Program;

(e) Neighbourhood Block Party Program;

(f) Steveston Salmon Festival;

(g) Richmond Maritime Festival; and

(h) Richmond Farm Fest.

(2) That the expenditures totaling $1,115,000 for the City Signature and Community Events Program 2027 with funding of $960,000 from the Rate Stabilization Account, $95,000 estimated sponsorship and $60,000 estimated grant revenue be included in the 2027 budget process.

CARRIED

COUNCILLOR LAURA GILLANDERS

4. **CLARIFYING THE CITY'S POSITION ON SUPERVISED CONSUMPTION SITES**
(File Ref. No.) (REDMS No.)

It was moved and seconded

WHEREAS public perception and uncertainty persist regarding whether the City of Richmond may pursue or consider a supervised consumption site in the future;

AND WHEREAS the City of Richmond has previously considered the feasibility of a supervised consumption site and subsequently confirmed that such a site would not proceed;

AND WHEREAS clarity regarding the City's position is important to ensuring that residents have an accurate understanding of this matter;

BE IT RESOLVED THAT the City of Richmond will not pursue, initiate, study, plan for, or advance the establishment of a supervised consumption site within the City of Richmond.

The question on the motion was not called as discussion ensued regarding the City's stance on not pursuing the supervised consumption site and providing more clarity to Richmond residents.

As a result of the discussion, a motion to table the matter to the next General Purposes Committee meeting to provide a more comprehensive motion as well as opportunities for the public to speak was introduced, but failed to receive a seconder.

Committee spoke to former Mayor Brodie's letter of February 23, 2024, (attached to and forming part of these minutes as Schedule 1), reiterating that the City is not pursuing a supervised consumption site.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, November 3, 2026.

Mayor Rob Howard
Chair

Andrea Mizuguchi
Legislative Services Associate

City of Richmond

Malcolm D. Brodie
Mayor

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Richmond, BC V6Y 2C1
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February 23, 2024

Letter to the Editor

Dear Editor,

Re: Supervised Consumption Site

I am writing to clarify the events of February 12-13 at City Council when a resolution was adopted by a 7-2 vote to study the feasibility of a supervised consumption site located at the hospital in Richmond. The issue came forward to Council after 26 residents died from drug overdoses in 2023. Sadly, more will likely die this year.

The resolution did not propose that a site be established by the City, because Council has no legal ability to do that. However, Council wanted to investigate the viability of such a site located at the hospital and see if it would assist in mitigating our growing overdose crisis. If such a site was eventually approved, it would be the responsibility of Vancouver Coastal Health, which has now stated it will not open a supervised consumption site in Richmond.

There was much interest on the matter shown by residents – some against and some in support. In the end, seven members of Council supported the Motion to study the feasibility of such a site.

Regrettably, drug use is a reality in every community in B.C., especially following drug decriminalization by senior government. However, the discussion is closed on the investigation of whether a supervised consumption site is viable here. There will be no more investigation. In the broader perspective, I believe that by working together as a community, we can find solutions to keep Richmond the safe, vibrant, inclusive city we are proud to call home.

Yours truly,

Malcolm D. Brodie
Mayor

City of Richmond

Malcolm D. Brodie
Mayor
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Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
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February 23, 2024

致總編輯的信

總編輯您好：

關於： 監管注射站

此封信是為了說明 2 月 12 日至 13 日市議會發生的事件，當時市議會以 7 比 2 票數通過動議，建議研究位於列治文醫院的監管注射站之可行性。因為在 2023 年有 26 名列治文居民因服藥過量致死，這個問題因此被提至市議會。遺憾的是，今年可能還會有更多人因服藥過量致命。

這項決議並非提議由市政府設立監管注射站，因為市議會無該法律權力。而當時市議會希望調查在醫院設立注射站的可行性，了解注射站的設立是否有助於緩解本市日益嚴重的服藥過量危機。如果設立注射站最終獲得批准，則將由溫哥華沿岸衛生局負責，但衛生局現已表示不會在列治文設立監管注射站。

居民們對此議題非常之關注 - 有人反對、有人支持。最終有七名市議員支持研究設立注射站可行性之議案。

令人遺憾的是，藥物使用在 BC 省的每個社區已經是個實際狀況，特別是在政府將毒品合法化之後。 不過，關於調查監管注射站可行性的討論已經結束， 將不會採取進一步的調查。從更廣泛的角度來看，我深信在透過社區的共同努力下，我們可以找到解決之道，為這座個我們能引以為傲地稱之為家的城市，保持其安全、活力及包容性。

Yours truly,

Malcolm D. Brodie
Mayor

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 1, 2026
From:	Anthony Capuccinello Iraci General Manager, Law & Community Safety	**File:**	12-8275-30-001/2025-Vol 01
Re:	**Application for New Liquor Primary Liquor Licence from Dimsum Caddy Entertainment Ltd., dba Dimsum Caddy - Restaurant and Indoor Golf Located at 10331 St. Edwards Drive, Richmond, BC**		

Staff Recommendations

1. That the application from Dimsum Caddy Entertainment Ltd. doing business as Dimsum Caddy – Restaurant and Indoor Golf, for a new Liquor Primary Liquor Licence seeking the following capacity, hours of liquor sales and endorsement terms for a new restaurant with indoor Golf at the premises located at 10331 St. Edwards Drive, be supported for:

    a) A new Liquor Primary liquor Licence with total person capacity of 150 indoor and 30 outdoor for total of 180 persons;

    b) Proposed hours of liquor sales Monday to Sunday, from 9:00 AM to 2:00 AM; and

    c) A Family Foodservice Endorsement to allow minors when accompanied by a parent/guardian until 10:00 PM, where the service of food will be served from 9:00 AM to 10:00 PM.

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

Executive Summary

This report requests that Council endorse the application for a new Liquor Licence for Dimsum Caddy – Restaurant and Indoor Golf, with premises located at 10331 St. Edwards Drive.

The recommendations of this report were made following an established process that was undertaken including community consultation as detailed in the report.

Council's endorsement is required by the Liquor and Cannabis Regulation Branch (LCRB) for all new liquor primary licences or amendments to existing liquor licences.

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the Liquor Control and Licensing Act (Act) and the Regulations made pursuant to the Act.

This Report pertains to an application to the LCRB and the City of Richmond by Dimsum Caddy Entertainment Ltd., hereinafter referred to as Dimsum Caddy, for a new Liquor Primary Liquor Licence for a restaurant with indoor golf located at 10331 St. Edwards Drive. The applicant proposes the following capacity, hours of liquor sales and endorsement terms:

- a person capacity of 150 indoor and 30 outdoor patio capacity for a total of 180 persons;
- hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM;
- a Family Foodservice Endorsement to allow minors when accompanied by a parent/guardian until 10 PM, where the service of food will be served from 9:00 AM to 10:00 PM.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence application. For a new Liquor Primary Liquor Licence, the process requires the local government to
provide comments with respect to the following criteria

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

> *Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*

Analysis

Location of the Establishment

Dimsum Caddy is proposing to operate primarily as a food service establishment combined with 4 indoor golf simulator rooms with liquor service offered as an accessory to dining and lounge use. Dimsum Caddy is a new establishment and has not previously been in operation. The site located at 10331 St. Edwards Drive and is zoned Auto-Oriented Commercial (CA) with the following permitted uses relevant to this application: liquor primary establishment, restaurant and recreation, indoor. The location map is appended as Attachment 2.

The intent of this new liquor primary liquor licenced establishment is to operate as a family friendly restaurant and recreational venue with Family Foodservice Endorsement to 10:00 PM. Dimsum Caddy has provided a letter of Intent appended as Attachment 3. The Family Foodservice Endorsement will ensure that food service is available until 10:00 PM in the four golf simulator areas.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no parks or other public buildings within 500 meters of proposed location for Dimsum Caddy. There is an independent private school within 200 meters of this establishment. The establishment is located in a commercial property surrounded by hotels, sports clubs, office buildings, other commercial businesses and residential buildings. This location was previously operated by a Liquor Primary Establishment know as the Shark Club Sports Bar & Grill.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate Dimsum Caddy with a total occupant capacity of 180 persons. The applicant's proposed operating hours of liquor service are Monday to Sunday, 9:00 AM to next day 2:00 AM which is consistent with the City's Policy 9400.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The proposed establishment will be located on the ground floor of a one floor building, in an area impacted by aircraft noise. Given that this is a new establishment, staff have no evidence to conclude that there will be a noticeable increase in noise if the liquor primary licence application is approved. This building has had a Liquor Primary Establishment in the past operating for many years from 2009 to 2024.

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which specifies the following:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

(a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations;*

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

(b) post and maintain on the subject property a clearly visible sign which indicates:

(i) type of licence or amendment application;
(ii) proposed person capacity;

(iii) type of entertainment (if application is for patron participation entertainment); and
(iv) proposed hours of liquor service; and

(c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on August 20, 2026, and three advertisements were published in a newspaper on August 20, 2026, August 21, 2026 and August 23, 2026.

In addition to the advertised signage and public notice requirements, staff sent letters to residents, businesses and property owners within a 50 meter radius of the new establishment. On August 20, 2026, a total of 104 letters were mailed out to residents, businesses and property owners. The letter provided information on the proposed liquor licence application and contained instructions to comment on the application. The period for commenting for all public notifications ended September 18, 2026.

As a result of the community consultative process described, the City received one response opposed to this application. The concern of the opposition was mainly that liquor service should not be permitted until 2:00 AM. and that the establishment would lead to more traffic, more noise and future problems. Copy of opposition letter appended as Attachment 4.

Staff have reviewed the response and conclude that the concern can be mitigated by the operator's continued compliance with the terms and conditions set by the Liquor and Cannabis Regulation Branch. In addition, existing municipal bylaws, along with regular inspections and enforcement, are sufficient to further address the concerns raised regarding this application.

Other Agency Comments

As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, the Richmond RCMP, Richmond Fire-Rescue, the Building Approvals Department and the Business Licence Department. No concerns were raised by any of the agencies or departments with respect to this application.

Budgetary Implications

None

Conclusion

Both the community consultation process and the due diligence undertaken disclosed no significant risks. The analysis concluded that there should be no noticeable potential impact from noise and no significant impact on the community. Only one public comment was received, and no concerns from the majority of the public in this area. No concerns were raised by City departments or other agencies. It is therefore, recommended that the application from Dimsum Caddy to operate a Liquor Primary Licence be supported.

Respectfully submitted,

Mark Corrado, Director, Community Bylaws & Licencing

Report Contributors

This report was prepared by Victor Duarte, Program Manager, Business Licencing and reviewed by Fire-Rescue, RCMP and Building Approvals.

Endorsed by Serena Lusk, CAO

Att. 1: Particulars of Application and City Comments
Att. 2: 50 Meter & Location Map
Att. 3: Letter of Intent
Att. 4: Opposed Letter

Re: Application For a New Liquor Primary Liquor Licence – Dimsum Caddy Entertainment Ltd – 10331 St. Edwards Dr., Richmond, BC

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1. That the application from Dimsum Caddy Entertainment Ltd., doing business as: Dimsum Caddy – Restaurant and Indoor Golf, to operate at, 10331 St. Edwards Dr., requesting a new Liquor Primary Liquor Licence, be supported for:

    a) A new Liquor Primary Liquor Licence with total person capacity of 150 Indoor and 30 outdoor for a total of 180 persons; and

    b) Proposed hours of liquor sales, Sunday to Saturday, from 9:00 AM to 2:00 AM; and

    c) A proposed Family Foodservice Endorsement to allow minors when accompanied by a parent/guardian until 10:00 PM, where the service of food will be served from 9:00 AM to 10:00 PM; and

2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports this application for a new Liquor Primary Liquor Licence with the proposed hours, occupancy and Family Foodservice Endorsement as described above; and

3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:

    a) The impact of additional noise and traffic in the area of the establishment was considered;

    b) The potential impact on the community was assessed through a community consultation process; and

    c) Given that this is an application for a new licence, there is no history of non-compliance with this establishment;

    d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:

        i) Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information

on the application with instructions on how to submit comments or concerns; and

ii) Signage was posted at the subject property, and three public notices were published in a newspaper distributed locally. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.

e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:

i) The community consultation process was completed within 90 days of the application process; and

ii) The community consultation process determined only one comment was received opposed to this application.

f) Council recommends the approval of the application for the reasons that this application has not been objected to by the majority of the residents, businesses and property owners in the area and community.

City of Richmond



10331 St. Edwards Way
50 Meter Map

Original Date: 10/06/26
Revision Date:

Note: Dimensions are in METRES

Dimsum Caddy Entertainment Ltd.

Liquor Licence Application

This letter describes the proposed operations of **Dimsum Caddy Entertainment Ltd.**, an **indoor golf lounge restaurant** located in Richmond, British Columbia.

Primary Focus of the Business

The primary focus of the establishment is food service combined with indoor golf recreation, with liquor service offered as an accessory to dining and lounge use. The business is designed as a family-friendly restaurant and recreational venue, not a bar or nightclub.

Functions and Services

The establishment will provide:

- Indoor golf simulator lounge operating throughout the day
- Full-service restaurant with table service
- Non-alcoholic and alcoholic beverage service to accompany food
- Casual lounge seating associated with dining and golf use

Food service remains the core business focus at all times.

Operating Hours and Food Service

- Indoor golf operations: 10:00 AM – 1:00 AM daily
- Brunch service: 10:00 AM – 3:00 PM
- Dinner service (dimsum / lounge dining): 5:00 PM – 1:00 AM
- Proposed overall hours: 10:00 AM – up to 2:00 AM

Liquor may be served throughout the day; however, food service will be available whenever liquor is served.

Entertainment

Entertainment is limited to:

- Indoor golf simulators
- Background music
- Televised sports programming

There will be no DJ booth, no dance floor, no gambling, and no adult entertainment.

Food Service Description

Dimsum Caddy will offer full-service dining for brunch, lunch, and dinner, including a wide variety of hot food items, dim sum, and non-alcoholic beverages. Food service exceeds the minimum requirements for licensed establishments.

Neighbourhood Description

The establishment is located in a commercial area, surrounded by:

- Hotels
- Sports clubs
- Office complexes
- Other commercial businesses

The area is well suited for restaurant and recreational use.

Noise and Disturbance

The potential for noise or disturbance is low. The establishment is not operated as a nightclub or late-night entertainment venue.

Mitigation Measures

Measures to minimize disturbance include:

- No outdoor amplified sound
- Background music kept at low indoor levels
- Staff supervision of patron entry and exit
- Compliance with municipal noise bylaws

Minors

Dimsum Caddy requests permission for minors to be permitted in the service areas.

Minors should be allowed because:

- The primary focus is food service and recreational golf
- The environment is family-oriented
- No adult entertainment is offered
- Dining and daytime golf use are suitable for families

The establishment will comply with all LCRB requirements regarding minors and, if applicable, Family Food Service (FFS) conditions.

Licensing Options Requested

The applicant requests:

- A liquor licence recognizing food service as the primary focus, with a full bar/lounge component
- Approval to allow minors under applicable LCRB conditions

CAL TRAVEL INTERNATIONAL LTD.

50 – 10551 Shellbridge Way, Richmond, B.C., Canada V6X 2W9 Tel: 604-207-9188 Fax: 604-207-9128

August 24th, 2026

City of Richmond
Business Licences
Liquor Licence Application
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Re: Liquor Primary License Application – Dimsum Caddy (10331 St. Edwards Drive)

My name is Alice Lin, Director of CAL Travel International. We are a nearby business located at Unit 50, 10551 Shellbridge Way, Richmond, BC, directly adjacent to the Dimsum Caddy building and parking lot, separated only by a narrow strip of grass between our parking lots. Our office has been here since 1999.

In regard to the liquor service application of Dimsum Caddy, located on 10331 St. Edwards Drive, Richmond, BC. **I hereby, on the record, oppose this application to extend the hours to the proposed period of Sunday to Saturday, 9:00 AM to 2:00 AM.**

This is a friendly, quiet neighbourhood, with a good mix of residential areas and established businesses within our Business Park. In between my work and off-work hours, I have often enjoyed walking my dog along these streets, and have met many others, including seniors, who also share these sentiments, taking strolls down these calm neighbouroods streets.

I have great concerns that these proposed extended liquor hours will cause too much disturbance and raise unnecessary safety concerns in our neighbourhoods, not to mention the problems that come with increased consumption of tobacco, and even potentially the consumption of marijuana in the areas directly adjacent to our premises.

Furthermore, during business hours, St. Edwards Drive is the only road in and out of the applicant's premises, and it is already a very congested road connecting Bridgeport Road to Cambie Road. In fact, we have seen vehicles taking this narrow single-lane road being driven very aggressively; I have grave concerns that an alcohol-involved vehicle accident is just waiting to happen along this busy but congested stretch of road.

I would also like to point out that, along with the aforementioned mix of residential and business uses in this neighbourhood, there are also a couple of Daycare facilities, as well as Chaoyin Bilingual School nearby in the community. Hence, I have many reservations and concerns over the potential safety and well-being of our beloved community.

To summarize, I believe the proposed hours are too long and would cause too much disturbance to the neighbourhood, given the area's characteristics, and would greatly compromise street safety.

I sincerely hope you will address and consider these concerns when processing the application.

Sincerely,



Alice Lin
Director, CAL Travel International.

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 20, 2026
From:	John Irving Deputy Chief Administrative Officer	**File:**	08-4057-05/2025-Vol 01
Re:	**Metro Vancouver Development Cost Charge Waiver: Section 219 Covenant for Low-End Market Rental Ownership Transfer at 9291 Alexandra Road/9288 Tomicki Avenue**		

Staff Recommendations

1. That the City enter into and register a Section 219 Covenant over 9291 Alexandra Road/9288 Tomicki Avenue to secure the sale of nine Low-End Market Rental homes by the property owner to a non-profit organization as outlined in the report titled "Metro Vancouver Development Cost Charge Waiver: Section 219 Covenant for Low-End Market Rental ownership transfer at 9291 Alexandra Road/9288 Tomicki Avenue" from the Director, Housing, dated October 20, 2026; and

2. That the Deputy Chief Administrative Officer be authorized to complete any supporting documentation on behalf of the City required by Metro Vancouver in support of the property owner's application to Metro Vancouver for a Development Cost Charge waiver as described in the report titled "Metro Vancouver Development Cost Charge Waiver: Section 219 Covenant for Low-End Market Rental ownership transfer at 9291 Alexandra Road/9288 Tomicki Avenue" from the Director, Housing, dated October 20, 2026.

Executive Summary

The development at 9291 Alexandra Road/9288 Tomicki Avenue by Polygon Dorchester Ltd. proposes 139 units of which nine are Low-End Market Rental homes and the remainder are market strata homes. In January 2026, Metro Vancouver implemented changes to their regional affordable housing Development Cost Charge waiver bylaws which enable a waiver for affordable rental homes created by a private home builder, when such homes are sold to a non-profit organization at a below-market rate. To grant the waiver, Metro Vancouver requires that member jurisdictions verify the below-market sale or long-term lease of the affordable rental homes to a non-profit organization. This report recommends the registration of a Section 219 Covenant as a means of securing the sale of the nine Low-End Market Rental homes to a non-profit organization to enable the Metro Vancouver Development Cost Charge waiver.

Staff Report

Origin

Polygon Dorchester Homes Ltd. (Owner) has applied to the City of Richmond for a legal agreement which, if approved, would enable the Owner to access Metro Vancouver (MV) Development Cost Charge (DCC) waivers. The subject development, at 9291 Alexandra Road/9288 Tomicki Avenue, formerly 9251 Alexandra Road, includes 139 units of which nine are Low-End Market Rental (LEMR) homes and the remainder are strata homes. The Owner is seeking a legal agreement which would enable a MV DCC waiver for the LEMR homes in the development pursuant to MV's bylaws.

The development, located in the West Cambie Area Plan, is comprised of two four-storey buildings on top of a parking podium with approximately 182 m² (1,958 ft²) of ground floor commercial retail space. On November 14, 2017, the City adopted the rezoning application (RZ 10-534751) and issued a development permit (DP) (DP 12-613923) for the subject property. Ultimately, the development did not proceed, and the DP lapsed. The nine LEMR homes were secured at the time of the rezoning application by way of a Housing Agreement and a Housing Covenant. The Owner now intends to proceed with the development. On September 28, 2026, Council approved of the issuance of a DP for the project, being linked to new DP application (DP 25-017215). The Owner has since applied for a building permit, the issuance of which will trigger the imposition of DCCs by the City, TransLink and MV. The MV DCC waiver application must be made by the Owner prior to the payment of the DCCs.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well planned and prosperous city.*

Analysis

The City's Affordable Housing Strategy (Strategy) recognizes the essential role of non-profit organizations (NPOs) in serving people who face housing barriers or are considered vulnerable, including seniors, low-income families, lone-parent households, persons with disabilities, individuals at risk of homelessness, and those experiencing substance use disorder or mental health diagnoses. The Strategy acknowledges NPO housing providers' expertise in developing affordable housing, selecting tenants, and managing ongoing occupancy. To support the City's NPO sector, the City established the Affordable Housing Non-Profit Partnership Program to build capacity for Richmond NPO partners in achieving their objectives to build equity. Increasing NPO ownership of affordable housing strengthens their capacity to support people who might otherwise be unable to access homes in the private market.

On November 28, 2025, MV approved amendments to its bylaws to establish a DCC waiver process for private home builders that develop affordable, below-market, housing within market developments. To be eligible for the waiver, the local government must verify the applicant's satisfaction of MV's DCC waiver requirements, being that:

- The affordable rental homes will be transferred to an NPO through sale or through a lease with a period of 60 years or more, within 30 days of building occupancy;
- The affordable rental homes will be transferred to an NPO at a below-market value as secured through a legal agreement with the member jurisdiction; and
- Upon completion of the development, the affordable rental homes will be operated as Inclusionary Affordable Rental Housing as defined in the regional DCC waiver bylaws.

The nine LEMR homes qualify as Inclusionary Affordable Rental Housing, being that they will be secured as rental housing for those who meet eligibility criteria established by a public body. Through the execution of a housing agreement, the City has established tenant eligibility and maximum rent rates, amongst other matters, thereby satisfying the requirements of MV. To secure the other noted obligations of the Owner, a Section 219 Covenant is recommended. The Covenant will require that the Owner:

1) submit an appraisal, prepared by a qualified professional, defining the fair market value of the nine LEMR homes within the development; and
2) provide a purchase and sale agreement confirming that all nine LEMR homes will be transferred to an NPO at a purchase price below the appraised fair market value of the nine LEMR homes, within 30 days following the issuance of an Occupancy Certification for the building.

The Owner has submitted a letter acknowledging the requirements of MV and providing an assurance that such requirements will be met (see Attachment 1).

Budgetary Implications

None

Conclusion

The development at 9291 Alexandra Road/9288 Tomicki Avenue proposes 139 units of which nine are Low-End Market Rental (LEMR) homes and the remainder are strata units. In order to access Metro Vancouver DCC waivers, the Owner must sell, or lease over a minimum period of 60 years, the LEMR homes to a non-profit organization. The recommended Section 219 Covenant will not only provide a financial benefit to the Owner but will also further the capacity of a non-profit organization to link those in need to affordable rental housing in Richmond.

Respectfully submitted,

Peter Russell, Housing Office

Report Contributors

This report was prepared by Laurel Eyton, Planner 1 and reviewed by Law and Development Applications.

Endorsed by Serena Lusk, CAO

Att. 1: Assurance Letter

POLYGON

October 23, 2026

Greg Newman
Manager, Affordable Housing
City of Richmond

Subject: Request for Regional DCC Waiver for LEMR Units – 9291 Alexandra Road / 9288 Tomicki Avenue

Dear Greg,

We are writing to request the City of Richmond's support in obtaining a Metro Vancouver Regional Development Cost Charge (DCC) waiver for the nine Low-End Market Rental (LEMR) homes within our development at 9291 Alexandra Road / 9288 Tomicki Avenue, Richmond.

Under Metro Vancouver's *Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 314*, these homes are proposed to qualify as Inclusionary Affordable Rental Housing, subject to satisfying the applicable bylaw requirements.

Pursuant to Section 3.2 of the Bylaw, eligibility for the waiver requires written verification from the member municipality confirming that:

1. The cost charged to the eligible non-profit housing provider for the transfer or lease of the LEMR homes does not exceed a below-market maximum cost determined by the municipality; and

2. The below-market cost is secured through a legal agreement or covenant with the City of Richmond or another eligible public authority.

Accordingly, we are requesting the City's assistance in providing the required written verification to support our waiver application to Metro Vancouver.

Based on Metro Vancouver's current Regional DCC rates as of October 22, 2026, the applicable charge is $10,610 per apartment dwelling unit, representing a total potential waiver of $95,490 for the nine LEMR homes. The delivery of these homes will contribute to Richmond's much-needed affordable rental housing stock and advance both the City's and the region's housing affordability objectives.

POLYGON HOMES LTD.
900 – 1333 West Broadway
Vancouver, British Columbia
V6H 4C2 Canada
tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

To provide the City with the necessary assurances, we are prepared to enter into a Section 219 Covenant securing the below-market transfer of the nine LEMR homes to an eligible non-profit organization (NPO). In support of this commitment, we will:

- Provide an independent fair market value appraisal of the nine LEMR homes, prepared by a qualified professional acceptable to the City.
- Provide a Purchase and Sale Agreement demonstrating that the homes will be transferred to an NPO at a below-market price, supported by the appraisal and consistent with the maximum cost determined by the City.

In addition to the Section 219 Covenant, we are willing to provide a surety bond, letter of credit, or other mutually acceptable form of security to further assure the City of our commitment. Such security would be released upon completion of the transfer of the LEMR homes to the NPO. We trust that the above commitments provide sufficient assurance for City staff to facilitate the required municipal verification.

Sincerely,



Raghav Grover
Development Manger, Polygon Dorchester Homes Ltd.