



Finance and Audit Committee

Date: Monday, November 3, 2025

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Kash Heed

Call to Order: The Chair called the meeting to order at 4:28 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance and Audit Committee held on October 6, 2025, be adopted as circulated.

CARRIED

LULU ISLAND ENERGY COMPANY

1. **2026 DISTRICT ENERGY UTILITY RATES**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 8130011)

It was moved and seconded

(1) That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10705 be introduced and given first, second and third readings;

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- (2) *That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10706 be introduced and given first, second and third readings; and*
- (3) *That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10707 be introduced and given first, second and third readings.*

In response to a query from Committee, staff advised that construction of the proposed Sewage Heat Recovery Plant is postponed to next year to better align with future residential development and anticipated increase in demand.

Discussion ensued with respect to (i) Lulu Island Energy Company (LIEC) users paying 14 percent less in energy costs than conventional systems, (ii) district energy being both competitive and sustainable, and (iii) LIEC Financial Model reflecting the decrease in development.

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

**FINANCE AND CORPORATE SERVICES & ENGINEERING
AND PUBLIC WORKS DIVISIONS**

2. 2026 UTILITY BUDGETS AND RATES

(File Ref. No. 10-6060-01) (REDMS No. 8187579)

In response to queries from Committee, staff advised that (i) Metro Vancouver water rates are increasing by 6.4 percent, representing 58 percent of the City's Water Utility budget. After factoring in projected consumption and other related costs, the City recommends an 8.8 percent water rate increase, with 2.8 percent resulting from City costs, (ii) staff have asked Metro Vancouver to reduce Richmond's rates, noting the City's investment in water metering and water demand management merit an incentive or a rate break, (iii) \$500,000 infrastructure funding will support the City's water capital program, primarily replacing aging asbestos cement (AC) water mains which are at end of life, (iv) the City's total water use has decreased by 14 percent despite an increase in population of 34 percent, (v) there is an eight-tonne increase of flexible plastic packaging collected at the Recycling Depot, and (vi) the Pilot Dog Waste Collection program is complete, with expansion to all City managed dog off-leash areas included as a level of service recommended in Option 2. Staff were directed to recirculate the memorandum regarding the completed pilot project.

Discussion ensued with respect to (i) the City's significant advances in water metering, and (ii) education for residents regarding garbage cart size options and the associated costs.

It was moved and seconded

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That the 2026 utility budgets presented in the options listed below; as outlined in the report titled “2026 Utility Budgets and Rates”, dated October 21, 2025, from the General Manager, Engineering & Public Works and General Manager, Finance & Corporate Services be approved as the foundation for establishing the 2026 utility rates and be included in the Consolidated 5 Year Financial Plan (2026-2030):

- (a) Option 2 for Water (page 8);*
- (b) Option 2 for Sewer (page 15);*
- (c) Option 2 for Flood Protection (page 23); and*
- (d) Option 2 for Solid Waste and Recycling (page 29).*

The question on the motion was not called as discussion ensued with respect to (i) commercial rates for flood protection, and (ii) the proposed 2026 single-family total utility rate increase of 8.4 percent (\$175.30).

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance and Audit Committee of the Council of the City of Richmond held on Monday, November 3, 2025.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate