



**City Council
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, January 12, 2026
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

CNCL-6 (1) *adopt the minutes of the Special Council meeting held on December 17, 2025;*

CNCL-15 (2) *adopt the minutes of the Regular Council meeting for Public Hearings held on December 15, 2025; (distributed separately) and*

CNCL-15 (3) *receive for information the Metro Vancouver 'Board in Brief' dated November 28, 2025.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*



3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Richmond Child Care Development Advisory Committee 2025 Annual Report And 2026 Work Program
- Richmond Accessibility Advisory Committee 2025 Annual Report And 2026 Work Program

5. *Motion to adopt Items No. 6 through No. 8 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

CNCL-36 (1) *the Public Works and Transportation Committee meeting held on December 17, 2025;*
(2) *the Parks, Recreation and Cultural Services Committee meeting held on December 17, 2025; (distributed separately)*
(3) *the Finance and Audit Committee meeting held on January 5, 2026; (distributed separately)*
CNCL-40 (4) *the General Purposes Committee meeting held on January 5, 2026; and*
(5) *the Planning Committee meeting held on January 6, 2026; (distributed separately)*

be received for information.



Consent
Agenda
Item

7. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM

(File Ref. No. 01-0100-30-CCDE1-01) (REDMS No. 8219745)

CNCL-42

See Page CNCL-42 for full report

PLANNING COMMITTEE RECOMMENDATION

(1) *That the Richmond Child Care Development Advisory Committee's 2025 Annual Report, as outlined in the report titled, "Richmond Child Care Development Advisory Committee 2025 Annual Report and 2026 Work Program", dated December 5, 2025, from the Director, Community Social Development, be received for information; and*
(2) *That the Richmond Child Care Development Advisory Committee's 2026 Work Program be approved.*



Council Agenda – Monday, January 12, 2026

Pg. # ITEM

Consent
Agenda
Item

8. **RICHMOND ACCESSIBILITY ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**
(File Ref. No. 01-0100-30-RACC1-01) (REDMS No. 8226803)

CNCL-55

See Page CNCL-55 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Richmond Accessibility Advisory Committee's 2025 Annual Report, as outlined in the report titled "Richmond Accessibility Advisory Committee 2025 Annual Report and 2026 Work Program", dated December 5, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Accessibility Advisory Committee's 2026 Work Program be approved.*



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE Mayor Malcolm D. Brodie, Chair

9. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 6480 – 152 STREET**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8228746)

CNCL-66

See Page CNCL-66 for full report

Council Agenda – Monday, January 12, 2026

Pg. # ITEM

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying report titled “Response to Metro Vancouver’s Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 6480 – 152 Street”, dated December 11, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-83 Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739,
Amendment **Bylaw No. 10692**
Opposed at 1st/2nd/3rd Readings – None.



ADJOURNMENT





**Special Council
Wednesday, December 17, 2025**

Place: Anderson Room
Richmond City Hall

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

Acting Corporate Officer – Evangel Biason

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

Mayor Brodie recessed the meeting at 4:01 p.m. for the Open Public Works & Transportation Committee, the Open and Closed Parks, Recreation & Cultural Committee meetings and the Special Closed Council meeting.

The meeting reconvened at 5:31 p.m. following the Open Public Works & Transportation Committee, the Open and Closed Parks, Recreation & Cultural Committee meetings and the Special Closed Council meeting with all members of Council present.



City of Richmond

Minutes

Special Council Wednesday, December 17, 2025

RES NO. ITEM

RES NO. ITEM

MINUTES

SP25/4-1 1. It was moved and seconded

That the minutes of the Regular Council meeting held on December 8, 2025, be adopted as circulated.

CARRIED

Councillor Au left the meeting (5:31 p.m.) and returned (5:33 p.m.).

COMMITTEE OF THE WHOLE

SP25/4-2 2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (5:32 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

SP25/4-3 4. It was moved and seconded

That Committee rise and report (5:33 p.m.).

CARRIED

Councillor Au left the meeting (5:39 p.m.) and returned (5:42 p.m.).

SP25/4-4 5. It was moved and seconded

That Items No. 6 through No. 15 be adopted by general consent.

CARRIED

2.



**Special Council
Wednesday, December 17, 2025**

RES NO. ITEM

6. AWARD OF CONTRACT 8412P FOR A JOINT MOBILE COMMAND UNIT

(File Ref. No. 03-1000-20-8412) (REDMS No. 8180535)

- (1) *That Contract 8412P for a Mobile Command Unit be awarded to Intercontinental Truck Body (B.C.) Inc. for a total cost of \$1,347,325 excluding taxes as described in the report titled “Award of Contract 8412P for a Joint Mobile Command Unit” dated November 10, 2025, from the Fire Chief of Richmond Fire-Rescue and the Officer in Charge of the Richmond RCMP; and*
- (2) *That the Chief Administrative Officer and General Manager of Law and Community Safety be authorized to execute the contract and all related documentation with Intercontinental Truck Body (B.C.) Inc.*

ADOPTED ON CONSENT

7. HOSPITAL WAIT TIMES FOR RCMP OFFICERS

(File Ref. No. 01-0151-01) (REDMS No.)

That a letter be written to the Board Chair and President and Chief Executive Officer of Vancouver Coastal Health outlining information with respect to excessive wait times for individuals arrested under the Mental Health Act by Richmond RCMP, and proactively look at solutions.

ADOPTED ON CONSENT

8. BUILDING OUR FUTURE TOGETHER: SOCIAL DEVELOPMENT STRATEGY (2025–2035)

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 8214348)

- (1) *That the Building Our Future Together: Social Development Strategy (2025–2035) as outlined in the report titled “Building Our Future Together: Social Development Strategy (2025–2035)”, dated November 21, 2025, from the Director, Community Social Development, be adopted; and*



Special Council
Wednesday, December 17, 2025

RES NO. ITEM

(2) *That the Building Our Future Together: Social Development Strategy (2025–2035) be distributed to key partners and community organizations, federal and provincial ministries related to social development, local Members of Parliament and Legislative Assembly, and posted on the City's website.*

ADOPTED ON CONSENT

9. BILL M216, PROFESSIONAL RELIANCE ACT

(File Ref. No. 01-0035-20-PREL1) (REDMS No. 8239577)

(1) *That a letter from the Mayor be sent to the Premier, Minister of Housing and Municipal Affairs, Minister of Post-Secondary Education and Future Skills, and all Richmond MLAs, conveying the concerns related to Bill M216 as outlined in the report titled “Bill M216, Professional Reliance Act”, dated November 27, 2025, from the Director, Building Approvals;*

(2) *That the report titled “Bill M216, Professional Reliance Act”, dated November 27, 2025, from the Director, Building Approvals be forwarded to the Union of British Columbia Municipalities (UBCM);*

(3) *That staff submit concerns to the Legislature’s Select Standing Committee on Private Bills and Private Members’ Bills for debate via the provincial government portal; and*

(4) *That staff contribute to a joint communiqué of the Regional Permitting and Licensing Committee (regional chief building officials) for submission to the Legislature’s Select Standing Committee on Private Bills and Private Members’ Bills.*

ADOPTED ON CONSENT

10. DRAFT RICHMOND TOURISM MASTER PLAN 2035

(File Ref. No. 08-4150-03-01) (REDMS No. 8209758)

(1) *That the draft Richmond Tourism Master Plan 2035, included as Attachment 1 of the report titled “Draft Richmond Tourism Master Plan 2035,” dated November 27, 2025, from the Director, Business Services, be endorsed for the purpose of seeking public and interest holders’ feedback on the plan; and*



**Special Council
Wednesday, December 17, 2025**

RES NO. ITEM

(2) *That the final Richmond Tourism Master Plan 2035, incorporating feedback from the public and interest holders on the draft plan, be brought back to Council for consideration.*

ADOPTED ON CONSENT

11. RICHMOND CELEBRATES SOCCER – SCHEDULE AND FUNDING ALLOCATIONS

(File Ref. No. 11-7400-20-FIFA1) (REDMS No. 8217030, 8217847)

(1) *That the Richmond Celebrates Soccer schedule and funding allocations, as detailed in the staff report titled "Richmond Celebrates Soccer - Schedule and Funding Allocations", dated November 24, 2025, from the Director, Arts, Culture and Heritage be approved; and*

(2) *That staff be directed to review and bring back additional information on:*

(a) *potential event locations for the Signature event; and*

(b) *policing budget; and;*

(3) *That staff negotiate the potential contract between the parties and provide to Council prior to approval.*

ADOPTED ON CONSENT

12. HOUSING AGREEMENT AMENDMENT APPLICATION FOR 5766 AND 5788 GILBERT ROAD

(File Ref. No. 08-4057-05) (REDMS No. 8226870, 8226947, 8203577)

That Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739, Amendment Bylaw No. 10692 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT



Special Council
Wednesday, December 17, 2025

RES NO. ITEM

13. TRANSLINK 2026 COST-SHARE FUNDING APPLICATIONS – TRANSPORTATION PROJECTS

(File Ref. No. 01-0154-04) (REDMS No. 8180311)

- (1) *That the submission of transportation projects as part of the TransLink 2026 Cost-Share Programs, as described in the report titled “TransLink 2026 Cost-Share Funding Applications – Transportation Projects”, dated November 18, 2025, from the Director, Transportation be approved; and*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the successful funding agreements.*

ADOPTED ON CONSENT

14. PUBLIC-FACING NAME OF JAPANESE FISHERMEN'S BENEVOLENT SOCIETY BUILDING – 3811 MONCTON STREET

(File Ref. No. 06-2050-20-JNB) (REDMS No. 6623702, 8224080)

That the Japanese Fishermen's Benevolent Society building at 3811 Moncton Street be given the public-facing name Steveston Japanese Canadian Museum, as presented in the report titled “Public-Facing Name of Japanese Fishermen's Benevolent Society Building – 3811 Moncton Street”, dated November 24, 2025, from the Director, Arts, Culture and Heritage Services.

ADOPTED ON CONSENT

15. HERITAGE ALTERATION PERMIT APPLICATION AT 3811 MONCTON STREET (JAPANESE FISHERMEN'S BENEVOLENT SOCIETY BUILDING)

(File Ref. No. HA 25-026393) (REDMS No. 8220478, 8224052)

- (1) *That a Heritage Alteration Permit be issued for the protected heritage building at 3811 Moncton Street (Japanese Fishermen's Benevolent Society Building), which would permit a new exterior sign, plaque and plantings; and*



**Special Council
Wednesday, December 17, 2025**

RES NO. ITEM

(2) *That staff be directed to discuss with the Richmond School District No. 38 appropriate commemorative signage at Tomekichi Homma Elementary School to commemorate Mr. Homma.*

ADOPTED ON CONSENT

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that:

The following individuals were appointed to the Economic Advisory Committee for a two-year term to expire on December 31, 2027:

- Shaena Furlong;
- Myriame Gabay;
- Kenneth Ip;
- Theresa Rawle;
- David Chan;
- Solomon Chiu;
- Trevor Greene;
- Kevin Lee;
- Todd Malone; and
- Howard Jampolsky.



**Special Council
Wednesday, December 17, 2025**

RES NO. ITEM

The following individuals were appointed to the Sister City Advisory Committee for a two-year term to expire on December 31, 2027:

- Theresa Mo Chen;
- Andy Cheung;
- E-Von Lai;
- Jordan Oye;
- Anita Chui; and
- Arun Singhal.

The following individuals were appointed to the jury of judges for the 2026 Lulu Awards in Urban Design:

- Veronica Gillies;
- Christopher Phillips; and
- Eleanor Mohammed.

The following individuals were appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2027:

- Allison Liu;
- Erin Ashenhurst;
- Jaime Gusto;
- Gareth Roberts; and
- Tiffany Yang.



**Special Council
Wednesday, December 17, 2025**

RES NO. ITEM

BYLAWS FOR ADOPTION

SP25/4-5

It was moved and seconded

That the following bylaws be adopted:

Road Closure and Removal of Road Dedication (Portion of Road Adjacent to 8620, 8640 and 8660 Spires Road) Bylaw No. 10625; and

Housing Agreement (6251 Minoru Boulevard) Bylaw No. 8996, Amendment Bylaw No. 10677.

CARRIED

ADJOURNMENT

SP25/4-6

It was moved and seconded

That the meeting adjourn (5:43 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Wednesday, December 17, 2025.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)

For Metro Vancouver meetings on Friday, November 28, 2025

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District**E1.1 Metro 2050 Amendment Request from the Township of Langley (22940 – 48 Avenue) RECEIVED**

The Township of Langley submitted a request for a *Metro 2050* amendment to support an Official Community Plan and community plan amendment for 22940 – 48 Avenue. The request is to accommodate a two-storey multi-use church facility and make the site eligible for regional sewer servicing.

As small-scale institutional uses are permitted in the site's current regional land use designation of Rural, there is no need for a regional land use designation, nor a Regional Context Statement amendment to accommodate the proposed OCP change. Since the subject site is located within the "Rural within the Sewerage Area" overlay, regional sewer servicing may be permitted without a *Metro 2050* amendment, provided that the development is consistent with the Rural regional land use designation, and normal GVS&DD technical considerations.

This report notifies the MVRD Board of the application. The next step is for the Township of Langley to apply for regional sewer servicing through the Liquid Waste Municipal Portal.

The MVRD Board received this report for information.

E1.2 Metro 2050 Regional Context Statement – City of Burnaby**APPROVED**

The City of Burnaby completed the draft update to its Official Community Plan and submitted a revised Regional Context Statement demonstrating that the new OCP is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as expressed in OCPs, align with the regional federation's goals as expressed in the regional growth strategy.

Although Regional Context Statements were required by the *Local Government Act* to be submitted by February 2025, two years following the adoption of *Metro 2050*, recent changes to provincial housing legislation introduced new requirements for Official Community Plan updates. In response, Metro Vancouver relaxed that requirement to coordinate the timing of Regional Context Statement submissions with housing-related OCP updates, lessening the administrative burden of two separate updates.

Staff have reviewed the City of Burnaby's Regional Context Statement relative to *Metro 2050*'s goals, strategies, and policy actions, and have assessed it to be consistent. It is recommended that the MVRD Board accept the City of Burnaby's Regional Context Statement.

The MVRD Board accepted the City of Burnaby's Regional Context Statement.

E1.3 Metro 2050 Regional Context Statement – District of North Vancouver**APPROVED**

The District of North Vancouver has completed a draft update to its Official Community Plan and submitted a revised Regional Context Statement that shows how the new Official Community Plan is consistent with the regional federation's goals, strategies and actions as laid out in Metro 2050. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as expressed in OCPs, align with the regional growth strategy.

Although Regional Context Statements were required by the *Local Government Act* to be submitted by February 2025, two years following the adoption of *Metro 2050*, recent changes to provincial housing legislation introduced new requirements for Official Community Plan updates. In response, Metro Vancouver relaxed that requirement to coordinate the timing of Regional Context Statement submissions with housing-related OCP updates, lessening the administrative burden of two separate updates.

Staff have reviewed the District of North Vancouver's Regional Context Statement relative to *Metro 2050*'s goals, strategies, and policy actions, and have assessed it to be consistent. It is recommended that the Board accept the District of North Vancouver's Regional Context Statement.

The MVRD Board accepted the District of North Vancouver's Regional Context Statement.

E1.4 Extended Reality SIF Project – Completion Update**RECEIVED**

This report provides an update on Metro Vancouver's Extended Reality (XR) Project, which was funded through the Sustainability Innovation Fund (SIF) and approved by the Metro Vancouver Regional District Board in 2023. The SIF project is complete and will be used to produce an XR model that will be shared with member jurisdictions once finalized in 2026.

The XR Project was designed to help Metro Vancouver and member jurisdictions improve their ability to plan in three dimensions. Using advanced stereo mapping and other geospatial technologies, Metro Vancouver has developed a regional 3D model that captures detailed building information across the region, with a special focus on Urban Centres.

This model allows planners to monitor how urban areas are changing over time, tracking things like building height, density, and redevelopment activity. It also supports new tools for scenario modeling and virtual reality experiences, helping planners and decision-makers visualize future development and assess the impacts of new housing and planning policies.

The MVRD Board received this report for information.

E1.5 Urban Tree Canopy Cover and Housing Study: Scope of Work**RECEIVED**

Recent changes to provincial housing legislation are expected to impact both local and regional tree canopy cover objectives. However, the extent of these impacts has not yet been quantified, and there is a lack of comprehensive tools to support member jurisdictions to meet both housing and tree canopy cover goals. In response to growing interest and requests from member jurisdictions, Metro Vancouver is undertaking an Urban Tree Canopy Cover and Housing Study which will:

- Research and analyze the potential impacts of provincial housing legislation on the ability to retain, replace, and maintain trees in the urban environment;
- Identify and compile policy tools that can help member jurisdictions to navigate these challenges; and
- Support advocacy for provincial housing legislation amendments that address policy challenges related to urban tree canopy retention, replacement, and maintenance, as identified through the study's findings.

Member jurisdictions will be invited to engage on this project throughout 2026, and results will be shared with the Regional Planning Committee and MVRD Board.

The MVRD Board received this report for information.

E1.6 Dwelling Unit Projections Update**RECEIVED**

In October 2025, the MVRD Board received updated regional population projections. Based on this update, corresponding projections for dwelling units have been completed and are being provided for information and regional planning purposes.

Between 2024 and 2051, the region is expected to add an average of approximately 20,500 net new dwelling units annually, reflecting an average annual growth rate of 1.4 per cent. This is a slight decrease from the 1.5 per cent growth rate reported in the 2024 update, primarily due to revised population growth assumptions.

These updated projections incorporate recent reductions to federal immigration targets. However, they do not yet fully reflect the potential impacts of new provincial housing legislation and associated housing targets. Staff will continue to assess the implications of these updated growth forecasts on the distribution of growth across member jurisdictions.

The MVRD Board received this report for information and directed staff to send a copy to member jurisdiction staff.

E2.1 2025 Air Quality Warning Season**RECEIVED**

Metro Vancouver issues Air Quality Warnings and updates for Metro Vancouver and the Fraser Valley Regional District to help protect residents' health during periods of degraded air quality. This year's wildfire season had the second-highest area burned on record in Canada, with fires burning across much of the Canadian landscape. Metro Vancouver issued Air Quality Warnings on seven days in the summer of 2025. Smog warnings were issued on August 24 and 26, due to a combination of local emission sources and hot, sunny weather. A fine particulate matter warning was also issued on August 24 due to wildfire smoke. On September 3 wildfire smoke covered the region, and a warning was issued in Metro Vancouver and Central Fraser Valley for four days, and in Eastern Fraser Valley for five days. Wildfires near Hope, Whistler, and many fires in both the Cariboo region and Washington State contributed smoke.

The MVRD Board received this report for information.

E2.2 Prioritization Matrix for Flood-Related Capital Projects**REFERRED**

The development of a Prioritization Matrix for Flood-related Capital Projects is part of the work Metro Vancouver is undertaking to support member jurisdictions in prioritizing a list of projects across the region for funding advocacy. The prioritization matrix was developed using existing provincial and federal criteria for flood project grants and has been turned into an Excel-tool that allows users to evaluate future flood risk reduction capital projects by scoring and weighting different criteria. The criteria are grouped into six categories:

1. Risk Assessment and Reduction
2. Financial and Funding
3. Community Equity and Benefits
4. Environment and Climate Change Adaptation
5. Indigenous Leadership and Culture
6. Project Management

Staff are seeking feedback from the MVRD Board, and subsequently will finalize the matrix and share it with member jurisdictions and local First Nations to utilize and identify a list of upcoming flood-related capital projects that require provincial or federal funding to be viable. This would enable staff and advisors to prioritize the list of projects using the tool and other considerations (e.g., regional equity). The list would then be brought back to the Air Quality and Climate Committee and MVRD Board for discussion and endorsement along with a funding strategy. This approach presents an opportunity to strengthen regional coordination by putting together a unified package of projects for infrastructure funding.

Feedback received from the Air Quality and Climate Committee at their meeting held on November 7, 2025 is included in a cover report.

The MVRD Board referred this report back to staff for further consideration.

E3.1 Standing Committees: Considerations for 2026**APPROVED**

The Metro Vancouver Board Governance Review identified opportunities to improve the Board Standing Committee structure, composition, meeting frequency, and flow of information to the Boards. In its final report, Deloitte was clear that the driver for considering any improvements would be continuous improvement of governance and efficiency, not to achieve operational savings given the small impact standing committees have on the annual operational budget.

At its November 13, 2025 meeting, the Governance Committee discussed the report dated November 3, 2025 and provided recommendations regarding 2026 committee numbers, sizes, meeting frequency, and terms of reference. The Committee's recommendations are now before the Board for consideration of forwarding to the Board Chair.

The MVRD Board resolved to forward the Governance Committee's recommendations to the Chair.

E3.2 Draft Board Orientation Program for late 2026 – early 2027**RECEIVED**

The Metro Vancouver Board Governance Review recommended enhancing the Board Orientation Program to strengthen governance. The Local Government Leadership Academy (LGLA) is a leadership development initiative that serve local government elected officials throughout BC. It hosts a local government training series that takes place shortly after local government elections. Metro Vancouver and the LGLA are working together to develop a Metro Vancouver focused program for the Board's orientation starting in November 2026. This report provides a draft program to support Committee discussion that will help to finalize the program.

The MVRD Board received this report for information.

E3.3 Metro Vancouver Board Governance Review Recommendations from Deloitte for the Province of BC **APPROVED**

The Metro Vancouver Board Governance Review contained two recommendations for the Province of BC's consideration related to reporting of elected official remuneration and total remuneration for local government related appointments. The Governance Committee requested that these recommendations be brought forward for discussion at the November Governance Committee meeting.

At its November 13, 2025 meeting, the Governance Committee considered the report titled "Board Governance Review Recommendations from Deloitte for the Province of BC", dated October 27, 2025 and discussed how best to address the two recommendations from Deloitte that are outside the scope of Metro Vancouver and directed at the Province of BC. The Committee recommended that MVRD Board request the Board Chair to forward the two recommendations to the Province of British Columbia for information.

The MVRD Board requested that the Board Chair forward the recommendations to the Province of BC for their information.

E4.1 Metro Vancouver's 2025 Financial Performance Report No. 2**RECEIVED**

The 2025 Financial Performance Report No. 2 forecasts a year-end net operating surplus to budget of \$7.6 million (0.5% of the total \$1.5 billion operating budget). Overall forecasted surpluses are \$4.2 million in Liquid Waste Services, \$0.4 million in Solid Waste Services, \$5.4 million in Metro Vancouver Housing, and \$4.9 million in Regional District Services, primarily due to delays in staff recruitment, lower than budget operational expenses for liquid waste, and lower contracted services. Water Services is projecting a deficit of \$(7.2) million primarily due to lower water sales (1.8% of the total \$414 million GVWD revenue budget).

Year-end capital expenditures are forecasted at approximately 70% of the annual cash expenditures target of \$1.8 billion. Significant work has progressed on several multi-year projects and will continue for 2025, including the Coquitlam Water Main, Annacis Water Supply Tunnel, and North Shore Wastewater Treatment Plant. Investment returns are currently averaging 3.65%, and are expected to remain favorable for the remainder of the year. Year-to-date procurement activity includes seven awards approved by the Board representing 86% of the total value of awarded contracts. Across the organization there are over 120 continuous improvement initiatives underway.

The MVRD Board received this report for information.

E4.2 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)**RECEIVED**

Development Cost Charge (DCC) revenues for the first half of 2025 were \$277.35 million (\$175.87 million in cash and \$101.50 million in deferred DCCs), a significant increase from \$86.2 million in the first half of 2024. This growth is primarily driven by the implementation of updated DCC rates for GVS&DD and GVWD, which came into effect on January 1, 2025, increasing the permit activity so developers could take advantage of the in-stream protection and pay the 2024 rates. These rate adjustments were completed to better fund and support major regional infrastructure required to accommodate growth. Residential development continues to represent the largest share, accounting for approximately 67% of total building permit values, with overall permit activity remaining stable and permit values rising to \$8.3 billion from \$7.3 billion in the previous year.

While current revenue levels are strong and exceeding 2025 annual projections of \$182.4 million, several emerging factors, such as the Province's extension of in-stream protection provisions, as well as broader market volatility, may affect future DCC collections. Member jurisdictions have indicated that adjustments for in-stream protection provisions will be made to the contributions in the second half of 2025. Finance staff will continue to monitor these trends and report back to the Committee as part of the regular reporting cycle.

Total DCCs funds available for application against growth related projects on June 30, 2025, was \$462.23 million (\$336.32 million for GVS&DD and \$124.78 million for GVWD and \$1.13 million for Regional Parks).

The MVRD Board received this report for information.

E5.1 Invest Talent Update**RECEIVED**

The Metro Vancouver region faces persistent skills misalignment in high-growth and high-potential sectors such as technology and life sciences. This constraint limits potential innovation and economic competitiveness. To address these gaps, Invest Vancouver secured \$480,000 from the Future Skills Centre, funded through the Government of Canada's Future Skills Program, to pilot Invest Talent, an industry-driven initiative advancing inclusive workforce development. Initially scheduled for April–September 2025, the project has been extended to December 2025 to ensure delivery of outcomes.

Recent milestones include the launch of Invest Talent web properties, hosting a medtech roundtable, and engagement with cybersecurity industry leaders. A grant application to scale Invest Talent's cybersecurity program is underway. If successful, recommendations for long-term governance and sustainability will be presented at a future date.

The MVRD Board received this report for information.

E5.2 FDI Initiative Roundtables Update**RECEIVED**

In 2024, Invest Vancouver received approved funding up to \$37,500 from PacifiCan to conduct five sector and market specific stakeholder roundtables to identify and capitalize on foreign direct investment (FDI) opportunities. The FDI Roundtables are meant to bolster stakeholder collaboration and deepen an understanding of the region's FDI trends, essential for attracting global investment and catalyzing economic growth in the Metro Vancouver region.

The five FDI Roundtables are to be completed by 2026; Invest Vancouver has already hosted one in partnership with the Greater Vancouver Board of Trade in June of 2025, and planning is underway for another in partnership with the Dutch Consulate.

The MVRD Board received this report for information and directed staff to forward the report to member jurisdictions.

E5.3 Investment Attraction Update Q3 2025**RECEIVED**

As of the end of Q3 2025, Invest Vancouver is managing 178 active investment leads, representing over \$3.8 billion in potential direct investment over three years and over 2,800 projected jobs. One company landed in the region in Q3 2025, contributing \$792,000 in direct investment over three years and three high-quality jobs, with plans to further expand over time.

Through inbound delegations and two targeted outbound missions (Gamescom, a Digital Media & Entertainment conference in Germany and ALL IN, a high-tech event in Quebec), Invest Vancouver added 31 new leads in Q3, representing \$57 million in potential direct investment and 123 projected jobs. In support of business expansion, Invest Vancouver also supported one firm as a designated referral partner for federal immigration programs as of Q3.

In Q3 2025, Invest Vancouver also prepared for four outbound missions expected to generate a significant number of leads.

The MVRD Board received this report for information and directed staff to forward the report to member jurisdictions.

E6.1 Professional Reliance Act (BC Bill M 216)**APPROVED**

At its November 7, 2025 special meeting, the Mayors Committee considered a verbal report on the *Professional Reliance Act* (BC Bill M 216), a private members bill that would require local governments to accept any technical submissions certified by a professional registered under the *Professional Governance Act* (PGA) for a development project approval process, with very limited and pre-defined exceptions. The Committee noted that Bill M216 erodes local governments' ability to ensure compliance with municipal bylaws and regulations and is an example of provincial overreach into local government jurisdiction.

The Committee recommended that the Chair of the MVRD coordinate with Mayors of member jurisdictions to write and co-sign a letter to the Province to express opposition to the Professional Reliance Act.

The MVRD Board voted in favour of the Committee's recommendation.

E6.2 Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request**RECEIVED**

In response to MVRD Board direction, Metro Vancouver staff have started to explore potential *Metro 2050* amendments regarding the Urban Containment Boundary in response to the letter to the Board Chair from three South of the Fraser Mayors. Metro Vancouver staff met with staff from the three municipalities to better understand the issues of concern and have developed a set of potential amendments to *Metro 2050*.

The MVRD Board cannot give initial readings to a *Metro 2050* amendment bylaw that affects member jurisdictions without first consulting with them. Prior to initiating that pre-consultation, staff are providing the potential amendments to the MVRD Board to ensure that the proposals have Board support for engagement. Once the pre-consultation with member jurisdictions is complete, staff will bring forward the comments received as well as amendment bylaws for MVRD Board consideration.

The four potential amendment options for pre-consultation are:

1. Add new Special Study Areas in the requesting municipalities;
2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 Amendments;
3. Expand Amendment Opportunities for properties adjacent to the Urban Containment Boundary; and
4. Expand Use of the Flexibility Clause for properties adjacent to the Urban Containment Boundary.

In addition, staff have identified a number of procedural improvements that can improve *Metro 2050* implementation without an amendment. Staff will implement these changes, with the goal of enhancing the efficiency of the *Metro 2050* amendment process.

The MVRD Board received this report for information.

E6.3 SVFD Hall Replacement – Village of Anmore and Village of Belcarra**APPROVED**

That Sasamat Volunteer Fire Department (SVFD) Service is administered by the Metro Vancouver Regional District through the SVFD Board of Trustees, with the Villages of Anmore and Belcarra as the two service participants. The SVFD fire halls in the Village of Anmore and the Village of Belcarra have been assessed for their structural condition, operational capacity, and long-term suitability. Based on this review, replacement of both facilities is recommended to meet current and future emergency service needs, as well as health and safety of firefighters as per WorkSafe BC requirements. The estimated budget for the replacement of both the Anmore Fire Hall and the Belcarra Fire Hall through a design-build process is \$21,914,060.20. The Village of Anmore and the Village of Belcarra would each be responsible for 50% of the total cost of both fire halls as set out in the *Metro Vancouver Regional District Sasamat Volunteer Fire Department Service Bylaw No. 1402, 2024*.

On November 5, 2025, the SVFD Board of Trustees voted unanimously to approve a Design-Build method and proposed budget to replace the two fire halls in the Village of Anmore and Village of Belcarra. The request to approve this capital project was before the Board for consideration. It was recommended that the MVRD Board approve the capital project to replace the Sasamat fire halls and direct staff to prepare all required bylaws to fund the replacement of the two existing SVFD Fire Halls in the Village of Anmore and the Village of Belcarra; noting that the two villages will be solely responsible for funding the project.

The MVRD Board approved the capital project and directed staff to prepare all required bylaws.

G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1426 – Amends Bylaw No. 1420, 2025**ADOPTED**

This report outlines proposed amendments to Schedule B – Fees and Charges of the *Regional Parks Regulation Bylaw No. 1420, 2025*. The bylaw is reviewed annually to ensure that fees and charges reflect relevant current market conditions. The proposed fee adjustments are intended for implementation in the upcoming calendar year.

Most fee increases are related to inflation and apply to items such as annual bus parking fees, picnic shelter rentals, camping fees, filming, and indoor facility rental rates. New additions proposed include introducing electric vehicle charging fees, creating a separate fee category for nature educators, adding the Kanaka Creek Stewardship Centre and the Davies Orchard Cottage to the list of reservable facilities, implementing a contracted site supervision fee for filming, and requiring a security deposit for buildings during filming.

The proposed adjustments are nominal and are expected to generate approximately \$10,000 in revenue, helping to offset rising operational costs. All changes to Schedule B are included in the proposed *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426* which is scheduled to take effect on January 1, 2026.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426, 2025*.

G2.1 MVRD Temporary Borrowing Bylaw No. 1424, 2025**APPROVED**

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the GVS&DD Act does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1424, 2025* provides the authority for temporary borrowing in the amount not exceeding \$5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The MVRD Board authorized the temporary borrowing and gave three readings to *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1424, 2025*.

G2.2 MVRD Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025 **ADOPTED**

Metro Vancouver provides standardized coordinates and elevations access to all users in the region, in partnership with Local Governments under the Global Positioning System Program, as originally established under *Greater Vancouver Regional District Geospatial Reference System Service Establishment Bylaw No. 1030, 2005*. Non-government users pay for their access to and use of this Service as Other Subscribers under *Greater Vancouver Regional District Geospatial Reference System Fees and Charges Bylaw No. 1226, 2015*. The GPS Program is a user-funded program.

The proposed amendment will enable public authorities, as defined in the *Local Government Act*, to participate in the program on condition that they agree to pay for all associated incremental costs. The University of British Columbia (UBC), as a public authority, has recently recognized the need for the regional geo-spatial standards and are keen to adopt and access the Service by Agreement, under the above conditions. The proposed *Metro Vancouver Regional District Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025* also updates the Other Subscriber fees to reflect inflation and current market conditions. The fees have not been updated since inception in 2005.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025*.

G3.1 Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025**ADOPTED**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units". Staff have prepared the bylaw amendments accordingly.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*.

G3.2 Results of the Alternative Approval Process for Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025**ADOPTED**

Staff conducted an alternate approval process to determine if the electors approve of *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025 (MVRD Bylaw No. 1382, 2025)*. This report provides the formal certification of elector approval for *MVRD Bylaw No. 1382, 2025*, and presents the bylaw for consideration of adoption.

The MVRD Board adopted *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025*.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received six information items from five standing committees and no delegation summaries.

Regional Parks Committee – November 5, 2025

Information Items:

E1 Regional Parks Camping Opportunities Study Results Summary

This report summarizes the results of the Regional Parks Camping Opportunities Study. The aim of this study is to identify potential sites for new campgrounds within the regional parks. The study identified three potential wilderness camping sites, twelve group camping sites and four multi-type camping sites. Additionally, sites in two parks affected by major capital projects were identified for possible long-term consideration. Future work includes business and financial planning, and detailed site feasibility work to determine if an expanded camping program at Metro Vancouver should be prioritized.

E3 Regional Parks Public Programming Strategy – 2025 Implementation Update

The development and delivery of nature-based public programs in regional parks is guided by the Metro Vancouver Regional Parks Public Programming Strategy (Public Programming Strategy). This plan provides strategic direction for public programming that connects people to nature, supports ecological literacy, and fosters environmental stewardship across the regional parks system.

This report provides an update on progress made toward advancing the goals and objectives of the Public Programming Strategy. In 2025, park interpreters delivered a total of 610 public programs, special events, and outreach initiatives, engaging with 49,575 program participants and park visitors. Through these activities, significant progress has been made in advancing the plan's five strategic directions:

- Broaden Your Base
- Extend Your Reach
- Make a Deeper Connection
- Invest in Children and Youth
- Ensure Financial Sustainability

Regional Planning Committee – November 6, 2025

Information Item:

E5 Project Update – Infrastructure Demand to Support Growth in the Metro Vancouver Region

At the request of the Regional Planning Committee, Metro Vancouver is undertaking a high-level analysis of infrastructure demand and associated costs to better understand the region's infrastructure needs to support anticipated growth. This study aims to include local, regional, and provincial infrastructure needed to support complete and livable communities to support local planning and to inform advocacy efforts for increased infrastructure funding from provincial and federal governments. The study will quantify existing infrastructure deficits and estimate future investment requirements aligned with regional growth projections. In June 2025, the MVRD Board received the scope of work for the project. This report provides additional detail on the proposed approach and next steps.

As an update, to advance this work, Metro Vancouver has retained Watson & Associates Economists Ltd. to:

- Review existing infrastructure assets and recent investments across local, regional, and provincial levels, supported by data collection from member jurisdictions and public sources.
- Estimate investment needs for future growth through the development of high-level per unit infrastructure investment estimates aligned with regional housing growth projections, including quantification of existing infrastructure deficits.
- Provide recommendations – summarizing total investment needs and providing recommendations to align infrastructure delivery with growth, manage financial pressures, and support advocacy for funding.

Air Quality and Climate Committee – November 7, 2025

Information Item:

E3 Evaluating EV-Ready Bylaws in New Residential Buildings

EV-ready bylaws are expanding access to charging in new single family and multi-unit buildings across the region. A new study, Charged and Ready: EV-Ready Residential Building Experiences, evaluated municipal EV-ready bylaws for new buildings across BC including five Metro Vancouver communities. The study included a survey and interviews with residents as well as focus groups with industry professionals to understand the effectiveness of existing bylaws, and to provide recommendations on strengthening these bylaws to meet growing demand for EV charging.

The majority of respondents living in EV-ready single-family and multiplex housing are generally satisfied with their access to charging. However, EV drivers living in multi-unit residential buildings are less satisfied with their home EV charging experience. Improvements in bylaw design and implementation could address challenges faced by residents in multi-unit buildings. The study was funded by BC Hydro after being identified by member jurisdiction staff as an important topic for evaluation, and was co-led by Metro Vancouver and the City of New Westminster. The findings and recommendations will be shared with local government staff to improve EV-ready bylaw implementation across the region.

Finance Committee – November 13, 2025

Information Item:

E1 MVRD Audit Plan from KPMG LLP

Metro Vancouver Regional District, Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Boards by May 15th each year. The 2025 Annual Financial Statements, along with the draft auditor's report, will be presented to the Finance Committee at its April meeting, prior to Board approval.

KPMG was approved by the Board in 2024 as Metro Vancouver's external auditors for a five-year period. Fiscal year 2025 is the second year of the five-year contract. Attached for information is the audit planning report prepared by KPMG LLP. This report outlines the audit approach, key audit areas, auditor responsibilities and audit deliverables.

Invest Vancouver Management Board – November 19, 2025

Information Item:

E1 Overview of the Agricultural Land Commission Act “50/50” Regulation

Metro Vancouver’s agricultural sector faces a significant range of interconnected challenges that impact the region’s food system and economy. Understanding these broad, interrelated challenges is at the heart of determining how food processing can be better supported within the region. This report provides an overview of the Agricultural Land Commission Act “50/50” regulation for the Invest Vancouver Management Board’s information including the requirements, purpose, process for exemptions, and broader challenges for food processing in the region.

As food processing challenges are an ongoing issue, the Province is currently reviewing the “50/50” regulation with a Task Force co-chaired by the Ministry of Agriculture and Food, BC Agriculture Council, and BC Food and Beverage, with representatives from across the agriculture and food industry sectors. Before proposing any significant policy changes, it will be important to have an in-depth understanding of existing challenges and implications of any changes.

Metro Vancouver Housing Corporation**E1.1 Metro Vancouver Housing 10-Year Plan Update – Strategic Options – Additional Information****ENDORSED**

At its October 8, 2025 meeting, the Housing Committee considered the report titled, “Metro Vancouver Housing 10-Year Plan Update – Strategic Options”, dated September 29, 2025. The Committee subsequently discussed the report, provided feedback on the five themes and proposed directions through discussion, and referred the report to the next Housing Committee meeting for further consideration. The cover report provided additional information in response to questions and feedback from the Housing Committee.

The Strategic Options Report and feedback from the Housing Committee and Board will be used as the basis for the development of the updated Metro Vancouver Housing 10-Year Plan, which will be brought to the Housing Committee and MVHC Board for review and consideration in early 2026.

The MVHC Board endorsed the directions presented in the report and directed staff to proceed with the update to the Metro Vancouver Housing 10-Year Plan accordingly.

Greater Vancouver Water District**G1.1 Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled “Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units”. Staff have prepared the bylaw amendments accordingly.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received six information items from one standing committee and no delegation summaries.

Water Committee – November 12, 2025

Information Items:

E1 GVWD Capital Program Update to September 30, 2025

As of September 30, 2025, the capital expenditure for the year to date for Water Services is \$293.4 million, compared to a planned annual prorated expenditure of \$363.4 million.

The forecasted expenditures for the current water utility capital program are expected to stay within the approved budgets through completion, and the projected annual spending will align with those approved in the 2025 capital plan.

E2 Summer 2025 Water Supply Performance

During the 2025 high-demand season, Metro Vancouver’s water supply system performed reliably despite below-average snowpack, warmer temperatures, and prolonged dry conditions. Stage 1 watering restrictions were activated on May 1 and remained in place through the end of the high demand season on October 15. Although precipitation was below normal through most of the season, a mid-August storm event temporarily boosted inflows. Total water use was slightly higher when compared to 2024; however, member jurisdictions played a key role in managing summer water demand and protecting the limited supply through public education and local enforcement efforts.

E3 Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results

Metro Vancouver’s annual water restrictions promotion, water conservation campaign, and Water Wagon program educates the region’s residents on the value and mindful use of drinking water.

Media placements reached residents across the region, delivering 70.1 million impressions and 50,269 website visits. There were 287 earned media stories, delivering 134 million impressions for an advertisement value equivalent of \$16 million. The Water Wagon outreach program provided 9,486 water bottle refills and fountain uses, and 2,485 conversations with residents.

E4 Factors Influencing Long-Term Water Planning

Metro Vancouver plans for and delivers regional-scale drinking water services to nearly three million people. This requires consideration of the various long-term challenges facing the regional water system, particularly in the face of rapid population growth and climate change impacts.

The Water Supply Outlook 2120, completed in 2019, is a comprehensive regional water supply study that analyzed a range of supply and demand scenarios over a 100-year period. It took into consideration anticipated population growth, climate change impacts, increased adoption of residential water metering, as well as continued water conservation. This study identified the late 2030's as the time when existing supply may no longer meet demand.

Metro Vancouver is planning to address this gap through a two-pronged approach: increasing water supply through the Coquitlam Lake Water Supply project and reducing per capita drinking water demands through policies and measures in the Drinking Water Management Plan update. Metro Vancouver is currently undertaking a Water Supply Plan using Adaptive Pathways project to create updated supply and demand scenarios, confirm timing of source supply gaps, and develop adaptive plans to ensure continued resilience of the regional drinking water system.

E5 Coquitlam Reservoir Turbidity Mitigation Planning

In October 2024, an intense atmospheric river triggered significant turbidity in the Coquitlam Reservoir, Metro Vancouver's largest drinking water source. Elevated turbidity conditions persisted for three days, and while water quality remained high, the event necessitated operational adjustments at the treatment plant, notifications to public health officials, and an increase in sampling frequency within the affected supply area. Field investigations traced the turbidity to two small landslides in a drainage close to the intake, as well as a larger area with potential future landslide risk. Short-term mitigation is underway with long-term stabilization works planned for summer 2026. Updated emergency response plans now include refined operational triggers and enhanced communication protocols to ensure we are better prepared for future similar events. Staff have engaged with kʷikʷəƛ̓əm (Kwikwetlem First Nation), səlilwətaɬ (Tsleil-Waututh Nation), the Health Authorities, BC Hydro, and the Provincial Water Comptroller on the current risk, imminent mitigation plans, and future emergency response protocols.

E6 Water Supply Tunnel Projects Updates

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver's goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region's residents and businesses.

Greater Vancouver Sewage and Drainage District**E1.1 Solid Waste Management Plan - Options Analysis Update****RECEIVED**

The regional solid waste management plan is being updated to further reduce waste, reduce greenhouse gas emissions, and advance a circular economy. The options analysis phase assesses ideas from previous research and engagement to determine what will be included in the draft plan to be considered by the Zero Waste Committee and Board in advance of submission to the Minister of Environment. For transparency, all ideas – including those considered unadvisable by staff – have been published.

Engagement with advisory committees showed general support for actions related to waste reduction and recycling. Some advisory committee members advocated for closing the Waste-to-Energy Facility and others advocated for privatizing the regional solid waste system. Closing the Waste-to-Energy Facility and privatizing the regional solid waste system are considered unadvisable by staff. Metro Vancouver's publicly owned solid waste system, including the Waste-to-Energy Facility, is operated with public oversight and contractor expertise and efficiency. The system is cost-effective, environmentally responsible, and delivers North American leading waste reduction performance.

The GVS&DD Board received this report for information.

G1.1 GVS&DD Borrowing Bylaw No. 389, 2025**APPROVED**

The Greater Vancouver Sewerage and Drainage District's ("GVS&DD") five-year financial plan (2026 to 2030) estimates long - term borrowing requirements of up to \$5 billion to fund its significant capital program. The existing *Borrowing Bylaw No. 321, 2018*, adopted in 2018 for \$2.1 billion, has a remaining borrowing capacity of \$758.0 million, which is insufficient to meet the requirements of GVS&DD' s five - year capital plan. Therefore, Board approval of *GVS&DD Bylaw No. 389, 2025*, authorizing a borrowing capacity for GVS&DD of up to \$5 billion, will provide MVRD with the authority to borrow, when necessary, on behalf of GVS&DD from the Municipal Finance Authority (MFA). GVS&DD does not borrow in advance of spending but borrows only when capital expenditures accumulate to such a level that long - term funding is beneficial relative to funding through working capital. It is important to note that prior to any actual borrowing under this bylaw, the MVRD Board will be required to adopt a Security Issuing Bylaw, similar to the process followed for borrowing on behalf of member jurisdictions. The required debt servicing (principal and interest) for borrowing is included in the 2026 to 2030 financial plan.

The GVS&DD Board approved the borrowing limit, gave three readings to *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and forwarded the bylaw to the Inspector of Municipalities for approval. The GVS&DD Board also directed staff to provide additional information regarding long-term financial sustainability.

G1.2 GVS&DD Temporary Borrowing Bylaw No. 390, 2025**APPROVED**

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the *GVS&DD Act* does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Greater Vancouver Sewerage & Drainage District Temporary Borrowing Bylaw No. 390, 2025* provides the authority for temporary borrowing in the amount not exceeding \$5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The GVS&DD Board authorized the MVRD to temporarily borrow on behalf of the GVS&DD, gave three readings to *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025*, and forwarded Bylaw No. 390 to the Inspector of Municipalities for approval.

G2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025**ADOPTED**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units". Staff have prepared the bylaw amendments accordingly.

The GVS&DD Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received six information items from two standing committees and no delegation summaries.

Zero Waste Committee – November 6, 2025

Information Items:

E2 Waste Reduction and Recycling – Materials Collected and Investments

At its September and October 2025 meetings, the Zero Waste Committee asked about the type of materials collected at Metro Vancouver solid waste facilities for recycling and reuse, and Metro Vancouver's investments in waste reduction and recycling activities.

Approximately 88,000 tonnes of recyclable and reusable materials are collected at Metro Vancouver solid waste facilities including, for example, organics, mattresses, and extended producer responsibility materials such as packaging and paper. New recycling depots at North Surrey and Langley recycling and waste centres are being constructed and additional recycling and reuse actions will further increase quantities.

The expected cost of waste reduction and recycling planning and operations in 2026 is approximately \$25 million or approximately 14% of the overall solid waste function budget. Some of these expenditures are recovered through recycling drop-off fees, material revenues, and through contributions from extended producer responsibility programs. Garbage tipping fees fund any deficits for individual recyclable materials, such as mattresses.

E3 Update on Zero Waste Conference, November 27, 2025

Since 2010, Metro Vancouver has delivered the Zero Waste Conference, bringing together governments, businesses, and non-profits to advance waste prevention and the circular economy. The 2025 Zero Waste Conference will be held on November 27 at the Vancouver Convention Centre and online. This year's conference theme is "Innovation and the business case for waste prevention". There will be keynotes and plenary discussions in the morning and concurrent interactive workshops in the afternoon. The workshops focus on three key economic sectors: hospitality and entertainment, housing and construction, and high-technology. The event will wrap up with a closing keynote conversation on regenerative design to achieve a waste-free future.

E4 2025 Single-Use Item Reduction "What's Your Superhabit?" Campaign Results

The 2025 "What's Your Superhabit?" campaign ran from June 16 to August 10, 2025. The objective was to reduce the use and disposal of single-use items among Metro Vancouver residents, particularly those aged 18–44 who are more likely to have received a single-use item. The secondary audience was people who work in offices, who tend to generate a high volume of cups, containers, and utensils. A regional paid media buy was complemented by social media influencers and employee-perspective social media. The paid media performed well with 33.3 million total impressions, 3.1 million video views, and over 5,000 likes, comments, and shares on social media. Post-campaign research showed that 37% of residents recall seeing the campaign, and 57% of those say they've reduced their use of single-use items as a result of the ads.

Liquid Waste Committee – November 12, 2025

Information Items:

E1 Liquid Waste Services Capital Expenditure Update as of September 30, 2025

As of September 30, 2025, the capital expenditures for the year to date for Liquid Waste Services is \$371.3 million, compared to a planned annual prorated Capital Expenditures of \$758 million. This shortfall is primarily due to timing of work.

In addition, three tenders for the collection system were collapsed due to bid prices in excess of our estimates. This work is being rescoped, and one of these is planned to be completed by Metro Vancouver's internal construction crew.

E2 Sewer Use Bylaw Fee Increases for 2026 and Upcoming Fee Model Updates

Industrial sector facilities with significant wastewater discharges are charged Sewer Use Bylaw fees to recover costs of managing industrial wastewater. Since 2012, industrial treatment fees have been updated annually using the previous year's Board approved budget, resulting in a one-year lag. In 2026, fees are expected to bring in \$19.4M in revenue. This represents an increase of 42 per cent, equivalent to the increase in the Liquid Waste Services Levy for taxpayers in 2025. Advanced notification of fee increases was sent to industrial permittees in early November.

Annual revenues from industrial treatment fees typically recover around three per cent of total Liquid Waste Services expenditures, however industrial wastewater makes up between two and nine per cent of total wastewater in the region. Metro Vancouver is reviewing these fees to improve cost recovery and ensure industrial dischargers are paying their share for wastewater services, with a new fee model planned for 2027.

E3 Integrated Liquid Waste and Resource Management Plan – Comments on the 2025 Biennial Report

Metro Vancouver held a comment period for the 2025 Biennial Report on the 2011 Integrated Liquid Waste and Resource Management Plan in summer 2025, as required by the Province. The report was posted on the Metro Vancouver website and First Nations and the public were invited to provide input by the end of September 2025. Three respondents provided comments on the report, expressing interest in improved wastewater treatment filtration and concerns about the increasing cost of wastewater treatment plant upgrades and capital project oversight. This will be the final Biennial Report submitted to the Province under the 2011 Integrated Liquid Waste and Resource Management Plan. The updated Liquid Waste Management Plan is being finalized and will provide a more streamlined reporting process in the future, including online dashboards.



Public Works and Transportation Committee

Date: Wednesday, December 17, 2025

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm Brodie
Councillor Carol Day, Chair
Councillor Michael Wolfe
Councillor Chak Au
Councillor Kash Heed
Councillor Alexa Loo

Also Present: Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty

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 Public Works and Transportation Committee held on November 19, 2025, be adopted as circulated.

CARRIED

AGENDA ADDITION

The Chair advised that Issues Arising From the December 15 Public Hearing Regarding Traffic on Garry Street be added to the agenda as Item No. 1A.

Public Works & Transportation Committee

Wednesday, December 17, 2025

ENGINEERING AND PUBLIC WORKS DIVISION

1. TRANSLINK 2026 COST-SHARE FUNDING APPLICATIONS – TRANSPORTATION PROJECTS

(File Ref. No. 01-0154-04) (REDMS No. 8180311)

Nathan Davidowicz spoke to (i) the TransLink Cost-Share Program, including Bus Speed and Reliability (BSR) Program, (ii) infrastructure at bus stops, and (iii) ridership levels.

In response to queries from Committee, staff advised that (i) the report presents the City's applications to TransLink's 2026 transportation related cost-share programs, (ii) the BSR Program, initiated by TransLink based on travel time studies, provides competitive funding for feasibility studies and capital projects that support improved bus speed reliability, (iii) TransLink provides ridership levels as they operate and manage the transit systems and programs, and (iv) the deadline for the applications was October 31, 2025, with City staff preparing and submitting applications to TransLink by the deadline, and projects that are awarded funding will be confirmed and communicated to local governments in April 2026.

Discussion ensued regarding (i) Express Bus routes as determined by TransLink, (ii) Infrastructure Programs recommended for funding, such as the Special Crosswalk Program, included in the Council-approved 2026 Capital Budget, (iii) the forthcoming intersection improvement project at Alderbridge Way & No. 4 Road, which was identified in the Top 20 Collision Prone Intersections, (iv) construction sequencing for multiple roadwork projects, and (v) cycling enhancement as part of dike upgrades between No. 2 Road and Lynas Lane on River Road.

It was moved and seconded

- (1) *That the submission of transportation projects as part of the TransLink 2026 Cost-Share Programs, as described in the report titled “TransLink 2026 Cost-Share Funding Applications – Transportation Projects”, dated November 18, 2025, from the Director, Transportation be approved; and*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the successful funding agreements.*

CARRIED

Public Works & Transportation Committee

Wednesday, December 17, 2025

OUNCILLOR BILL MCNULTY

2. ISSUES ARISING FROM THE DECEMBER 15 PUBLIC HEARING REGARDING TRAFFIC ON GARRY STREET

(File Ref. No.) (REDMS No.)

The following **referral motion** was introduced:

It was moved and seconded

(1) That staff:

- (a) investigate reducing the speed limit to 30 km/h on Garry Street between No. 1 Road and Railway Avenue and installing appropriate signage;*
- (b) take appropriate action to establish additional traffic calming measures on Garry Street between No. 1 Road and Railway Avenue;*
- (c) investigate the possibility of installing raised sidewalks or crosswalks in the area of Garry St. between No. 1 Road and Railway Ave; and*
- (d) review the parking on Garry Street, including possible time limits,*

while consulting with residents on Garry Street, and report back; and

(2) That staff consult with Richmond School District No. 38 regarding the traffic patterns around McMath Secondary School.

The question on the referral motion was not called as discussion ensued regarding lowering speed limits on roads that do not have a centre line. As a result of the discussion, an amendment motion to look at slower speeds in residential areas in Richmond that do not have a centre line was introduced, but failed to receive a seconder.

Further discussion ensued regarding congestion near McMath Secondary School and encouraging students to take public transportation or alternative modes of transportation rather than driving, including the possibility of consulting with Richmond School District No. 38.

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

The following **referral motion** was introduced:

It was moved and seconded

That staff look at the possibility of reducing speed limits on non-arterial roads to 30 km/h.

Public Works & Transportation Committee

Wednesday, December 17, 2025

The question on the referral motion was not called as discussion ensued regarding speed limits as stated by the Ministry of Transportation and Transit and the Motor Vehicle Act, with any speed limit changes requiring a bylaw amendment.

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

3. MANAGER'S REPORT

(i) Metro Vancouver Pipe Failure on Gilbert Road

Staff advised that Metro Vancouver investigations confirmed that the old Gilbert trunk sewer caused a sinkhole in the roadway at Woodwards Road. Metro Vancouver is currently developing a repair strategy, with the area secured with fencing, a temporary containment berm, regular monitoring, and full-time security guard on location.

A brief discussion ensued regarding (i) the effects of heavy rain on Metro Vancouver's sewer system and (ii) the size of the sinkhole.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, December 17, 2025.

Councillor Carol Day
Chair

Shannon Unrau
Legislative Services Associate



General Purposes Committee

Date: Monday, January 5, 2026

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on December 15, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 6480 – 152 STREET**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8228746)

1.

General Purposes Committee

Monday, January 5, 2026

It was moved and seconded

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 6480 – 152 Street", dated December 11, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

The question on the motion was not called as discussion ensued regarding the deadline to submit comments to Metro Vancouver and concerns related to development pressures to nearby agricultural land and potential losses to the flood plain.

The question was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.



ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:05 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, January 5, 2026.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Acting Corporate Officer



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 5, 2025
From: Kim Somerville **File:** 01-0100-30-CCDE1-01/2025-Vol 01
Director, Community Social Development
Re: **Richmond Child Care Development Advisory Committee 2025 Annual Report and 2026 Work Program**

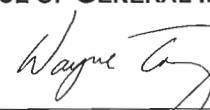
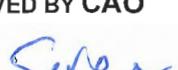
Staff Recommendations

1. That the Richmond Child Care Development Advisory Committee's 2025 Annual Report, as outlined in the report titled, "Richmond Child Care Development Advisory Committee 2025 Annual Report and 2026 Work Program", dated December 5, 2025, from the Director, Community Social Development, be received for information; and
2. That the Richmond Child Care Development Advisory Committee's 2026 Work Program be approved.



Kim Somerville
Director, Community Social Development
(604-247-4671)

Att.2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
<hr/>	
SENIOR STAFF REPORT REVIEW	
INITIALS: 	
<hr/>	
APPROVED BY CAO	
	
<hr/>	

Staff Report

Origin

The Child Care Development Advisory Committee (CCDAC) was established in 1994 to provide Council with advice in relation to the planning, development, support and promotion of a range of child care options in Richmond. As the City implements the *Richmond Child Care Strategy 2024–2034* (the Strategy), the CCDAC will continue to serve an important role in helping to advance the Strategy for the next 10 years.

This report presents a summary of the CCDAC activities throughout 2025 for information and the CCDAC 2026 Work Program for approval.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

This report also supports the *Richmond Child Care Strategy 2024–2034*:

Strategic Direction 3 – Advocacy

Action 3.1: Advocate for a universal, affordable child care system that supports equitable access for families and child care providers.

Strategic Direction 5 – Education and Information

Action 5.6: Enhance public education on the importance of child care and the role of the City of Richmond in relation to the provision of child care in the community.

The Work Program also supports the 2021–2031 *Richmond Child Care Action Plan*:

Sector Quality and Sustainability:

Action 3.1: Ensure that the City continues to be well-informed about the latest trends, research and advocacy efforts concerning child care matters.

Analysis

The CCDAC's role is to act as a resource and provide advice to City Council by offering information and recommendations regarding issues and opportunities related to child care and to provide input into the implementation and monitoring of child care-related strategies and plans.

2025 Annual Report

The CCDAC completed a number of activities in 2025 and these are described in the 2025 Annual Report (Attachment 1). Highlights of the CCDAC's work include:

1. Planning and hosting events to celebrate Child Care Month in May, including a children's art exhibition and a symposium for Early Childhood Educators, child care providers and parents, titled 'Supporting Richmond's Caregivers'. This was the seventh annual symposium and it took place at Richmond City Hall on May 3, 2025. The Art Exhibition was held at the Richmond Public Library (Brighouse Branch) from May 2–31, 2025;
2. Offering input, advice and guidance to inform the implementation of the *Richmond Child Care Strategy 2024–2034* (the Strategy) in 2025. Members of the CCDAC facilitated two engagement activities to share information about the Strategy and to gather input from the community;
3. Providing feedback on the draft Social Development Strategy (2025–2035) and taking part in engagement to inform the development of a new Richmond Economic Development Strategy; and
4. Reviewing and recommending allocations for the 2026 City of Richmond Child Care Grants.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) was endorsed at the CCDAC meeting held on December 3, 2025. In 2026, the CCDAC will give priority to:

1. Making recommendations to Council regarding advocacy to senior levels of government that advances the ongoing implementation of the Federal Multilateral Early Learning and Care Framework, the Provincial ChildCareBC Plan, the Richmond Child Care Strategy 2024–2034, and the 2021–2031 Richmond Child Care Action Plan;
2. Providing input on the implementation of the *Richmond Child Care Strategy 2024–2034* and the *2021–2031 Richmond Child Care Action Plan*;
3. Proposing and implementing activities for Child Care Month in May to celebrate the child care sector and to provide education and information to educators, child care providers and the community; and
4. Reviewing and recommending allocations for the 2027 City of Richmond Child Care Grants.

The 2026 CCDAC Work Program outlines CCDAC's intention to monitor and address emerging issues affecting child care services throughout the year and to advise City Council as necessary.

Financial Impact

None.

Conclusion

The Child Care Development Advisory Committee's 2025 Annual Report provides information on the activities undertaken by the CCDAC over the past year. The 2026 Work Program outlines priorities that will guide the CCDAC in the upcoming year to further the development of a universal affordable child care system that supports equitable access for families and child care providers.



Chris Duggan
Manager, Community Social Development
(604-204-8621)

Att. 1: City of Richmond Child Care Development Advisory Committee 2025 Annual Report
2: City of Richmond Child Care Development Advisory Committee 2026 Work Program

City of Richmond Child Care Development Advisory Committee 2025 Annual Report

Highlights of the Child Care Development Advisory Committee (CCDAC) meetings and events in 2025 are outlined below:

1. 'Supporting Richmond's Caregivers', a symposium for Early Childhood Educators, child care providers and parents celebrating Child Care Month, was planned and delivered by the CCDAC. This was the seventh annual Symposium and it took place at Richmond City Hall on May 3, 2025. This year's event featured a keynote presentation by Samantha Johnstone from Early Years Thriving titled 'What Caregivers Really Need to Thrive: a Path to Well-being'. This was followed by a choice of two workshops: 'Stronger Together: Building Team Resilience in Child Care' by Angela Yodogawa and Karen Jensen and 'Nurturing Wellness in Educators', also by Samantha Johnstone. The Symposium was attended by 70 participants. Eighty-eight per cent of respondents either strongly agreed or agreed that the keynote presentation met their expectations and 97 per cent indicated that they learned new information. For the workshops, 90 per cent agreed or strongly agreed that the presentation met their expectations and 80 per cent said they learned new information. The Symposium also included a presentation and participatory activity related to the *Richmond Child Care Strategy 2024–2034*, through which 98 per cent reported learning something new and key priorities for implementation were identified.
2. The fifth annual Children's Art Exhibition to celebrate Child Care Month was hosted by the Richmond Public Library (Brighouse Branch) from May 2–31, 2025. This year's theme was 'Kindness'. The 14 pieces of art on display were created by children attending licensed child care programs in Richmond. The children ranged in age from two to 12 years.
3. The CCDAC offered input, advice and guidance on the implementation of the *Richmond Child Care Strategy 2024–2034* (the Strategy) in 2025. Members of the CCDAC facilitated two engagement activities to share information about the Strategy and to gather input from the community on the implementation. Participants, who included Early Childhood Educators and child care providers, identified actions from the Strategy that, in their experience reflected high priorities for the community.
4. The CCDAC provided feedback on the draft *Social Development Strategy (2025–2035)* and took part in engagement to inform the development of a new Economic Development Strategy.
5. The CCDAC reviewed information on Federal and Provincial policy updates and initiatives related to Child Care and discussed implications for Richmond. These included:
 - a. The extension of the Canada-wide Early Learning and Child Care Agreement between the Government of Canada and the Province; and

- b. The implementation of Amenity Cost Charges, a new development-finance tool introduced by the Province of B.C. under Bill 46, which allows local governments to collect funds from new developments to support community amenities, including child care facilities.
- 6. The CCDAC reviewed and recommended allocations for the 2026 City of Richmond Child Care Grants.

Members of the 2025 Child Care Development Advisory Committee

Voting Members

- 1. Chantelle Pereira (Chair)
- 2. Maryam Bawa (Vice Chair)
- 3. Geovany Cheng
- 4. Kevin Ching
- 5. Karen Jensen
- 6. Mei Kang
- 7. Maho Kawasaki
- 8. Tania Lam
- 9. Joyce Lin
- 10. Kathy Moncalieri
- 11. Yanjie Zhao
- 12. Daniel Suen

External Organizations (Non-Voting)

- 1. Caitlin Lamb (Richmond Child Care Resource and Referral)

School Board Liaison (Non-Voting)

- 1. Trustee Heather Larson

Council Liaison (Non-Voting)

- 1. Councillor Carol Day

Staff Liaison (Non-Voting)

- 1. Chris Duggan, Manager, Community Social Development

2025 CCDAC Budget

As an Advisory Committee to Council, the CCDAC's activities are fully supported by the City's operating budget.

Closing Comments

Through eight virtual and two in-person meetings this year, the CCDAC continued to deliver the activities outlined in the 2025 Work Program and has played an integral advisory role for the City, especially in relation to the implementation of the Child Care Strategy. The Committee continued to provide high quality professional development for educators and parents in Richmond through the annual Child Care Symposium, provided input and recommendations for the City of Richmond's 2026 Child Care Grant Program allocations and continued to monitor child care-related initiatives and activities at the municipal, provincial and federal levels. The CCDAC members have continued to bring a wide range of expertise and diverse perspectives to the Committee and its valuable work.

Committee members shared feedback on their experience and participation in the CCDAC over the past year through an annual questionnaire. All members who responded described their experience as positive. The following quotes are a sample of the overall comments about the role of the CCDAC and individual members' involvement:

- *"The Committee provides a structured platform for evidence-informed input into Richmond's child care planning and policy, which ensures that decisions are shaped by community realities, data, and professional insight. For the child care sector, it strengthens coordination between municipal planning and service delivery, supporting equitable access and quality improvement. Personally, it allows me to apply strategic planning and analytical skills in a way that contributes to meaningful public outcomes."*
- *"The Committee provides tremendous value to Richmond by serving as a bridge between policy, practice, and community needs. It ensures that the voices of families and child care providers are considered in the City's long-term planning. The CCDAC promotes a shared understanding of local challenges—such as staffing shortages, access to affordable spaces, and the sustainability of programs—while advocating for strategies and funding that directly support quality care."*
- *"Through the Committee, I have been able to stay current with policy developments, funding opportunities, and strategic directions. This awareness has helped me identify areas where my professional experience and perspective can contribute to discussions and decisions that support better outcomes for families and providers."*
- *"A highlight was the Child Care Symposium in May, which focused on the important topic of mental health and educator well-being. The conversations and workshops offered practical tools and inspired reflection on how we can better support the emotional and mental health of those working in the early years sector. It was a powerful reminder of how essential it is to care for the caregivers who support children and families every day."*
- *"A key highlight for the Committee was the Child Care Symposium in May, which brought strong attention to workforce well-being and professional resilience in the child care sector."*

- *“I am really proud of the work we have done as a Committee this year, and especially proud of the success of the Child Care Symposium. It felt like such a meaningful and well-received event that brought people together across the sector. I was happy to contribute by creating some of the marketing materials for the Symposium, and to see the positive energy and engagement it generated within the community.”*
- *“Being part of this Committee allows me to connect with like-minded professionals, gain a deeper understanding of the municipal and provincial landscape, and contribute my on-the-ground perspective as a licensed operator working daily with families and educators. It is rewarding to see how our collective input influences policy and strengthens Richmond’s early years system.”*

Comments from the CCDAC Chair

The CCDAC includes child care operators, community members and service providers who support the provision of quality child care in Richmond. In addition, the CCDAC includes parents who understand the needs of families and the necessity of having access to licensed child care. The CCDAC benefited from their insight and from hearing their stories over the past year. The collective experience and passion for child care in Richmond is evident in CCDAC discussions. This committee and its varied representation provide a broad lens through which to consider the needs in the community and evaluate the resources currently available.

The CCDAC is thankful for the support and participation of Councillor Carol Day as the Council Liaison and Trustee Heather Larson as the School Board Liaison in 2025. They have been valued and important members of the committee and their contributions are vital to our discussions.

The CCDAC also functions with support of Chris Duggan, Staff Liaison, whose passion for child care is evident in all that she says and does. On behalf of all the members of the CCDAC we thank Chris and the team for their hard work and the support they provide by coordinating meetings, assisting sub-committees, contributing to special events as well as providing us with information to guide and inform discussions. They have taught us to listen to the voices of the community, discuss together and then put our collective thoughts and ideas into action so that we can be a voice for children and families in Richmond.

I am very proud of the work the committee has done over the past year. We once again hosted a Child Care Symposium at City Hall in celebration and honour of Child Care Month. This year the theme was “Caring for Richmond’s Caregivers”, and it provided an opportunity to gather with educators to support them and celebrate the important work that they do.

It has been an honour to serve as the Chair of the Child Care Development Advisory Committee again this year alongside the current Vice Chair, Maryam Bawa. I thank the Mayor and City Council for the opportunity to serve the community in this way. Thank you for your support and for investing in child care in the city. I wish this committee all the best.

Prepared by:

Chantelle Pereira. Chair

Child Care Development Advisory Committee, December 2025

City of Richmond Child Care Development Advisory Committee 2026 Work Program

The proposed 2026 Work Program is consistent with the Child Care Development Advisory Committee's (CCDAC) mandate to act as a resource and provide advice to Council regarding the planning, development, support and promotion of quality, affordable and accessible child care in Richmond.

The Work Program supports Council's Strategic Plan 2022–2026 Strategic Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

The Work Program supports the *Richmond Child Care Strategy 2024–2034*:

Strategic Direction 3 – Advocacy

Action 3.1: Advocate for a universal, affordable child care system that supports equitable access for families and child care providers.

Strategic Direction 5 – Education and Information

Action 5.6: Enhance public education on the importance of child care and the role of the City of Richmond in relation to the provision of child care in the community.

The Work Program also supports the *2021–2031 Richmond Child Care Action Plan*:

Sector Quality and Sustainability:

Action 3.1: Ensure that the City continues to be well-informed about the latest trends, research and advocacy efforts concerning child care matters.

2026 CCDAC Work Program

The 2026 Work Program was endorsed by the Committee at the CCDAC meeting held on December 3, 2025. This year the Committee will give priority to the initiatives outlined in the table below.

Advocacy	
Initiative #1	<ul style="list-style-type: none"> • Make recommendations to Council regarding advocacy to senior levels of government that advances the ongoing implementation of the Federal Multilateral Early Learning and Care Framework, the Provincial ChildCareBC Plan, the <i>Richmond Child Care Strategy 2024–2034</i>, and the <i>2021–2031 Richmond Child Care Action Plan</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • Monitor child care data, issues and emerging trends; • Monitor senior government announcements and changes to child care policy and funding for creating new child care spaces; • Discuss child care-related issues that come to the CCDAC's attention, consider related roles and actions that could be taken or recommended; • Pass motions or resolutions; • Prepare letters and briefs; and • Submit advice to Council through the Staff Liaison.
Expected Outcome	<ul style="list-style-type: none"> • Council will be informed about child care issues in the community that may be pursued with senior levels of government.
Indicator of Success	<ul style="list-style-type: none"> • Increased funding from senior levels of government and improved funding processes.
Partners	<ul style="list-style-type: none"> • Community Care Facilities Licensing (Vancouver Coastal Health); • Provincial Government; and • Federal Government.
Initiative #2	<ul style="list-style-type: none"> • Liaise with the Manager, Community Social Development and the Staff Liaison regarding issues that need further attention, action or clarification.
CCDAC Actions/Steps	<ul style="list-style-type: none"> • At monthly meetings, provide the Staff Liaison with information and the CCDAC's perspective on key child care issues impacting Richmond child care operators, providers and families; • Participate in actions noted in the <i>Richmond Child Care Strategy 2024–2034</i> and the <i>2021–2031 Richmond Child Care Action Plan</i> where the CCDAC involvement is identified; • Provide advice on future City of Richmond child care initiatives; • Provide ideas for communication materials that will assist child care operators and parents; and • Respond to Council referrals through the Staff Liaison.
Expected Outcome	<ul style="list-style-type: none"> • The Staff Liaison to the CCDAC will be informed on the CCDAC's perspective regarding key child care issues.
Indicator of Success	<ul style="list-style-type: none"> • The Staff Liaison, working with the CCDAC's advice and under Council's direction, will address priority child care issues for Richmond.
Partners	<ul style="list-style-type: none"> • Key organizations and individuals; and • Child care providers and Early Childhood Educators.

Initiative #3	<ul style="list-style-type: none"> Participate in City consultations that interface with or are directly related to child care.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Continue to engage in discussions related to child care to inform the implementation of the <i>2021–2031 Richmond Child Care Action Plan</i>; Provide input into the implementation of the <i>Richmond Child Care Strategy 2024–2034</i>; and Provide input into other City consultation processes as they relate to the CCDAC's mandate.
Expected Outcome	<ul style="list-style-type: none"> Implementation of actions with or related to child care in the <i>Richmond Child Care Strategy 2024–2034</i> and the <i>2021–2031 Richmond Child Care Action Plan</i>, incorporating the CCDAC's perspective; and The CCDAC's advice is provided to City consultation processes that are relevant to its mandate.
Indicator of Success	<ul style="list-style-type: none"> Plans for future growth of City services and amenities will address the need for quality, affordable child care.
Partners	<ul style="list-style-type: none"> Key organizations and individuals; and Child care providers and Early Childhood Educators.
Initiative #4	<ul style="list-style-type: none"> Advise City Council on the expansion or development of City-owned child care centres and early childhood development hubs and opportunities to utilize funds acquired through the proposed new Amenity Cost Charges Bylaw.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Review proposals for City-owned child care facilities and early childhood development hubs as early in the planning and development process as possible.
Expected Outcome	<ul style="list-style-type: none"> The CCDAC is consulted on the planning and development of new City-owned child care facilities secured through rezoning processes or in City-owned buildings or projects.
Indicator of Success	<ul style="list-style-type: none"> Child care facilities and early childhood development hubs are well designed and meet community needs regarding size, location and programs offered.
Partners	<ul style="list-style-type: none"> Developers; Key organizations and individuals; and Child care operators.
Initiative #5	<ul style="list-style-type: none"> Identify and provide information to the CCDAC members on community advocacy initiatives that impact children and families.
CCDAC Actions/Steps	<ul style="list-style-type: none"> At monthly meetings, or as relevant, share information with the CCDAC regarding key, related community advocacy initiatives impacting Richmond child care operators, providers and families.
Expected Outcome	<ul style="list-style-type: none"> The CCDAC will be informed about community advocacy issues related to children and families.
Indicator of Success	<ul style="list-style-type: none"> The CCDAC members have better access to information on advocacy initiatives related to child care, children and families.
Partners	<ul style="list-style-type: none"> Key organizations and individuals.

Child Care Grants	
Initiative	<ul style="list-style-type: none"> Recommend City of Richmond Child Care Grant allocations.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Review and adjudicate Child Care Grant applications.
Expected Outcome	<ul style="list-style-type: none"> Council endorses grant recommendations and allocates grants to non-profit societies so these organizations can undertake capital projects to improve the quality of their furnishings, equipment and physical space; and Richmond's Early Childhood Educators will receive training opportunities and resources as a result of the City's allocation of Professional and Program Development Grants.
Indicator of Success	<ul style="list-style-type: none"> The quality and capacity of child care programs will be enhanced as a result of the City's Child Care Grants Program.
Partners	<ul style="list-style-type: none"> Key organizations and individuals; and Child care operators.

Child Care Month	
Initiative	<ul style="list-style-type: none"> Propose and implement activities for Child Care Month in May to celebrate the child care sector and to provide education and information.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Plan an annual event for Richmond during Child Care Month that includes professional development opportunities for Richmond child care providers and/or exhibitions to highlight the work of Richmond's child care providers.
Expected Outcome	<ul style="list-style-type: none"> Richmond residents will learn about child care services in their community; Richmond child care providers will have an opportunity to receive useful information for professional development; and Richmond child care providers will be supported and celebrated for their work.
Indicator of Success	<ul style="list-style-type: none"> Child Care Month activities enhance the work of child care professionals in Richmond and support parents.
Partners	<ul style="list-style-type: none"> Key organizations and individuals; and Child care providers and early childhood educators.

Implementation of the Richmond Child Care Strategy 2024–2034	
Initiative	<ul style="list-style-type: none"> Provide input into the implementation of the <i>Richmond Child Care Strategy 2024–2034</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Provide advice on actions within the <i>Richmond Child Care Strategy 2024–2034</i> as requested by the Manager, Community Social Development.
Expected Outcome	<ul style="list-style-type: none"> Short-term actions noted in the <i>Richmond Child Care Strategy 2024–2034</i> will be initiated and, dependent on identified timelines, completed; particularly those identified as involving the CCDAC.
Indicators of Success	<ul style="list-style-type: none"> A number of the 'short-term' actions will be initiated and in progress by the end of 2025; The creation of new child care spaces aligns with the Vision of the Child Care Strategy to be affordable, accessible, inclusive and high quality; and The quality of child care programs in Richmond is enhanced.
Partners	<ul style="list-style-type: none"> Public Partners (School District No. 38, Vancouver Coastal Health); Key organizations and individuals; and Child care providers and Early Childhood Educators.

2021–2031 Richmond Child Care Action Plan – Implementation Actions	
Initiative	<ul style="list-style-type: none"> Provide input into the implementation of the 2021–2031 <i>Richmond Child Care Action Plan</i>.
CCDAC Actions/Steps	<ul style="list-style-type: none"> Provide advice on actions within the 2021–2031 <i>Richmond Child Care Action Plan</i> as requested by the Manager, Community Social Development.
Expected Outcome	<ul style="list-style-type: none"> Short and medium-term actions noted in the 2021–2031 <i>Richmond Child Care Action Plan</i> are initiated and, dependent on identified timelines, completed; particularly those identified as involving the CCDAC.
Indicators of Success	<ul style="list-style-type: none"> Increased child care spaces are available in Richmond; and Child care quality, accessibility and inclusiveness are enhanced.
Partners	<ul style="list-style-type: none"> Public Partners (School District No. 38, Vancouver Coastal Health); Key organizations and individuals; and Child care operators, providers and Early Childhood Educators.

2026 CCDAC Budget

As an Advisory Committee to Council, the CCDAC's activities are fully supported by the City's operating budget.

Child care is an essential service for families who live, work and study in Richmond. The 2026 CCDAC Work Program, which supports Council's Strategic Plan 2022–2026, the *Richmond Child Care Strategy 2024–2034* and the *2021–2031 Richmond Child Care Action Plan*, outlines the Committee's intention to monitor and address emerging issues affecting child care services throughout the year. Through its annual work program, the CCDAC continues to support the vision that:

The community has access to a range of affordable, inclusive, accessible and quality child care options that support and enhance child development, learning and growth and meet the needs of families who live or work in Richmond.



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 5, 2025
From: Kim Somerville **File:** 01-0100-30-RACC1-01/Vol 01
Director, Community Social Development
Re: **Richmond Accessibility Advisory Committee 2025 Annual Report and 2026 Work Program**

Staff Recommendations

1. That the Richmond Accessibility Advisory Committee's 2025 Annual Report, as outlined in the report titled "Richmond Accessibility Advisory Committee 2025 Annual Report and 2026 Work Program", dated December 5, 2025, from the Director, Community Social Development, be received for information; and
2. That the Richmond Accessibility Advisory Committee's 2026 Work Program be approved.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report**Origin**

The Richmond Accessibility Advisory Committee (RAAC) was established in 2023 in response to one of the initial requirements of the Accessible British Columbia Act. The RAAC acts as a resource and provides advice to Council to support the advancement of accessibility in the city, so that people with disabilities are able to participate fully in all aspects of community life.

This report provides a summary of RAAC activities throughout 2025 and presents the RAAC 2026 Work Program for approval.

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

This report also supports the Council-adopted Richmond Accessibility Plan (2023–2033) Action #6.2:

Continue to work closely with the Richmond Accessibility Advisory Committee and Interdepartmental Accessibility Committee to monitor and evaluate the implementation of the Plan and report out on a biennial basis.

Analysis

The RAAC acts as a resource and provides advice to Council to support the identification, removal and prevention of barriers experienced by people with disabilities in the community.

2025 Annual Report

Activities undertaken by the RAAC last year are outlined in the 2025 Annual Report (Attachment 1). Highlights of the Committee's work include:

- Providing accessibility feedback on City initiatives by inviting City departments to present on accessibility-related projects. Examples of initiatives included the City's Official Community Plan (OCP) Targeted Update, the draft Social Development Strategy (2025–2035) and the Commemorative Crosswalk installed at No. 3 Road and Anderson Road;
- Applying an accessibility lens to community initiatives, including the inaugural OneAbility Games and the Richmond Art Gallery exhibition, titled *Speak No (emergency)*;
- Identifying accessibility barriers experienced by people with disabilities in the community such as garbage cans placed directly below the braille signage on bus stop sign posts, accessibility barriers at bus stops, and attitudinal barriers experienced by

people with disabilities. The RAAC advised and supported the City on ways to remove and prevent these barriers; and

- Representing RAAC in a panel discussion at the inaugural BC Municipal Accessibility Network Conference, titled “Committee to Collaboration: Working in Right Relationship” to share highlights of the RAAC’s work to enhance accessibility in Richmond, which featured representatives from municipal accessibility advisory committees.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) was discussed at the RAAC meeting held on November 12, 2025. Priorities for the Committee in 2026 include:

- Supporting the implementation, monitoring and updating of the Council-adopted Richmond Accessibility Plan (2023–2033);
- Providing advice and recommendations related to the advancement of accessibility in the community, including providing input to support the development of City strategies, initiatives and policies; and
- Increasing RAAC members’ awareness on issues and trends that impact people with disabilities in the community through guest speakers, presentations and educational opportunities.

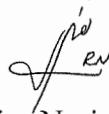
In 2026, the RAAC will meet monthly to discuss accessibility-related matters, advise City Council and staff as necessary, and provide an accessibility lens to the review of City policies, plans and initiatives that will impact accessibility in the community.

Financial Impact

None.

Conclusion

The RAAC 2025 Annual Report provides a summary of the activities undertaken by the Committee during the 2025 calendar year. The proposed RAAC 2026 Work Program outlines the Committee’s priorities for the upcoming year to fulfil its mandate to support the advancement of accessibility in Richmond, so that people with disabilities are able to participate fully in all aspects of community life.



Rojan Nasiri
Planner 1 (Accessibility)
(604-247-4678)

Att. 1: Richmond Accessibility Advisory Committee 2025 Annual Report
2: Richmond Accessibility Advisory Committee 2026 Work Program

Richmond Accessibility Advisory Committee 2025 Annual Report

Introduction

The Richmond Accessibility Advisory Committee (RAAC) was established in 2023. The RAAC acts as a resource and provides advice to Council to support the advancement of accessibility in the city, so that people with disabilities are able to participate fully in all aspects of community life. Through ongoing discussion and knowledge sharing, the RAAC assists with identifying accessibility barriers in the community and advises the City on how to remove and prevent these barriers. This ensures the Committee's work is consistent with related requirements of the Accessible British Columbia Act. To support the alignment of the City's and Library's efforts to advance accessibility in Richmond, a representative from Richmond Public Library participates as a member of the RAAC.

2025 Membership

The RAAC is comprised of up to 12 Council-appointed voting members, consisting of eight citizen representatives and four organization representatives, representing Aspire Richmond, Pathways Clubhouse, Richmond Centre for Disability and Vancouver Coastal Health. Following the resignation of the Youth Representative in January 2025, the Committee began its work in 2025 with 11 voting members. A new Youth Representative was appointed to the RAAC in May 2025, bringing the RAAC to its full complement of 12 voting members for the remainder of the year.

Citizen Appointees

- Rob Sleath, Chair
- Deborah Ling, Vice-Chair
- Melanie Arnis, Citizen Member
- Pam Andrews, Citizen Member
- Tommy Leung, Citizen Member
- Mark Downey, Citizen Member
- Richard Marion, Citizen Member
- Nat Ho, Citizen Member (as of May 2025)

Organizational Representatives

- Cindy Larden, Vancouver Coastal Health
- Laura Clarke, Pathways Clubhouse
- Ian Yeung, Richmond Centre for Disability
- Sue Jones, Aspire Richmond

The RAAC also included three non-voting representatives. The non-voting members included:

- Councillor Bill McNulty, Council Liaison
- Melanie Burner, Program Manager, Social Development, Staff Liaison
- Ariana Galeano, Richmond Public Library Liaison

2025 Highlights

The RAAC held 10 meetings in 2025, with no meetings scheduled in August and December. The Committee provided accessibility input on a number of City and community initiatives to help enhance accessibility in Richmond. The RAAC also identified a wide range of issues and barriers experienced by people with disabilities in the community and offered advice on how to remove and prevent these barriers. The Committee served as both an advisory committee and as a forum for information sharing between the City, local non-profits and accessibility advisory committees from other municipalities in British Columbia (BC). Highlights of the RAAC's 2025 meetings included:

1) Providing accessibility feedback on City initiatives

The RAAC provided accessibility feedback on a number of City initiatives, including the City's Official Community Plan (OCP) Targeted Update and the draft Social Development Strategy (2025–2035). The Committee also reviewed and advised on the accessibility features of the proposed Garden City Park Gathering Space design as well as a potential Memorial Garden in Richmond. In particular, the RAAC was engaged in the development of the new Commemorative Crosswalk that was installed at No. 3 Road and Anderson Road. The Committee applied an accessibility lens to the design of the crosswalk to ensure the crosswalk is accessible for individuals with sensory and cognitive disabilities.

2) Applying an accessibility lens to Community initiatives

The RAAC provided input to enhance the accessibility of several community initiatives in 2025 including the inaugural OneAbility Games, which will be held in May 2026 at the Richmond Olympic Oval. The Committee also participated in a guided tour of Richmond Art Gallery exhibition titled Speak No (emergency) that featured a number of accessibility enhancements, including artwork labels with QR codes linking to audio descriptions, braille labels and a tactile art piece. The Committee shared feedback and learnings from their tour with Gallery staff to support the enhancement of accessibility of future exhibitions.

3) Identifying accessibility barriers in the community

The RAAC actively identified accessibility barriers experienced by people with disabilities in Richmond and advised the City on ways to remove and prevent these barriers. One issue identified by the Committee was the placement of garbage cans directly below the braille signage located on bus stop sign posts, with the issue identified at approximately 100 bus stops across Richmond. The Committee advised the City on how to eliminate this barrier and work is ongoing to address the issue at the affected bus stops. The Committee engaged in ongoing discussions about opportunities to enhance the accessibility of floating and mid-point bus stops across the city.

Additionally, the Committee identified opportunities to address attitudinal barriers experienced by people with disabilities and supported efforts to increase awareness and understanding in the community and among City staff. This included providing input on and participating in the City's National AccessAbility Week initiatives as well as identifying training opportunities to support City staff when interacting with persons with sight loss.

4) Representing RAAC at the inaugural BC Municipal Accessibility Network Conference

A RAAC member participated in a panel discussion at the inaugural BC Municipal Accessibility Network Conference titled "Committee to Collaboration: Working in Right Relationship". This panel featured representatives from municipal accessibility advisory committees who shared highlights from their respective committees' work to enhance accessibility.

Presentations

The RAAC hosted monthly guest speakers to highlight new City strategies and initiatives and provide opportunities for feedback to advance accessibility across City planning and operations.

• January – Committee Orientation

Melanie Burner (Program Manager, Social Development, City of Richmond) led a committee orientation and presented an overview of the RAAC mandate, terms of reference and member roles and responsibilities.

• February – Transportation Updates

Lloyd Bie (Director, Transportation, City of Richmond) discussed transportation-related items with the Committee, including the use of Leading Pedestrian Intervals in Richmond and the design of the buffer strip that delineates the transition between the plaza and the bike lane at Capstan Station.

• March – Guided Tour of Richmond Art Gallery Exhibit Speak No (emergency)

Shaun Dacey (Director, Richmond Art Gallery, City of Richmond) and Zoë Chan (Curator, Richmond Art Gallery, City of Richmond) led committee members on a guided tour of the Richmond Art Gallery exhibit Speak No (emergency).

• April – Emergency Planning at the City of Richmond

Brennan MacLachlan (Program Manager, Emergency Planning, City of Richmond) presented on emergency planning at the City, including how the emergency plans account for the needs of people with disabilities.

• May – Recreation and Sport Services at the City of Richmond

Debi Jones (Coordinator, Leisure Services, City of Richmond), Donna Bishop (Fitness and Wellness Leader, City of Richmond) and Loryn Legear (Community Facilities Coordinator, City of Richmond) presented on accessible features in recreation programs offered at community facilities.

- **June – Official Community Plan (OCP) Targeted Update**

Minhee Park (Planner 3, Policy Planning, City of Richmond) and Emily Huang (Planner 2, Policy Planning, City of Richmond) presented the OCP targeted update for Committee feedback, with a focus on how an equity lens and accessibility framework is being incorporated into land use planning at the City.

- **July – Seniors Strategy and Age-Friendly Neighbourhood Groups**

Niloofer Hedayati (Planner 1, Seniors, Community Social Development, City of Richmond) presented findings from the City's 2024 Age-Friendly Neighbourhood Group projects and highlighted the connections between age-friendly planning and accessibility considerations.

- **September – Garden City Park Gathering Space, OneAbility Games**

Yihong Liao (Park Planner, Parks Service, City of Richmond) shared the proposed design for the Garden City Park Gathering Space for Committee feedback on the design's accessibility.

Andrea Carey (Director of Games, OneAbility Games) and Jessica Kruger (Community Engagement Coordinator, OneAbility Games) presented on the inaugural OneAbility Games, which will feature competitive and recreational sports for people with disabilities.

- **October – Draft Social Development Strategy (2025–2035)**

Dorothy Jo (Program Manager, Social Planning, Community Social Development, City of Richmond) and Jyotika Dangwal (Research Planner 2, Community Social Development, City of Richmond) presented the Social Development Strategy for accessibility input and engagement.

- **November – Housing Office**

Peter Russell (Director, Housing, City of Richmond) and Victor Tran (Program Manager, Housing Policy, City of Richmond) provided an overview of the Housing Office and affordable, accessible housing in Richmond.

During each meeting held in 2025, the RAAC designated time to discuss barriers that they or individuals they support have identified in the community, as well as potential ways to remove and prevent these barriers. Areas of concern identified by the Committee were forwarded to the appropriate City departments for resolution.

Conclusion and Acknowledgements

Throughout 2025, the Committee has been honoured to represent a broad and diverse range of disability perspectives in Richmond and remains committed to supporting the City in meeting the legislative requirements of the Accessible British Columbia Act. We would like to thank City Council for their support of the RAAC, as well as to express our gratitude to City staff for

addressing the RAAC's feedback on accessibility barriers in the community. We look forward to continuing to make Richmond more accessible and inclusive through our work in 2026.

Submitted by:



*Rob Sleath, Chair
Richmond Accessibility Advisory
Committee*



*Deborah Ling, Vice-Chair
Richmond Accessibility Advisory
Committee*

Richmond Accessibility Advisory Committee 2026 Work Program

The proposed 2026 Work Program is consistent with the Richmond Accessibility Advisory Committee's (RAAC) mandate to act as a resource and provide advice to City Council to support the advancement of accessibility in the city, so that people with disabilities are able to participate fully in all aspects of community life.

This work program supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This work program supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

This work program also supports the Council-adopted Richmond Accessibility Plan (2023–2033) Action #6.2:

Continue to work closely with the Richmond Accessibility Advisory Committee and Interdepartmental Accessibility Committee to monitor and evaluate the implementation of the Plan and report out on a biennial basis.

Initiative 1: Participate in a RAAC orientation

Action

- 1.1 Members participate in an orientation to the RAAC to learn about the roles and responsibilities of advisory committee members, the RAAC Terms of Reference and the City's current strategies and initiatives related to accessibility.

Expected Outcomes

Members are aware of and understand the following:

- The RAAC Terms of Reference;
- Their role as an appointed member of the RAAC;
- The City's Respectful Workplace Policy 6800;
- The 2026 RAAC Work Program; and
- Current City of Richmond strategies and initiatives related to accessibility, including the Richmond Accessibility Plan (2023–2033).

Initiative 2: Act as a resource to the City by providing recommendations and perspectives on issues and opportunities related to advancing accessibility in Richmond

Actions

- 2.2 Respond to Council requests and provide advice on issues related to advancing accessibility in Richmond.
- 2.3 Consult and provide input on City strategies, initiatives and policies that impact accessibility in Richmond.
- 2.4 Provide input and feedback to City staff on the accessibility of City programs, communications, technology, services and the built environment.
- 2.5 Review and discuss feedback received through the City's Accessibility Feedback Tool to support the ongoing prevention and removal of barriers in the community.

Expected Outcomes

The RAAC applies an accessibility lens to support the development and updating of City strategies, initiatives and policies, and advises Council and staff, as requested.

The RAAC provides ongoing feedback to support the identification, removal and prevention of barriers in existing City programs, communications, technology, services and the built environment.

Initiative 3: Support the implementation, monitoring and updating of the Council-adopted Richmond Accessibility Plan (2023–2033)

Actions

- 3.1 Participate in and provide advice and recommendations related to the implementation of the Richmond Accessibility Plan (the Plan).
- 3.2 Support City staff in monitoring and evaluating the progress of the Plan.
- 3.3 Advise the City on potential updates to the Plan based on emerging needs and community feedback.

Expected Outcome

The RAAC supports implementation and updating of the Plan by providing input on new and ongoing initiatives that advance actions outlined in the Plan.

Initiative 4: Build on the RAAC's knowledge of accessibility issues through information sharing, guest speakers and educational opportunities

Actions

- 4.1 Invite guest speakers to present on issues and trends that impact people with disabilities at regular RAAC meetings.
- 4.2 Identify accessibility-related educational opportunities for members to learn about emerging issues and trends impacting people with disabilities that can inform the City's policies or practices.
- 4.3 Monitor accessibility-related issues and emerging trends.

Expected Outcomes

The RAAC is informed of trends and issues raised by people with disabilities in the community.

The RAAC is well-equipped to provide an accessibility lens to City strategies, policies and initiatives, as requested.

Initiative 5: Encourage public awareness and community engagement to understand the needs and concerns of people with disabilities in Richmond

Actions

- 5.1 Discuss accessibility-related matters, trends and barriers identified in the community arising as a standing item on the RAAC agenda.
- 5.2 Promote opportunities for people with disabilities to participate in public engagement opportunities led and supported by the City.

Expected Outcomes

Accessibility-related matters, trends and barriers that are raised by RAAC are identified, removed and prevented.

People with disabilities are increasingly aware of engagement opportunities related to advancing accessibility in Richmond.

Initiative 6: Support Council-approved priorities related to advancing accessibility in Richmond through aligning RAAC agenda and discussion topics

Action

- 6.1 Review current and upcoming City accessibility initiatives and determine where RAAC participation will be most effective within the scope of the Committee's advisory role.

Expected Outcomes

The RAAC's work and focus are aligned with Council-approved priorities related to advancing accessibility in Richmond.

The RAAC's work informs current policy updates and initiatives from various City departments related to advancing accessibility.



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** December 11, 2025
From: John Hopkins **File:** 01-0157-30-
Director, Policy Planning RGST1/2025-Vol 01
Re: **Response to Metro Vancouver's Referral: Metro 2050 Regional Growth
Strategy Amendment Proposed by the City of Surrey for the Property Located
at 6480 – 152 Street**

Staff Recommendation

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying report titled “Response to Metro Vancouver’s Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 6480 – 152 Street”, dated December 11, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

John Hopkins
Director, Policy Planning
(604-276-4279)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 6480 – 152 Street (herein called the ‘subject site’).

At its October 31, 2025 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey’s requested regional land use designation amendment from Agricultural to Employment for portions of the lands located at 6480 - 152 Street;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025”;*
- c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The City of Surrey’s requested amendment to the Metro 2050 RGS involves the following:

- A change to the Urban Containment Boundary to include the subject site; and
- A regional land use designation amendment to designate the subject site from Agricultural to Employment.

As part of Metro Vancouver’s notification process, the City of Richmond has been invited to provide written comments on the proposed amendments on or before January 16, 2026 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report).

This report supports Council’s Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

- 1.1 *Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*
- 1.2 *Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

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.

Findings of Fact

The proposed amendment is a Type 2 amendment in accordance with the criteria and procedures contained in the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative two-thirds weighted vote of the MVRD Board.

Information about the Development Proposal at 6480 – 152 Street Avenue (City of Surrey)

The subject site is 7.5 hectares (18.5 acres) of vacant vegetated land outside the Urban Containment Boundary (UCB). Surrounding land uses include:

- farmland and single-detached residential uses to the north (designated Employment);
- farmland to the east (designated Agricultural);
- industrial and single-detached residential uses (Industrial and General Urban designations) to the south of 64 Avenue, including a property at 15238 64 Avenue redesignated from Agricultural to Industrial in 2024 for a multi-tenant industrial building with a restaurant and volleyball facility; and
- a forested area and additional industrial uses (designated General Urban) to the west of 152 Street.

The proposed development would accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. A 15-metre vegetated landscape buffer and a 30-metre setback from the building to the Agricultural Land Reserve (ALR) boundary is also proposed to create a transition to adjacent agricultural lands. Hyland Creek, a riparian corridor located in the southern portion of the site, will remain designated Agricultural and is excluded from the amendment.

Figure I - Location Map and Surrounding Context



Analysis

Summary of the Metro 2050 RGS Amendment for 6480 – 152 Street (City of Surrey)

The proposed amendment to the Metro 2050 RGS is to amend the UCB to include the subject site and change the regional land use designation from Agricultural to Employment. Refer to Figure 1 and Figure 2 for maps of the subject site showing the existing and proposed amendments to the Metro 2050 RGS.

Figure 1 – Existing Metro 2050 RGS



Figure 2 – Proposed Amendments to Metro 2050 RGS



A summary of the regional land use assessment contained in Metro Vancouver's report is as follows:

- The subject site was removed from the ALR by the Agricultural Land Commission in July 2016 due to limited capabilities for agricultural use from excess water and flooding.

- The proposed amendment seeks to expand the UCB to include the subject site, enabling development of a multi-tenant industrial facility, a commercial building, and a hotel with a conference centre.
- The proposed amendment would add 7.5 hectares (18.5 acres) of Employment-designated land to the region, supporting a diverse regional economy and creating employment opportunities, while complementing nearby arterial roads and surrounding commercial, industrial, and residential uses.
- The amendment acknowledges the limited supply of agricultural land and potential stormwater impacts from impervious surfaces, as well as the risk of speculative pressure on nearby ALR lands to redesignate for urban uses. To mitigate these concerns, Surrey proposes a 15-metre vegetated buffer and a 30-metre building setback from the ALR boundary.
- The proposed amendment excludes a 2.5-hectare (6.18 acres) area located at the southern portion of the subject site. This includes a Hyland Creek's riparian corridor, retaining its Agricultural regional land use designation due to its significance as part of Surrey's Green Infrastructure Network and the Regional Green Infrastructure Network.
- The subject site's location along the Major Road Network and Regional Truck Route would support regional goods movement, reducing fuel consumption and emissions. However, the amendment is expected to increase passenger vehicle trips and associated greenhouse gas emissions, as the site is not on the Frequent Transit Network despite nearby bus routes. A traffic impact assessment will be required before final adoption by Surrey. The report recommends mitigating these impacts through alternative transportation options such as walking, cycling, and ridesharing to align with Metro Vancouver's goal to Support Sustainable Transportation Choices.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's report (dated October 9, 2025) and have no concerns on the proposed amendment as it has limited impact on the City of Richmond. Staff recognize that the subject site has limited agricultural capability due to excess water and inundation conditions. On this basis, staff recommend that the MVRD Board be advised that the City of Richmond has no concerns for the proposed amendment to the Metro 2050 RGS for the subject site at 6480 – 152 Street (City of Surrey).

Financial Impact

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Surrey for the properties location at 6480 – 152 Street (City of Surrey) to amend the regional land use

December 11, 2025

- 6 -

designation from Agricultural to Employment and expand the UCB. City staff recommend that the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment.



Emily Huang
Planner 2 (Policy Planning)
(604-204-8631)

EH:cas

Att. 1: Metro Vancouver Letter and Report (excluding attachments)

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

November 25, 2025

File: CR-12-01
Ref: RD 2025 10 31

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

VIA EMAIL: mbrodie@richmond.ca; cau@richmond.ca; carol.day@richmond.ca;
lgillanders@richmond.ca; kash.heed@richmond.ca; andy.hobbs@richmond.ca;
alexa.loo@richmond.ca; bmcnulty@richmond.ca; michael.wolfe@richmond.ca

Dear Mayor Malcolm Brodie and Council:

Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025
City of Surrey (6480 - 152 Street)

You are invited to provide comments via Council resolution on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting a Type 2 amendment to *Metro 2050* for 6480 - 152 Street. The proposed regional land use designation amendment would redesignate portions of the site from Agricultural to Employment and expand the Urban Containment Boundary to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. The site is not in the Agricultural Land Reserve.

At its October 31, 2025, regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Agricultural to Employment for portions of the lands located at 6480 - 152 Street;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025";*
- c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment*

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains

80245582

growth within an Urban Containment Boundary, and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as a part of the process, they have agreed to have the Metro Vancouver Regional District Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated September 16, 2024, titled “*Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey (6480 - 152 Street)*” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* and the City of Surrey application.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **January 16, 2026**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/lc

cc: Serena Lusk, Chief Administrative Officer, City of Richmond
 Claudia Jesson, Director of City Clerk's Office, City of Richmond
 Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
 Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Metro Vancouver Board report dated September 26, 2025, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey" \(pg 213\)](#)

80245582



To: Regional Planning Committee

From: Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: September 26, 2025

Subject: **Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey (6480 - 152 Street)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Agricultural to Employment for portions of the lands located at 6480 - 152 Street;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025";
- c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
- d) direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 2 amendment to *Metro 2050* for 6480 - 152 Street. The proposed regional land use designation amendment would redesignate portions of the site from Agricultural to Employment and expand the Urban Containment Boundary to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. The proposed amendment has been considered in relation to *Metro 2050*'s goals, strategies, and policies. Staff have concluded that, on balance, the proposed amendment is supportable. The proposed amendment is aligned with *Metro 2050*'s goals and strategies based on the following considerations:

- The proposed amendment will add 7.5 hectares of Employment designated lands to the region, supporting employment opportunities;
- The subject site consists of soils with limited agricultural capability due to excess water and inundation and has previously been excluded from the Agricultural Land Reserve (ALR);
- The subject site is proximate to other Employment and Industrial-designated sites, and residential uses, making it suitable for the proposed uses;
- Hyland Creek runs through the southern part of the property; however, it is not part of the requested amendment. This will create a split-designation and maintain Hyland Creek's Agricultural regional land use designation and convey these lands to the City; and
- The site is well-serviced for goods movement, and is adjacent to arterial roads, transit service, and active transportation, supporting industrial and employment uses as well as visitor access.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board. An updated Regional Context Statement (RCS) reflecting the proposed regional land use designation change must also be approved by the MVRD Board and is required from the City of Surrey prior to final reading and adoption of the amendment bylaw.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre through a Type 2 Regional Growth Strategy amendment.

BACKGROUND

On April 28, 2025, City of Surrey Council passed a resolution requesting that the MVRD Board consider a Type 2 Amendment to *Metro 2050* to amend the regional land use designation of portions of the site located at 6480 - 152 Street from Agricultural to Employment. On July 3, 2025, Metro Vancouver received the City of Surrey's request to consider the proposed Regional Growth Strategy amendment.

SITE CONTEXT

The subject site is 7.5 hectares (18.5 acres) of vacant vegetated land (Figure 1). The site is adjacent to farmland and single-detached residential uses to the north (designated Employment); and farmland uses to the east (designated Agricultural). Across 64 Avenue, to the south, are industrial and single-detached residential uses (designated Industrial and General Urban), including a property at 15238 64 Avenue that was re-designated from Agricultural to Industrial in 2024 to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility. Immediately across 152nd Street, to the west, is a forested area (designated General Urban), along with industrial uses.

The subject site is outside the Urban Containment Boundary but inside the Fraser Sewerage Area. The Agricultural Land Commission (ALC) approved the exclusion of the site from the Agricultural Land Reserve (ALR) in 2016 (Attachment 2). It carries the Agricultural regional land use designation but is no longer part of the Agricultural Land Reserve.

The subject site is currently designated Agricultural in the City of Surrey's Official Community Plan (OCP) and zoned A-1 in the City's Zoning Bylaw. The current regional land use designation in *Metro 2050* is Agricultural (Figure 2). A summary of the existing site description is provided in Table 1 and additional site information can be found in the City's staff report (Attachment 1).

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The proposed amendment would extend the Urban Containment Boundary and redesignate the subject property's regional land use designation from Agricultural to Employment. Per *Metro 2050* policy 6.3.3 a) and b), this is a Type 2 amendment because it amends the Urban Containment Boundary and is designated Agricultural.

The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* amendment. The proposal would amend the City of Surrey's OCP to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre on the subject site.

Figure 1. Site Context



Table 1. Existing Site Description

Site Location	6480 - 152 Street, Surrey
Site Size	7.5 hectares (18.5 acres)
Current Metro 2050	Agricultural
Regional Land Use Designation	
Current City OCP Designation	Agricultural
Current Zoning	A-1
Within the Urban Containment Boundary	No
In the Agricultural Land Reserve	Excluded from ALR in 2016
In the Fraser Sewerage Area	Yes

Table 2. Proposed Site Designations

	Current	Proposed
Metro 2050	Agricultural	Employment
OCP	Agricultural	Commercial and Mixed Employment
Zoning	A-1	CD

Figure 2. Existing Regional Land Use Designation

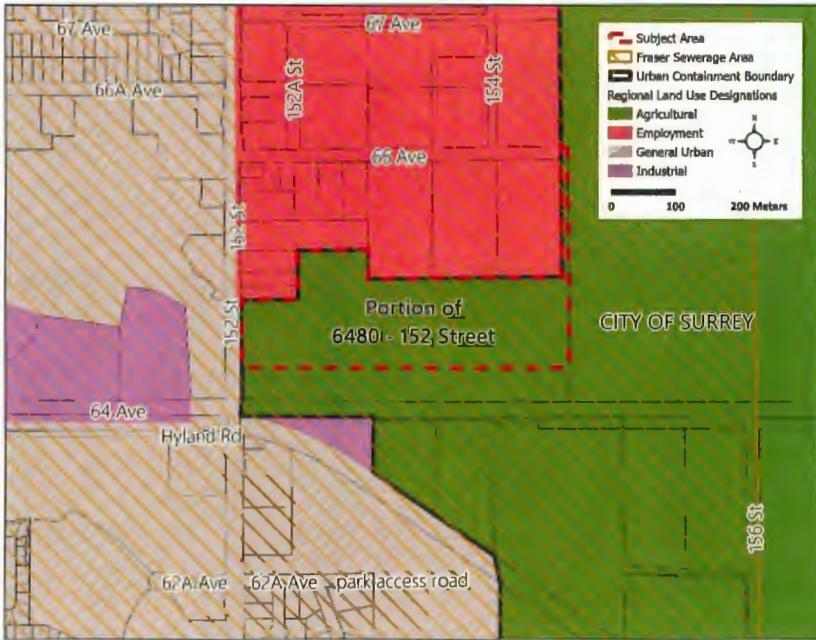


Figure 3. Proposed Regional Land Use Designation



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of *Metro 2050*. This review is not intended to duplicate the municipal planning process. *Metro 2050* sets out a long-term regional vision to support growth and change while protecting the natural environment, fostering community well-being, and supporting economic prosperity, among other objectives. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary and to direct growth to a network of Centres and Corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities, to support the protection of important lands such as Conservation and Recreation, Agricultural and Rural lands from dispersed development patterns, and to support the efficient provision of urban infrastructure like water, sewer and transit.

Consideration 1: Contain urban development within the Urban Containment Boundary

The proposed amendment would expand the Urban Containment Boundary (UCB) to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. *Metro 2050* limits the extension of regional sewerage services to lands with a Rural, Agricultural or Conservation and Recreation land use designation as a critical tool to support urban containment and the efficient provision of regional infrastructure. For this application, although the regional land use designation is Agricultural, the site is within the Fraser Sewerage Area. If the designation change is approved, the City of Surrey must submit a sewer extension request to the Greater Vancouver Sewerage and Drainage District (GVS&DD). The GVS&DD Board reviews each request based on technical criteria.

Consideration 2: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

The proposed commercial uses, hotel, and other amenities are strategically located adjacent to a significant intersection of two arterial roads (152 Street and 64 Avenue), providing convenient services for local residents and those working in or visiting the business park.

Goal 2: Support a Sustainable Regional Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting providing employment opportunities close to where people live.

Consideration 1: Protect the supply and enhance the efficient use of industrial land

The proposed amendment will add an additional 7.5 hectares of Employment designated lands to the region. The City's staff report notes that more than 50% of the overall site will be for the purpose of industrial and employment use.

Consideration 2: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

The proposed amendment supports a diverse regional economy by adding a mix of uses, including a multi-tenant industrial building, commercial building, and a hotel and conference centre. The proposed amendment is well suited for the surrounding context which includes commercial and industrial uses to the north, and residential uses to the northwest and south.

Consideration 3: Protect the supply of agricultural land and strengthen agricultural viability

The region has a limited supply of agricultural lands, and they are under increasing speculative pressures for urban land uses. *Metro 2050* includes policy direction to protect agricultural lands for agricultural purposes over the long term and prevent the encroachment of urban uses into agricultural areas.

The subject property received ALC approval for exclusion from the ALR in 2016 under application 7912-0304-00 (Attachment 2). The City's staff report notes that portions of the site had limited capabilities for agriculture due to excess water and inundation.

There is some risk that, if approved, this amendment would put additional speculative pressure on adjacent Agricultural lands to convert to urban uses. However, the proposed amendment includes a 15-metre vegetated landscape buffer and a 30-metre setback from the building to the ALR boundary to support the interface with adjacent agricultural lands. When urban development expands into agricultural areas, increased impervious surfaces and redirected stormwater can impact the productivity of surrounding agricultural uses. Over time, such degradation can render the land unsuitable for agriculture and may justify further removal of land from the ALR. Because no Agricultural Impact Assessment has been carried out for this site, the potential impacts of altered drainage and runoff from the proposed amendment on adjacent agricultural uses are unknown.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 of *Metro 2050* includes strategies to protect and enhance Conservation and Recreation designated lands, to protect, enhance, restore and connect ecosystems, and to reduce greenhouse gas emissions and improve resilience to climate change impacts.

Consideration 1: Protect and enhance Conservation and Recreation lands

The proposed amendment does not affect any lands designated as Conservation and Recreation, either on-site or adjacent to the subject property. It also does not propose any redesignation of existing ecosystems or riparian areas to Conservation and Recreation.

The amendment excludes a 2.5-hectare area located at the southern portion of 6480 - 152 Street, which includes a riparian corridor. This area (Lot 4 / Block D) will be conveyed to the City and will retain its Agricultural designation under the regional land use designation framework. As noted in the City of Surrey's staff report (Attachment 1), this riparian area is recognized as a key habitat corridor within both the City's Green Infrastructure Network and the Regional Green Infrastructure Network, underscoring its ecological significance.

Following conveyance, the City may wish to explore permanent protection measures for this area, such as bylaw dedication as parkland, natural area, ecological conservancy, or park reserve. Implementing such protections would support the region's goal of expanding lands protected for nature and help ensure the long-term ecological integrity of this important corridor.

Consideration 2: Reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

The proposed amendment is strategically located along both the Major Road Network and the Regional Truck Route Network. This adjacency supports efficient goods movement by minimizing detours and reducing travel distances for freight vehicles. Shorter and more direct routes lead to lower fuel consumption and reduced idling times, which in turn decreases greenhouse gas emissions and improves air quality. From a passenger transportation perspective, the proposed amendment may result in some additional greenhouse gas emissions due to increased travel demand. However, these impacts can be mitigated if the development supports and encourages the use of alternative transportation modes such as public transit, cycling, and walking.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment does not enable or impact residential development, therefore the Goal 4 strategies and policies of *Metro 2050* are not applicable.

Goal 5: Support Sustainable Transportation Choices

Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options

The proposed amendment will result in higher trip generation, particularly for passenger vehicles. Although the area features modest transit and active transportation infrastructure, most trips are likely to occur by private vehicle. The City's staff report notes that a site-specific traffic impact assessment was not provided; however, such a report will be required prior to Final Adoption by the City.

The site is served by several bus routes on 64 Avenue and 152 Street, although these services do not meet the criteria for the Frequent Transit Network. Pedestrian connectivity is available along 64 Avenue. Bicycle access is currently available via painted bike lanes on 64 Avenue.

Consideration 2: Supporting efficient movement of goods and services

The site is located on the Major Road Network and the Regional Truck Route Network. The Truck Route Network will benefit industrial and commercial uses associated with the proposed amendment. The site's strategic location makes the proposed land use designation change to Employment desirable from a regional goods movement perspective.

Analysis Conclusion

Metro Vancouver staff's analysis has concluded that, on balance, the proposed *Metro 2050* amendment is supportable. The proposed amendment:

- will add 7.5 hectares of Employment designated lands to the region, supporting employment opportunities;
- is on lands that consists of soils with limited agricultural capability due to excess water and inundation and has previously been excluded from the Agricultural Land Reserve (ALR);
- is proximate to other Employment and Industrial-designated sites, and residential uses, making it suitable for the proposed uses;
- maintains Hyland Creek's Agricultural regional land use designation along the southern portion of the property; and
- is well-serviced for goods movement, and is adjacent to arterial roads, transit service, and active transportation, supporting industrial and employment uses as well as visitor access.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utilities services.

Liquid Waste Services (GVS&DD)

The proposed development is located within the Fraser Sewerage Area and would have negligible impacts on regional utilities. The discharge from the proposed development will be conveyed to Metro Vancouver's Surrey Central Valley Trunk and have a projected RAWN flow estimated to be between 10 – 26L/s, depending on the percentage of the land designated as commercial or industrial. Although the proposed amendment is located within the Fraser Sewerage Area, a sewer extension request to the GVS&DD will still be required. The GVS&DD Board will review each request based on technical criteria.

Water Services (GVWD)

The proposed development would ultimately be supplied by the GVWD's Newton Reservoir via the City of Surrey's Newton Zone Pump Station and municipal distribution system. The proposed land uses are expected to have negligible hydraulic impacts on GVWD's transmission system.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on September 19, 2025. Staff from the City of Surrey presented on the amendment application and were available to answer questions from committee members. No comments were made.

REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change and amended Urban Containment Boundary is required from the City of Surrey prior to final adoption of the amendment bylaw. On April 14, 2025, the City of Surrey Council approved a resolution to authorize staff to submit an updated RCS reflecting the proposed amendments. It is expected that the City will submit the updated RCS if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS as per the *Local Government Act*.

NEXT STEPS

If the amendment is initiated and the associated bylaw receives an affirmative two-thirds weighted vote of the MVRD Board at 1st, 2nd, and 3rd readings, it will then be referred to all affected local governments (including all member jurisdictions, TransLink and adjacent regional districts), local First Nations, and the Agricultural Land Commission. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Agricultural to Employment for portions of the lands located at 6480 - 152 Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025"; and
 - c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
 - d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment as per previous Board direction.
2. That the MVRD Board decline the proposed amendment for portions of the lands located at 6480 - 152 Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the proposed amendment. If the MVRD Board chooses Alternative 3, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey is requesting a Type 2 amendment to *Metro 2050* for portions of 6480 - 152 Street. The proposed regional land use designation amendment would redesignate the site from Agricultural to Employment and expand the Urban Containment Boundary to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. The Agricultural Land Commission (ALC) previously approved the exclusion of the site from the Agricultural Land Reserve (ALR) in 2016. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated July 3, 2025.
2. Agricultural Land Commission Order #267/2016, July 26, 2016.
3. Metro Vancouver Regional District Regional Growth Strategy Bylaw Amendment No. 1429, 2025.
4. Presentation re: *Metro 2050* Type 2 Proposed Regional Land Use Amendment.

77689875



City of Richmond

Bylaw 10692

Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739, Amendment Bylaw No. 10692

The Council of the City of Richmond enacts as follows:

1. **Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739** is hereby amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.
2. This Bylaw is cited as "**Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739, Amendment Bylaw No. 10692**".

FIRST READING

DEC 17 2025

SECOND READING

DEC 17 2025

THIRD READING

DEC 17 2025

ADOPTED

CITY OF RICHMOND	
APPROVED for content by originating Division	
APPROVED for legality by Solicitor	

MAYOR

CORPORATE OFFICER

SCHEDULE A

To Housing Agreement (5766 and 5788 Gilbert Road) Bylaw No. 9739

**HOUSING AGREEMENT BETWEEN AZ-ZAHRAA HOUSING SOCIETY AND THE
CITY OF RICHMOND**

AFFORDABLE HOUSING AGREEMENT
(Section 483, *Local Government Act (BC)*)

THIS AGREEMENT is dated for reference _____, 2025

BETWEEN:

AZ-ZAHRAA HOUSING SOCIETY (Inc. No. S0068752), a society incorporated pursuant to the Societies Act (BC), having an address at 3103 – 667 Howe Street, Vancouver, BC V6C 0B5

(the “Owner”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia V6Y 2C1

(the “City”)

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. Pursuant to Development Permit Application no. DP 15-700007, the original owner (the “Developer”) of the Parent Parcel, which includes the Lands, entered into a housing agreement (the “Original Housing Agreement”) dated for reference August 21, 2017, with the City pursuant to Section 483 of the *Local Government Act*, which permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements that may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent that may be charged for housing units;
- C. The Original Housing Agreement was noted on title to the Parent Parcel under number CA6619194;
- D. In connection with completion of the Development, the Developer subdivided the Parent Parcel to create, *inter alia*, the Lands and transferred its registered and beneficial interests in the Lands to the Owner; and
- E. In order to address certain updates regarding affordable housing, the Owner has requested and the City has agreed to replace the Original Housing Agreement with this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Parking”** means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);
- (b) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (c) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (d) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (e) **“Assets”** means property owned by a person or company, regarded as having value and available to meet debts, commitments, or legacies, and for the purposes of this Agreement include, in particular, the following:
 - (i) stocks, bonds, term deposits, mutual funds and cash;
 - (ii) business equity in a private incorporated company including cash, GICs, bonds, stocks or real estate; and
 - (iii) real estate equity, net of debt,and exclude, in particular, the following:
 - (iv) Registered Education Savings Plans (RESPs), Registered Retirement Saving Plans (RRSPs), Registered Disability Savings Plans (RDSPs), and Registered Retirement Income Funds (RRIF);
 - (v) trade and business tools essential to continue currently active employment, such as farm equipment, specialized tools and vehicles;
 - (vi) personal effects;
 - (vii) bursaries or scholarships from educational institutions for any household member that is a current student; and
 - (viii) assets derived from compensatory packages from any government, for example Indian Residential School Settlements and Japanese Canadian Redress;
- (f) **“Building”** means any building constructed on the Parent Parcel, including the Lands;

Affordable Housing Agreement (Section 483, *Local Government Act*)
Cascade City, 5766 & 5788 Gilbert Rd (AZ-Zahraa Housing Society)

Application No. DP 15-700007, DPC 9, Original HA Bylaw 9739, Amendment HA Bylaw 10692

- (g) **“Building Permit”** means a building permit authorizing construction on the Lands, or any portion(s) thereof;
- (h) **“CCAP”** means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;
- (i) **“City”** means the City of Richmond;
- (j) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (k) **“CMHC”** means the Canada Mortgage and Housing Corporation or its successor in function;
- (l) **“CMHC Average Rental Rates”** means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to “3 Bedroom +” shall apply;
- (m) **“Common Amenities”** means, together, the Common Recreational Facilities and the Common Transportation Facilities;
- (n) **“Common Recreational Facilities”** means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities and related access routes;
- (o) **“Common Transportation Facilities”** means all transportation facilities provided for the use of all residential occupants of the Lands, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;
- (p) **“CPI”** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
- (q) **“Daily Amount”** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (r) **“Development”** means the mixed-use residential and commercial development constructed on the Parent Parcel, including the Lands;

- (s) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 15-700007;
- (t) **“Director, Housing Office”** means the City’s Director, Housing Office, and his or her designate;
- (u) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (v) **“Eligible Tenant”** means a Family:
 - (i) having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:
 - A. 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

 - B. if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and
 - C. in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted cumulative gross annual income in any particular year shall be final and conclusive; and
 - (ii) owning Assets valued at \$100,000 or less, as calculated by the City in any particular year, in accordance with the LEMR Parking, Tenant Asset and Income Exceedance Policy; and in the absence of obvious error or mistake, any calculation by the City of the value of an Eligible Tenant’s Assets in any particular year shall be final and conclusive; provided that, for clarity, this subsection (ii) and requirements in this Agreement pursuant to this subsection (ii) will not apply to Existing Tenants, as set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy;

- (w) **“Existing Tenant”** means every Tenant in occupation of an Affordable Housing Unit prior to the date of City Council’s adoption of Bylaw no. 10692 approving this Agreement;
- (x) **“Family”** means:
 - (i) a person;
 - (ii) two (2) or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;
- (y) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (z) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units;
- (aa) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (bb) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (cc) **“Lands”** means certain lands and premises legally described as:
 - (i) 303 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-099, Strata Lot 3, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
 - (ii) 308 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-145, Strata Lot 8, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
 - (iii) 309 – 5766 Gilbert Road, Richmond, BC
PID: 031-627-153, Strata Lot 9, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
 - (iv) 310 – 5766 Gilbert Road, Richmond, BC
PID: 031-627-161, Strata Lot 10, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
 - (v) 315 – 5766 Gilbert Road, Richmond, BC
PID: 031-627-218, Strata Lot 15, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;

- (vi) 501 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-226, Strata Lot 16, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (vii) 502 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-234, Strata Lot 17, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (viii) 511 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-323, Strata Lot 26, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (ix) 516 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-374, Strata Lot 31, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (x) 518 – 5766 Gilbert Road, Richmond, BC
PID: 031-627-391, Strata Lot 33, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688; and
- (xi) 526 – 5766 Gilbert Road, Richmond, BC
PID: 031-627-471 Strata Lot 41, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (xii) 537 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-587, Strata Lot 52, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (xiii) 601 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-595, Strata Lot 53 Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;
- (xiv) 613 – 5788 Gilbert Road, Richmond, BC
PID: 031-627-714, Strata Lot 65, Section 5 Block 4 North Range 6 West, New Westminster District Strata Plan EPS7688;

including a Building or a portion of a Building located thereon;

- (dd) **“LEMR Parking, Tenant Asset and Income Exceedance Policy”** means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;
- (ee) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (ff) **“LTO”** means the New Westminster Land Title Office or its successor;

(gg) **“Occupancy Certificate”** means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City’s *Building Regulation Bylaw* 7230, as may be amended or replaced from time to time;

(hh) **“OCP”** means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

(ii) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(jj) **“Parent Parcel”** means lands formerly legally described as PID: 033-833-887, Lot 83, Section 5 Block 4 North Range 6 West, New Westminster District Plan 36650, and includes any lot or parcel into which said Parent Parcel was Subdivided;

(kk) **“Parking Operator”** means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease, or other contractual right, over all (and not only some) of the parking spaces in the Development which are designated for the use of the Tenants, in order to facilitate the use, operation and management of such parking spaces, and the Parking Operator may be related or unrelated to the Owner;

(ll) **“Permitted Rent”** means:

(i) an amount which does not exceed 90% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement, provided that:

(ii) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and

(iii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(mm) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(nn) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(oo) **“Residential Tenancy Regulation”** means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;

- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2 **USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS**

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's sole, reasonable determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
 - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and
 - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as

- (pp) **“Senior”** means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (qq) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (rr) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (ss) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (tt) **“Tenant”** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;

determined by the City through the Development Permit approval process for the Lands, or portion thereof;

- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit for the Lands;
- (c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and
 - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and
- (e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels without the City's prior written consent; and in the event that the Affordable Housing Units are Subdivided into individual Strata Lots by a Strata Plan, all of the Affordable Housing Units will be owned legally and beneficially by the same individual or entity, and for clarity, will be subject to subsection 3.3(a).

ARTICLE 3 **DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS**

3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive

- (v) the number of occupants of the Affordable Housing Unit who are Seniors;
- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director, Housing Office of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation bicycle storage, electric vehicle and bicycle charging stations or related facilities;
 - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax;

provided, however, that if either the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, electricity (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or district energy charges (including for heating, cooling, or domestic hot water heating);

use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.

3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a “permanent residence” of a Tenant or an Eligible Tenant.

3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:

- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one Building; and
- (b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the “City”) and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

- (i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant’s household who are 18 years of age and over and who reside in the Affordable Housing Unit;
- (ii) a statement of the total value of Assets owned by all members of the Tenant’s household who are 18 years of age and over and who reside in the Affordable Housing Unit;
- (iii) the number of occupants of the Affordable Housing Unit;
- (iv) the number of occupants of the Affordable Housing Unit 18 years of age and under; and

- (viii) a Tenant's exclusive use of one or more Affordable Housing Parking spaces in accordance with and to the maximum amounts set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy; provided that, for clarity, the Owner will not require Existing Tenants to pay for the exclusive use of one or more Affordable Housing Parking spaces as set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy;
- (ix) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development) by or on behalf of the Tenant; and
- (x) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development;

(e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

(f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;

(g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
- (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(i) of this Agreement;
- (iii) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(ii) of this Agreement;
- (iv) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (v) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (vi) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Sections 3.6(g)(ii) and 3.6(g)(iii) of this Agreement [*Termination of Tenancy Agreement if Annual Income*

of Tenant or value of Assets rises above amounts prescribed in Section 1.1(v), Eligible Tenant, of this Agreement], the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the Residential Tenancy Act. In respect of Section 3.6(g)(ii) and 3.6(g)(iii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use reasonable commercial efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit, as applicable, has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw, which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to Section 3.6(d).
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for anything contrary to Section 3.6(d), including without limitation paying for the use of bicycle storage, electric vehicle and bicycle charging stations or related facilities. For clarity, the strata corporation may levy such bicycle storage, electric vehicle and bicycle charging stations or related facilities charges or fees on all of the other owners, tenants, any other permitted occupants or visitors of all of the strata lots in the applicable strata plan which are not Affordable Housing Units.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
 - (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount for each applicable Affordable Housing Unit to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

6.2 Notwithstanding Section 6.1:

- (a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and
- (b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:
 - (i) delivered to the City the method and schedule for remedying the default;
 - (ii) commenced remedying the default; and
 - (iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued

for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation; and the City will partially release this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable form of release (Form 17 (Cancellation of Charge, Notation or Filing));
- (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owner;
- (iii) the City has a reasonable time within which to execute such documents for the Form 17 (Cancellation of Charge, Notation or Filing) and return the same to the Owner for registration; and
- (iv) the Owner acknowledges that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

- (a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and

(b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other Subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

If the Owner fails to ensure good and efficient management of the Affordable Housing Units and, as applicable, Common Amenities, as applicable, or maintain the Affordable Housing Units and, as applicable, Common Amenities as required by this Section 7.4, then, after applicable notice and cure periods, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage and maintain the Affordable Housing Units and applicable Common Amenities.

7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;

- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) 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 Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1,

with copies to: City Solicitor, and the Director, Housing Office,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owner contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.24 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, or parts thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, or parts thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands, or parts thereof. For the avoidance of doubt, the Owner shall only be liable for breaches of this Agreement as registered owner of those portions of the Lands from which this Agreement has not been discharged in accordance with and subject to Section 7.1.

[remainder of page intentionally blank]

7.25 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

AZ-ZAHRAA HOUSING SOCIETY,
by its authorized signatory(ies):

Per: 
Name: WILLIAM HARTE
Title: DIRECTOR

Per: _____
Name: _____
Title: _____

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

SCHEDULE A to Housing Agreement

**STATUTORY DECLARATION
(Affordable Housing Units)**

CANADA) IN THE MATTER OF Unit Nos. _____ - _____
PROVINCE OF BRITISH) (collectively, the "Affordable Housing Units") located at
COLUMBIA) _____
TO WIT:) (street address), British Columbia, and Housing Agreement
) dated _____, 20____ (the "Housing
) Agreement") between
) _____ and the
) City of Richmond (the "City")
)

I, _____ (full name),

of _____ (address) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. I am the registered owner (the "Owner") of the Affordable Housing Units;
or,
I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge
of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the
Affordable Housing Units and information as of the _____ day of _____, 20____;
3. To the best of my knowledge, continuously since the last Statutory Declaration process:
 - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as
defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the
Housing Agreement and any housing covenant(s) registered against title to the Affordable
Housing Units;
4. The information set out in the table attached as Appendix A hereto (the "Information Table") in
respect of each of the Affordable Housing Units is current and accurate as of the date of this
declaration; and

Page 1 of 2 – continued on next page...

... continued from Page 1 – Page 2 of 2

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Appendix A to Statutory Declaration

Continuing Education and Need for

三

Affordable Housing Agreement (Section 483, Local Government Act)
Cascade City, 5766 & 5788 Gilbert Rd (AZ-Zahraa Housing Society)
Application No. DP 15-700007, DPC 9, Original HA Bylaw 9739, Amendment HA Bylaw 10692

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the “**Housing Agreement**”) made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and Az-Zahraa Housing Society, COMPUTERSHARE TRUST COMPANY OF CANADA (Inc. No. A0052313) (the “**Bank**”) is the holder of a mortgage and assignment of rents encumbering the Lands, which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CB281758, modified by CB405558, and Assignment of Rents CB281759 (collectively, the “**Bank Charge(s)**”).

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agree to by the Bank, hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charge(s) in the Lands and shall rank in priority upon the Lands over the Bank Charge(s) as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charge(s) and prior to the advance of any monies pursuant to the Bank Charge(s). The grant of priority is irrevocable, unqualified and without reservation or limitation.

**COMPUTERSHARE TRUST COMPANY
OF CANADA**, by its authorized
signatory(ies):

Per: _____

Name: _____

Title: _____

**Computershare Trust
Company of Canada**