



City Council

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

**Tuesday, October 13, 2026
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|---------|--|
| CNCL-7 | (1) <i>adopt the minutes of the Regular Council meeting held on September 28, 2026; and</i> |
| CNCL-16 | (2) <i>receive for information the Metro Vancouver 'Board in Brief' dated September 25, 2026.</i> |



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
- Heritage Boat Restoration Program Extension
- Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774
- Permissive Property Tax Exemption (2027) Bylaw No. 10773
- Amendments To the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727
- Land use applications for first reading (to be further considered at the Public Hearing on November 16, 2026):
 - 15555 Blundell Road – Zoning Text Amendment to Permit a “Construction and Demolition Waste Landfill” and “Recycling Operation and Drop-Off” (Ecowaste Industries Ltd – Applicant)

5. *Motion to adopt Items No. 6 through No. 11 by general consent.*



Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on September 29, 2026; (distributed separately)*
- CNCL-23 (2) *the **Finance and Audit Committee** meeting held on October 5, 2026; and*
- CNCL-25 (3) *the **Planning Committee** meeting held on October 6, 2026;*
be received for information.



Consent
Agenda
Item

7. **HERITAGE BOAT RESTORATION PROGRAM EXTENSION**

(File Ref. No. 11-7141-01) (REDMS No. 8502088)

CNCL-28

See Page CNCL-28 for full report

**PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION**

- (1) *That the Heritage Boat Restoration Program Two-Year Extension be approved and one time funding of \$322,000 be considered as part of the 2027 budget process as detailed in the report titled “Heritage Boat Restoration Program Extension”, dated September 4, 2026, from the General Manager, Parks, Recreation and Culture; and*
 - (2) *That the Heritage Boat Restoration Program Two-Year Extension, that includes the following:*
 - (a) *the restoration of the rum runner;*
 - (b) *that the shipwright oversees the completion of the North Star of Herschell Island; and*
 - (c) *that the Britania Heritage Shipyard Society be permitted to use one carriageway to bring the vessel out of the water in winter,*
- be referred to staff for more information and to consider along with the existing referral regarding the North Star of Herschell Island.*



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8. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10774**
(File Ref. No. 03-1240-01) (REDMS No. 8432370)

CNCL-43

See Page CNCL-43 for full report

FINANCE AND AUDIT COMMITTEE RECOMMENDATION

That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

☐

Consent
Agenda
Item

9. **PERMISSIVE PROPERTY TAX EXEMPTION (2027) BYLAW NO. 10773**
(File Ref. No. 03-0925-02-04) (REDMS No. 8420439)

CNCL-95

See Page CNCL-95 for full report

FINANCE AND AUDIT COMMITTEE RECOMMENDATION

That Permissive Property Tax Exemption (2027) Bylaw No. 10773 be introduced and given first, second and third readings.

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Consent
Agenda
Item

10. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030) BYLAW NO. 10727**
(File Ref. No. 03-0970-25-2026-01) (REDMS No. 8521959)

CNCL-134

See Page CNCL-134 for full report

FINANCE AND AUDIT COMMITTEE RECOMMENDATION

That the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727", dated September 22, 2026, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

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Council Agenda – Tuesday, October 13, 2026

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11. **APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR A ZONING TEXT AMENDMENT TO PERMIT A “CONSTRUCTION AND DEMOLITION WASTE LANDFILL” AND “RECYCLING OPERATION AND DROP-OFF” AT 15555 BLUNDELL ROAD AND PID 024-397-423**

(File Ref. No. ZT 21-922710) (REDMS No. 8521807)

CNCL-156

See Page CNCL-156 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to add “construction and demolition waste landfill” and “recycling operation and drop-off” as permitted uses at 15555 Blundell Road and PID 024-397-423, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-184

Housing Agreement (Affordable Housing) (8520 Railway Avenue) **Bylaw No. 10789**

Opposed at 1st/2nd/3rd Readings – None.



DEVELOPMENT PERMIT PANEL

12. RECOMMENDATION

CNCL-213 *That the minutes of the Development Permit Panel meetings held on*
CNCL-277 *September 16, 2026 and October 1, 2026, be received for information.*

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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

13. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

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Michael Paice to delegate on a petition from residents of Dover Crescent regarding the North Dike upgrade.

14. *Motion to rise and report.*

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ADJOURNMENT

☐



Regular Council

Monday, September 28, 2026

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R26/16-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on September 14, 2026, be adopted as circulated.

CARRIED

COMMITTEE OF THE WHOLE

- R26/16-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

1.



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

- R26/16-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

- R26/16-4 5. It was moved and seconded
That Items No. 6 through No. 10 and No. 12 through No. 13 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meeting held on September 21, 2026;*
- (2) *the Planning Committee meeting held on September 22, 2026; and*
- (3) *the Public Works and Transportation Committee meeting held on September 23, 2026;*

be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, September 28, 2026

7. **HOUSING AGREEMENT (AFFORDABLE HOUSING) (8520 RAILWAY AVENUE) BYLAW NO.10789 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AT 8520 RAILWAY AVENUE (FORMERLY 8520, 8540 & 8560 RAILWAY AVENUE) PER RZ 21-936046 AND DP 24-012854**

(File Ref. No. 12-8060-20-010789) (REDMS No. 8477679, 8486691, 8515092, 8500782)

That Housing Agreement (Affordable Housing) (8520 Railway Avenue) Bylaw No. 10789 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes secured through Rezoning Application RZ 21-936046 and DP 24-012854.

ADOPTED ON CONSENT

8. **APPLICATION BY VIVID GREEN ARCHITECTURE FOR A STRATA TITLE CONVERSION AT 10551/10571 AGASSIZ COURT**

(File Ref. No. 08-4105-20- SC 26-007371; 08-4105-03-02) (REDMS No. 8489770, 5842519)

- (1) *That the application for a Strata Title Conversion by Vivid Green Architecture be approved on fulfillment of the following conditions:*
- (a) *Registration of a flood indemnity covenant on Title.*
 - (b) *Payment of all City utility charges and property taxes up to and including the year 2026.*
 - (c) *Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.*
 - (d) *Final inspection approval of Building Permits for previous construction without a permit at 10551/10571 Agassiz Court.*
- (2) *That the City, as the Approving Authority, delegates the Approving Officer the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

ADOPTED ON CONSENT



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Monday, September 28, 2026

9. APPLICATION BY JASON LEVELTON FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 18431 WESTMINSTER HIGHWAY

(File Ref. No. AG 26-012236) (REDMS No. 8485804)

That the application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 18431 Westminster Highway be forwarded to the Agricultural Land Commission.

ADOPTED ON CONSENT

10. APPLICATION BY KEI CANADA WILLETT DEVELOPMENT LTD. FOR REZONING AT 23160, 23180, 23200 AND 23220 WILLETT AVENUE FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO “TOWN HOUSING (ZT108) – WILLETT AVENUE (HAMILTON)” ZONE

(File Ref. No. 12-8060-20-010795; 12-8060-20-010796, RZ 23-035646) (REDMS No. 8499321, 8499359, 8504605)

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10795 to create the “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading; and*
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10796 to rezone 23160, 23180, 23200 and 23220 Willett Avenue from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

11. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 9211, 9251, 9291, 9311, 9351 BLUNDELL ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH2)” ZONE

(File Ref. No. 12-8060-20-010737, RZ 22-017350) (REDMS No. 8263640, 8495212, 3218459, 8495176, 8504487)

Please see page 5 for action on this item.



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12. **LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP) YEAR 5 SURVEY REPORT AND 2025 CORPORATE EMISSION INVENTORY**
(File Ref. No. 10-6125-07-01) (REDMS No. 8478643, 8386456)

That the LGCAP Year 5 Survey and Attestation Form as described in the report titled "Local Government Climate Action Program (LGCAP) Year 5 Survey Report and 2025 Corporate Emission Inventory", dated August 20, 2026, from the General Manager, Engineering and Public Works be endorsed and posted on the City's website for public information, in accordance with Provincial requirements.

ADOPTED ON CONSENT

13. **GRANVILLE AVENUE AND SHELL ROAD WALKWAY UPDATE**
(File Ref. No. 10-6510-02-01, 06-2400-20-SHEL1) (REDMS No. 8487993)

That a letter from the Mayor be written to the Member of Parliament, Richmond East-Steveston, Parm Bains to help expedite the review of an interim gravel shoulder for pedestrian safety near the Granville Avenue Canadian National Railway crossing and Shell Road trail.

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

11. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 9211, 9251, 9291, 9311, 9351 BLUNDELL ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "HIGH DENSITY TOWNHOUSES (RTH2)" ZONE**
(File Ref. No. 12-8060-20-010737, RZ 22-017350) (REDMS No. 8263640, 8495212, 3218459, 8495176, 8504487)

R26/16-5

It was moved and seconded



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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10737, for the rezoning of 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “High Density Townhouses (RTH2)” zone, be introduced and given first, second and third reading.

The question on Resolution R26/16-5 was not called as discussion ensued with respect to tree retention and replacement.

The question on Resolution R26/16-5 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

**14. FUNDING CONSIDERATIONS FOR AFTER-HOURS OUTREACH
AND FOOD AID DELIVERY PROGRAMS**

(File Ref. No. 08-4057-11-01; 03-1085-01) (REDMS No. 8485962)

R26/16-6

It was moved and seconded

That \$195,000 be taken out of the Rate Stabilization Account in full compensation to Parish of St. Alban's, Refuge Church, and The Salvation Army instead of any HSS Grant for 2027.



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The question on Resolution R26/16-6 was not called as discussion ensued with respect to (i) the process for applying for City grants, (ii) proposals for all funding requests going through the City staff review process, (iii) the importance of supporting the continuation of after-hours outreach and food aid delivery programs provided by Parish of St. Alban's, Refuge Church and The Salvation Army, (iv) the City continuing to advocate to senior levels of government to help organizations diversify funding sources, reduce reliance on City funding and sustain essential services for Richmond residents; and (v) staff discussions with all three organizations and confirmation from them that they do plan to continue the same level of service with the current level of funding that they have received in 2026.

The question on Resolution R26/16-6 was then called and it was **CARRIED** with Cllr. Loo opposed.

**15. RE-NAMING OF TWO CITY-OWNED CHILD CARE FACILITIES,
650-5688 HOLLYBRIDGE WAY AND 10277 RIVER DRIVE**

(File Ref. No. 07-3070-20-013; 07-3070-20-015) (REDMS No. 8471838, 5361660)

R26/16-7

It was moved and seconded

- (1) That the City-owned child care facility located at 650-5688 Hollybridge Way be renamed to "Willow Child Care Centre"; and*
- (2) That the City-owned child care facility located at 10277 River Drive be renamed to "River Run Child Care Centre."*

The question on Resolution R26/16-7 was not called as discussion ensued with respect to the necessity of the name change and the name selection for the facilities.

The question on Resolution R26/16-7 was then called and it was **CARRIED** with Cllr. Loo opposed.

BYLAWS FOR ADOPTION

R26/16-8

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735



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*Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road)
Bylaw No. 10736*

CARRIED

DEVELOPMENT PERMIT PANEL

- R26/16-9 16. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meetings held on June 10, 2026 and September 16, 2026, be received for information.*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *Development Permit (DP 25-017215) for the properties at 9291 Alexandra Road/9288 Tomicki Avenue; and*
 - (b) *Development Variance Permit (DV 26-017406) for the property at 4711 No. 8 Road,**be endorsed, and the Permits so issued.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R26/16-10 17. It was moved and seconded
- That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:42 p.m.).*

CARRIED

Delegate failed to attend Council meeting.

- R26/16-11 18. It was moved and seconded
- That Committee rise and report (7:43 p.m.).*

CARRIED



Regular Council
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ADJOURNMENT

R26/16-12

It was moved and seconded
That the meeting adjourn (7:44 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Monday, September 28, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, September 25, 2026

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 Regional Context Statement – City of Pitt Meadows

ACCEPTED

The City of Pitt Meadows completed the draft update to its Official Community Plan (OCP) 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 align with the regional federation's collective goals as outlined in the regional growth strategy.

The Regional Context Statement (RCS) supports the regional federation's vision by advancing:

- **Compact Urban Growth:** Focusing growth within the Urban Containment Boundary and Pitt Meadows Municipal Town Centre, while supporting compact, mixed-use, transit-oriented development and accommodating future growth, consistent with *Metro 2050* Goal 1.
- **Sustainable Economy:** Protecting and intensifying industrial lands, supporting trade-related and employment-generating uses, protecting agricultural land within the Agricultural Land Reserve, and strengthening agricultural viability, consistent with *Metro 2050* Goal 2.
- **Environmental Protection and Climate Action:** Protecting and enhancing ecosystems through conservation land designations and Development Permit Areas, advancing local ecosystem and tree canopy objectives, reducing greenhouse gas emissions through compact growth and climate action initiatives, and improving resilience to climate change and natural hazards, consistent with *Metro 2050* Goal 3.
- **Housing Diversity and Affordability:** Supporting a range of housing forms and tenure options, increasing housing supply to meet identified housing needs, encouraging affordable and rental housing in Pitt Meadows Municipal Town Centre, and partnering with other agencies to address affordable housing and homelessness, consistent with *Metro 2050* Goal 4.
- **Sustainable Transportation:** Coordinating land use and transportation planning to increase walking, cycling, rolling, transit use, and other sustainable transportation options while supporting efficient movement of goods and services, consistent with *Metro 2050* Goal 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has identified opportunities to further align local targets with *Metro 2050* through future policy work. Metro Vancouver and the City will work together through future OCP and RCS updates to explore an affordable rental housing target, further advance ecosystem protection, and continue planning for future growth in the North Lougheed Special Study Area.

Staff recommended that the MVRD Board accept the City of Pitt Meadows' RCS, received on July 8, 2026.

The Board accepted the City of Pitt Meadows' Regional Context Statement, and directed staff to notify the City of Pitt Meadows of the decision, and to include in the correspondence to the City of Pitt Meadows that, for future updates to the Official Community Plan and Regional Context Statement be in line with the *Local Government Act's* requirement to show how the Official Community Plan is to be made consistent with the regional growth strategy over time.

E1.2 The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region **APPROVED**

At its July 24, 2026 meeting, the MVRD Board considered the report dated June 23, 2026, titled "The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region" and requested a presentation providing additional information on the study methodology and limitations, including considerations related to existing infrastructure deficits. Consideration of the report recommendations was deferred to the September 25, 2026 Board meeting.

In response to questions raised at the July Board meeting, the accompanying presentation provides additional context on the study methodology, assumptions, and limitations. The study was intended to support regional discussions and advocacy related to infrastructure funding and was therefore designed as a high-level, order-of-magnitude assessment rather than a detailed infrastructure plan or forecast. Given the broad scope of the study, which sought to consider infrastructure delivered by member jurisdictions, Metro Vancouver, TransLink, and the Province, it was not feasible within the scope and budget of the project to undertake detailed infrastructure needs assessments for individual service areas or agencies. Instead, the analysis used the replacement cost of existing infrastructure assets as a proxy for estimating future infrastructure requirements associated with projected growth, a methodology commonly used to support high-level infrastructure funding and advocacy discussions. The approach provides a consistent regional estimate across multiple organizations with differing service levels, planning processes, asset management practices, and data availability. The resulting estimate is intended to illustrate the scale of infrastructure investment required to support growth and should not be interpreted as a detailed estimate of infrastructure needs for specific projects, services, or jurisdictions.

The Board received the report for information, requested that the Board Chair forward a copy of the report to Member Jurisdictions and TransLink with an offer of a presentation to Council upon request, and forward the report to the provincial Ministers of Housing and Municipal Affairs, Finance, Transportation and Transit, and Infrastructure, the federal Minister of Housing, Infrastructure and Communities, and the Union of BC Municipalities. The Board also directed staff to advance the strategic recommendations outlined in the report and report back to the Board with options and potential next steps for consideration.

E1.3 Updated Request for Sanitary Service Connection at 14500 Silver Valley Road, Maple Ridge **APPROVED**

The City of Maple Ridge has resubmitted an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to amend and update the Fraser Sewerage Area (FSA) boundary to include three building footprints at 14500 Silver Valley Road to service the expansion of an existing UBC forestry research facility and accessory uses. A previous application to extend sanitary services to the building footprint of four buildings was received and approved in 2024. Since this approval, the site design has been revised so the sewerage area request must be re-submitted as it is specific to the building footprints.

In line with the requirements set out in *Metro 2050*, the request was presented to the MVRD Board to consider consistency with the regional growth strategy prior to consideration by the GVS&DD Board. The application is generally consistent with *Metro 2050* given that:

- The application is related to an existing institutional facility and does not involve new residential or commercial development;
- The subject property is designated Conservation and Recreation and is included in the Natural Resource Areas Overlay. It is currently in use as a forest research facility with institutional and recreation land uses. No further land use changes are proposed; and
- On-site treatment is not justified due to varying and insufficient flow rates as well as potential environmental contamination risk.

To accommodate the limited remaining Committee and Board meeting schedule this year and support timely consideration by the GVS&DD Board, the report was presented directly to the MVRD Board.

The Board resolved that the regional sewer service for the property at 14500 Silver Valley Road, City of Maple Ridge is generally consistent with the provisions of *Metro 2050* and directed staff to forward the requested Fraser Sewerage Area amendment application for the applicable properties as depicted in the report to the GVS&DD Board for consideration.

E1.4 2027 Schedule of Board Meetings

RECEIVED

The 2027 schedule of board meetings has been prepared in accordance with the provisions of the *MVRD Procedure Bylaw No. 1368, 2023 (Procedure Bylaw)*. The schedule includes the date, time, and place for eighteen (18) board meetings, mostly to be held on Fridays of most months, which will avoid conflicts with the standing committee schedule, municipal council meetings, and other conflicting events. Additional special board meetings may be scheduled if required. Meetings on the 2027 Schedule of Meetings will be conducted as in-person meetings or hybrid electronic meetings.

The Board received the schedule of Board Meetings for information as follows:

a) Regular Meeting Dates

- Friday, January 15, 2027 – GVWD and GVS&DD Boards
- Friday, January 29, 2027 – MVRD and MVHC Boards
- Friday, February 12, 2027 – GVWD and GVS&DD Boards
- Friday, February 26, 2027 – MVRD and MVHC Boards
- Friday, April 2, 2027 – all Boards
- Friday, April 30, 2027 – all Boards
- Friday, May 21, 2027 – GVWD and GVS&DD Boards
- Friday, May 28, 2027 – MVRD and MVHC Boards
- Friday, June 18, 2027 – GVWD and GVS&DD Boards
- Friday, June 25, 2027 – MVRD and MVHC Boards
- Friday, July 16, 2027 – GVWD and GVS&DD Boards
- Friday, July 23, 2027 – MVRD and MVHC Boards
- Friday, September 17, 2027 – all Boards
- Friday, October 29, 2027 – all Boards
- Friday, November 26, 2027 – MVRD and MVHC Boards
- Friday, December 3, 2027 – GVWD and GVS&DD Boards

- b) Special Joint MVRD, MVHC, GVWD, and GVS&DD Boards Meeting Dates
 - Wednesday, April 14, 2027
 - Wednesday, October 20, 2027
- c) Time

All meetings are scheduled for 9:00 am, unless otherwise specified on the meeting notice.
- d) Place

All meetings are scheduled in the Metro Vancouver Boardroom on the 28th Floor, 4515 Central Boulevard, Burnaby, BC, unless otherwise specified on the meeting notice, and may include the simultaneous use of electronic facilities.

The MVRD Board received the report for information.

E1.5 2026 Electoral Area A Director Election Results

RECEIVED

Metro Vancouver is responsible for conducting the election for Electoral Area A, Metro Vancouver Regional District. Metro Vancouver conducted work ahead of the election to meet all legislative requirements, while collaborating with election teams from the City of Port Moody, City of Surrey, City of Vancouver, District of West Vancouver, Islands Trust, and Sunshine Coast Regional District. On September 18, 2026, one of the two candidates withdrew their candidacy, and on September 21, 2026, David Hocking was declared elected by acclamation.

The Board received the report for information.

G1.1 Results of the Alternative Approval Process for MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026

APPROVED

An Alternative Approval Process (AAP) was conducted to determine if the electors approve of *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026* (MVRD Bylaw No. 1433, 2026). This bylaw would apply to the Electoral Area A communities of Bowyer Island, Passage Island, Indian Arm, and Pitt Lake.

Of the estimated 175 eligible electors, 47 (27%) submitted response forms opposing the establishment of the service that were deemed accepted. This is above the 18 (10%) threshold required to oppose the establishment of the service, and therefore elector approval through the AAP has not been obtained. As outlined in the March 2026 Board report, the Alternative Approval Process was the first step in obtaining elector approval, with assent voting to follow if the AAP did not succeed. Staff recommended holding an assent voting process (referendum) to pose the question below to all eligible electors alongside the October 2026 local government election for the Electoral Area A Director. The proposed question is as follows:

Assent Voting (Referendum) Question

Are you in favour of the Metro Vancouver Regional District adopting MVRD Bylaw No. 1433, 2026 to establish within portions of Electoral Area A, a service for the purpose of the coordination, transportation, and disposal of waste items generated from water-access properties within the area, and to authorize a maximum annual taxation of \$20,000 or \$0.6/\$1,000 of net taxable value of improvements, whichever is greater?

The Board received the report for information, directed staff to obtain elector approval for *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026* through assent voting, and approved the following assent voting question to be put on the ballot and submitted to eligible electors of Electoral Area A for the assent voting process to be held on October 17, 2026:

Are you in favour of the Metro Vancouver Regional District adopting MVRD Bylaw No. 1433, 2026 to establish within portions of Electoral Area A, a service for the purpose of the coordination, transportation, and disposal of waste items generated from water-access properties within the area, and to authorize a maximum annual taxation of \$20,000 or \$0.6/\$1,000 of net taxable value of improvements, whichever is greater?

G1.2 Regional Growth Strategy Amendment Bylaw No. 1470, 2026 – City of Vancouver (Molson Site) ADOPTED

On July 24, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026 (MVRD Bylaw No. 1470, 2026)*. The amending bylaw would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood on the Molson Site at 1550 Burrard Street and 1655 West 1st Avenue in Vancouver.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and local First Nations of the proposed amendment to provide an opportunity for comment. Seven responses were received, and a summary of the feedback was provided in the report.

The Board received for information the comments from affected local governments and local First Nations as presented in the report, adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*, and accepted the City of Vancouver's amended Regional Context Statement.

G1.3 Regional Growth Strategy Amendment Bylaw No. 1463, 2026 – City of Surrey (105 – 175A Street) ADOPTED

On June 26, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026 (MVRD Bylaw No. 1463, 2026)*. The amending bylaw would re-designate Employment lands to General Urban to accommodate 20 single-detached homes at 105 - 175A Street in the Douglas neighbourhood of South Surrey.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations and the public of the proposed amendment to provide an opportunity for comment. Seven responses were received, and a summary of the responses was provided in the report.

The Board received for information the comments from affected local governments and local First Nations as presented in the report, adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*, and accepted the City of Surrey's amended Regional Context Statement.

Greater Vancouver Sewage and Drainage District

E1.1 Liquid Waste Management Plan Ministry Review Update

APPROVED

During the Provincial review of the *Liquid Waste Management Plan* submission, the Minister of Environment and Parks provided a response to Metro Vancouver by letter dated July 29, 2026. In subsequent discussions with Ministry staff, it was clarified that they received feedback from municipal council members who expressed concerns related to the North Shore Wastewater Treatment Plant and there were no major objections to the *Liquid Waste Management Plan* itself.

In the letter, the BC Minister of Environment and Parks directed Metro Vancouver to seek endorsement of the updated *Liquid Waste Management Plan (LWMP)* from GVS&DD member councils. This direction provides the Ministry with additional information on member support as it completes its review of the plan. Subsequent to receipt of the July 29, 2026 letter, the Minister agreed to provide written clarification, noting that unanimous support from each member is not a prerequisite for plan approval. This will be provided to the Board upon receipt.

The updated *Liquid Waste Management Plan* was developed through extensive engagement with member jurisdictions, First Nations, advisory committees, and the public. Through the Regional Engineers Advisory Committee, member municipalities were offered LWMP presentations to their councils. Staff were invited to present the LWMP to seven municipal councils and did not receive objections to its contents.

Staff recommended that the Board respond to the Minister of Environment and Parks via letter from the Chair that includes both a summary of engagement to date, and a commitment to an additional round of engagement with member jurisdictions, along with the engagement log to provide evidence of completed engagement.

The Board resolved to respond to the BC Minister of Environment and Parks' letter dated July 29, 2026, providing the requested additional information, and directed staff to seek endorsement of the updated *Liquid Waste Management Plan* from GVS&DD member jurisdictions by resolution commencing January 2027.

**G1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas
Boundaries Amendment Bylaw No. 404, 2026 – Fraser Sewerage Area – Township of
Langley (Salmon River Uplands) ADOPTED**

The Township of Langley requested an amendment to the Fraser Sewerage Area (FSA) boundary in the Salmon River Uplands area to add properties that are eligible for regional sewer service and to remove ineligible properties. Future development in this area will be low density rural residential, consistent with *Metro 2050's* Rural land use designation. The MVRD Board determined that sewer service for the subject properties is consistent with the provisions of *Metro 2050*. A technical review concluded that the additional wastewater flows can be accommodated within the regional system. The increased flows will require a partial upgrade of the GVS&DD's Langley Connector by the mid-2040s, approximately 20 years earlier than currently planned. As the application is consistent with *Metro 2050* sewer service provisions and the technical impacts can be addressed through future infrastructure upgrades, staff recommend amending the FSA boundary.

The Board gave three readings to *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 404, 2026*, and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 404, 2026*.



Finance and Audit Committee

Date: Monday, October 5, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Andy Hobbs
Councillor Bill McNulty
Councillor Michael Wolfe

Absent: Councillor Laura Gillanders
Councillor Kash Heed
Councillor Alexa Loo

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 Finance and Audit Committee held on September 8, 2026, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10774**

(File Ref. No. 03-1240-01) (REDMS No. 8432370)

It was moved and seconded

That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

CARRIED

Finance and Audit Committee

Monday, October 5, 2026

2. **PERMISSIVE PROPERTY TAX EXEMPTION (2027) BYLAW NO. 10773**

(File Ref. No. 03-0925-02-04) (REDMS No. 8420439)

It was moved and seconded

That Permissive Property Tax Exemption (2027) Bylaw No. 10773 be introduced and given first, second and third readings.

CARRIED

3. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030) BYLAW NO. 10727**

(File Ref. No. 03-0970-25-2026-01) (REDMS No. 8521959)

It was moved and seconded

That the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727", dated September 22, 2026, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:01 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance and Audit Committee of the Council of the City of Richmond held on Monday, October 5, 2026.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



Planning Committee

Date: Tuesday, October 6, 2026

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day (entered the meeting at 4:02 p.m.)
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders
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 Planning Committee held on September 22, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 3691/3695 CHATHAM STREET FROM “STEVESTON COMMERCIAL (CS3)” ZONE TO “COMMERCIAL MIXED USE (ZMU65) – CHATHAM STREET (STEVESTON)” ZONE**
(File Ref. No. RZ 24-042233) (REDMS No. 8497547)

Councillor Carol Day entered the meeting (4:02 p.m.)

Planning Committee
Tuesday, October 6, 2026

In response to queries from Committee, staff advised that (i) the application has undertaken an enhanced design review process, (ii) the Heritage Commission has reviewed the rezoning application, and (iii) consideration of incorporating a wraparound window design can be reviewed with the applicant at the Development Permit stage.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10759 to create the “Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)” zone, and to rezone 3691/3695 Chatham Street from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)”, be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR A ZONING TEXT AMENDMENT TO PERMIT A “CONSTRUCTION AND DEMOLITION WASTE LANDFILL” AND “RECYCLING OPERATION AND DROP-OFF” AT 15555 BLUNDELL ROAD AND PID 024-397-423

(File Ref. No. ZT 21-922710) (REDMS No. 8521807)

In response to queries from Committee, staff advised that (i) the Province removed the Ecowaste landfill site from the ALR, (ii) the proposed Zoning Bylaw amendment is generally consistent with the Official Community Plan (OCP), the site will retain the AG1 zoning while permitting construction and demolition waste landfill, recycling operations, and drop-off uses with a maximum height of 28.0 m GSC, and until December 31, 2060. After which time these uses will cease to be permitted, and all related structures are to be removed, (iii) the properties are designated “Agricultural” in the 2050 Metro Vancouver Regional Growth Strategy (RGS), (iv) the closure and decommissioning of the landfill operations will be in accordance with the requirements of their Operating Certificate and the Design, Operation and Closure Plan as issued by the Ministry of Environment (MOE), (v) Material Recovery Facilities (MRFs) support construction waste recovery, through concrete and asphalt recycling, soil management and public recycling drop-off services, (vi) in accordance with the City’s Demolition, Construction Waste bylaw, single-family homes and two- family dwellings are required to recycle at least 70 percent of demolition materials. This requirement will increase to 80 percent in January 2027, with new recycling requirements for multi-family residential and non-residential buildings, and (vii) without a local facility, demolition materials would need to be transported farther, increasing costs and emissions. Retaining and regulating the site through zoning supports the City’s Circular City Strategy, demolition waste requirements, and recycling targets.

2.

Planning Committee
Tuesday, October 6, 2026

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to add “construction and demolition waste landfill” and “recycling operation and drop-off” as permitted uses at 15555 Blundell Road and PID 024-397-423, be introduced and given first reading.

CARRIED

3. MANAGER’S REPORT

Staff Introduction

Staff introduced Khaleel Sumar, as the new Senior Code Engineer in the Building Approvals department.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:18 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 6, 2026.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



To:	Parks, Recreation and Cultural Services Committee	Date:	September 4, 2026
From:	Elizabeth Ayers General Manager, Parks, Recreation and Culture	File:	11-7141-01/2025-Vol 01
Re:	Heritage Boat Restoration Program Extension		

Staff Recommendation:

That the Heritage Boat Restoration Program Two-Year Extension be approved and one time funding of \$322,000 be considered as part of the 2027 budget process as detailed in the report titled “Heritage Boat Restoration Program Extension”, dated September 4, 2026, from the General Manager, Parks, Recreation and Culture.

Executive Summary

In 2024, Council approved the Heritage Boat Restoration Program (the Program) at Britannia Shipyards National Historic Site (Britannia Shipyards). Under the leadership of a temporary Shipyard Operations Supervisor, this Program has successfully advanced boat restoration, site infrastructure improvements, visitor engagement, and maritime heritage interpretation. The Program supports Council-approved priorities for preserving Steveston’s wooden boatbuilding traditions, interpreting diverse waterfront histories, and creating authentic public learning experiences. Key accomplishments include repairs to the *Silver Ann*, restoration of the *Crystal S*, renewal of the Shipyard Building slipways, expanded school and tourism programming, and a hands-on volunteer program. The Program received awards from Tourism Richmond in 2025 and Heritage BC in 2026.

This report recommends extending the pilot for two additional years in order to complete the restoration of the *Iona* boat and continue current programs and volunteer opportunities. An extension to the pilot would allow for additional time to further assess program options and associated costs, revenue generating opportunities and staffing requirements to inform the development of a business plan and on-going service levels. The report also provides an update on the associated Britannia Shipyards Site Concept Plan. Should Council approve the report a one-time additional funding request of \$322,000 for 2027–2028 will be brought forward for consideration as part of the 2027 budget process.

Staff Report

Origin

On July 8, 2024, Council approved piloting the Heritage Boat Restoration Program (the Program) at Britannia Shipyards for a two-year period (2025 and 2026) with one-time additional level funding of \$330,458. As part of this report, Council also endorsed the development of a site concept plan. Funding for the concept plan was approved as part of the 2025 budget process and pre-planning work is currently underway.

The Program objectives outlined in the report were a) complete the restoration of the *Crystal S* boat, b) support the development of a business plan for boat restoration programming, c) maintain the existing Britannia Shipyards boats, and d) support further planning and implementation for the infrastructure requirements to support future boat restoration and displays. This Program is led by a trained shipwright in the temporary full-time position of Shipyard Operations Supervisor.

The purpose of this report is to provide an update on the progress of Heritage Boat Restoration Program and to seek Council approval for a two-year extension of the Program and associated costs.

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.

Analysis

Background

Britannia Shipyards is an eight-acre heritage park providing local residents and visitors from around the world the opportunity to experience Richmond's maritime and cultural heritage. As the oldest shipyard community in British Columbia, it has undergone many transformations since the original cannery was built on the waterfront in 1889.

In 2014, Council endorsed the following mission for Britannia Shipyards:

Britannia Shipyards National Historic Site preserves West Coast maritime heritage with an emphasis on local wooden boat building traditions and the cultural mosaic and living conditions of the people who worked on the Steveston waterfront.

The site's mission, strategic priorities, interpretive goals which have developed over the past 10 years, articulate the importance of heritage boats and the activity of wooden boat building and repair to Britannia Shipyards. These activities and accompanying interpretation offer numerous benefits to the site and its visitors by:

- Providing unique feature attractions that draw new visitors to the site and engage recurring visitors;

- Offering memorable, real-life experiences of Steveston's historical activities for visitors;
- Keeping alive Steveston's traditions of wooden boat building;
- Illustrating the stories of Steveston's diverse boat building community; and
- Preserving boats significant to Steveston.

Today, Britannia Shipyards interprets the stories of the people and places that formed the heart of Steveston's fishing industry. Exhibits in the Britannia Shipyards building, the Murakami Boatworks, and the Richmond Boat Builders building highlight Steveston's unique boatbuilding traditions and feature boats that have been or are being restored.

In 2024, Council approved piloting the Heritage Boat Restoration Program to help to advance several Council-approved initiatives including:

- The *Britannia Shipyards National Historic Site Strategic Development Plan*, endorsed by Council on July 23, 2018, which identified the following priority initiatives relating to the restoration and display of heritage boats:
 - Conduct preparatory work to assess viability of additional boat building and repair activities on site; and
 - Develop recommended options for the restoration and display of heritage boats for Council's consideration.
- The *Steveston Heritage Sites Interpretive Framework*, endorsed by Council on November 14, 2023, which highlights the stories central to Steveston's history and heritage. Included in this Framework are the following interpretive goals for Britannia Shipyards National Historic Site:
 - Create authentic and immersive experiences of the daily life of the people who worked in West Coast fishing and boatbuilding;
 - Foster greater understanding of the cultural diversity of people that supported West Coast fishing and boatbuilding;
 - Encourage discovery of the complex workings of West Coast fishing and boatbuilding industry; and
 - Inspire connections to and stewardship of West Coast maritime heritage and the Fraser River.

Additionally, this Framework identifies gaps in the current interpretation of Steveston's heritage, including interpretation of the evolution of West Coast fishing methods and boats.

Update on Heritage Boat Restoration Program

Based in the Richmond Boat Builders Building, the care and restoration of large boats has become a significant feature of Britannia Shipyards.

Unique in Canada, the Program has received significant media attention and been the recipient of two awards. In November 2025, Tourism Richmond awarded the Program the Excellence Award for Innovation for its novel and creative approaches to problem solving. In May 2026, Heritage BC presented a provincial award recognizing the Program as an outstanding model for connecting heritage preservation with public learning that is hands on, accessible and deeply rooted in the community.

During this pilot period, the Program focused on four main projects:

1. **Completing fit out of Richmond Boat Builders building** – The building was equipped with the necessary equipment to safely undertake wooden boat restoration with public viewing;
2. **Hull repairs to the *Silver Ann*** – The *Silver Ann* is a feature of the Britannia Shipyards dock and required hull repairs to ensure the boat remained watertight. Work on the *Silver Ann* was funded by a provision set up with donations for the care of the boat;
3. **Restoration of the *Crystal S* for display** – This project was funded by the Japanese Canadian Legacies - BC Heritage Sites grant and will become a feature of the future Japanese Boat Builder exhibit in the Shipyard Building; and
4. **Restoration of the Shipyard Building slipways** – A new winch and cabling system was installed and the ways cleaned and repaired, allowing the space to independently haul boats into the building.

In addition to the four projects listed above, the Program has allowed for the addition of visitor experience opportunities that have provided significant benefit to the Britannia Shipyards site.

During restoration projects, the public can visit the Richmond Boat Builders to view the on-going work. While viewing, visitors can interact with the shipwright and learn firsthand about the different processes used in wooden boat restoration. Several other new visitor engagement opportunities have been developed as part of the Program. Attachment 1 provides key metrics and images for the following activities:

- Public programming in the Richmond Boat Builders gives visitors an opportunity to speak with a shipwright to learn about the current project and the tools and techniques being used;
- The popular “Britannia Boatbuilders” field trip was reimaged to take place in the Richmond Boat Builders and features active boat restoration as part of the program. This experience has become a highlight for school children and has meant an increase in program bookings;
- A new Shipwright Assistant volunteer program was introduced, allowing locals to safely get hands-on experience in a boat building shop by working on restoration projects; and
- In 2026, new programming was developed to appeal to group tourism audiences with a unique behind-the-scenes experience where visitors can try their hand at different boat building techniques.

The Shipyard Operations Supervisor has also played an integral role in supporting the maintenance and operations of Britannia Shipyards. This position has played a role in projects such as:

- Documenting and salvaging materials from the *Starliner* boat;
- Supporting the recruitment and hosting of visiting boats for Maritime Festival and other special event days;
- Advising on the development of a new permanent exhibits and programming; and

- Advising on the acquisition of boat donation offers.

Update on the Heritage Boat Restoration Business Plan

While many activities have taken place over the past two years, a complete, long-term business plan and establishment of a recommended on-going service level was not completed. An extension to the pilot would allow for additional time to further assess program options and associated costs, revenue generating opportunities and staffing levels to inform the development of a business plan and on-going service levels. Key Program opportunities were considered for feasibility and will be further explored should an extension of the Program be approved, including:

- **Build/restore boats for resale**

In the future, the Program could include restoring or building wooden boats for sale/resale. Due to the poor market for larger boats, it is not recommended to undertake a large-scale project of this nature. There may be a market to resell a smaller boat and this will be piloted during the extension of the Program to better understand the long-term feasibility of these types of projects;

- **Deliver fee-based workshops:**

A skill development or skiff building workshop could be offered to community members for a fee. Following further assessment, a pilot workshop may be offered in the extension of the Program to better understand the potential financial and community benefits of this type of programming;

- **Partner with non-profit organization on restoration project:**

The City could partner with a non-profit organization to support the restoration of a heritage vessel owned by the non-profit. These vessels would be at Britannia Shipyards during restoration and then return to the non-profit owner for display. While there have been some opportunities discussed over the past two years, at this time it is not clear if there would be projects which would fit with the requirements of Britannia Shipyards, in particular, a boat that fits within the Richmond Boat Builders building.

Taking on private restoration projects for a fee for service was considered but is not recommended. Similar to a privately run shipwright shop, the City could solicit private projects where owners pay for the restoration costs. This type of work is not recommended due to the challenge of finding an appropriate project and owner, and the risks the City would assume.

Update on Site Concept Plan

Council approved the development of a Site Concept Plan for Britannia Shipyards Park on July 8, 2024. The completion of this Plan is necessary to identify future locations for land display. There are currently three locations for covered land display, the two slipways in the Britannia Shipyards building and the Richmond Boat Builders, all of which are occupied. Space for additional covered displays may be found in the park at Britannia Shipyards. However, boats displayed in the park should be covered to reduce the maintenance requirements. The number, size and location of these displays will be determined as part of the Site Concept Plan. For this

reason, completion of the Site Concept Plan is important to understanding the future boat restoration opportunities at Britannia Shipyards.

Preliminary work in preparation for the development of the Site Concept Plan has included the following:

- Study of available utility services at Britannia Shipyards to inform the future needs for electric, water and sewer on the western side of the site (completed);
- Concept plans for the Japanese Duplex to inform the elevation of the new Welcome Centre (completed);
- Construction activities related to the First Nations Building and surrounding landscaping needs (in progress); and
- Study of options for charging admission at Britannia Shipyards and Council direction on preferred option. (in progress).

Following this preliminary work, working with the Britannia Shipyards National Historic Sites Society and the Steveston Historic Sites Building Committee, a report will be brought forward for Council consideration and direction on gating and/or charging admission at Britannia Shipyards. Council direction is required on this matter to inform the development of the concept plan.

Heritage Boat Restoration Program Extension

Since its initiation, the Program has brought significant benefits to the Britannia Shipyards site, bringing the site's history to life in a unique and engaging way. The activities related to the care of boats and the site's infrastructure has greatly improved the appearance and function of the site. These activities are on-going and require a strong understanding of boat building and repair, as well as the operational needs of a public heritage site. Unlike singular boat restoration projects, this work cannot be performed by an external contractor(s). For these reasons, extending the Program is recommended.

Next Steps

Based on the success of the Program to date, should Council approve the extension of the pilot, the primary goals for the next two years would be to do the following at Britannia Shipyards:

- Complete the restoration of the Iona;
- Manage and care for existing City boat and boat-related assets;
- Support the development and delivery of programming and volunteer opportunities at the site;
- Explore and pilot opportunities for new programming to inform a business plan and ongoing service levels; and
- Provide input on the development of the Site Concept Plan.

These goals not only support the preservation and operation of the site but would contribute to the site's interpretation and public engagement, helping Britannia Shipyards to continue to be a unique and attractive place for visitors.

Extending this Program for two years will provide value to the Britannia Shipyards site by attracting visitors and revitalizing heritage assets. An extension of the Program will also provide opportunities to explore new programming opportunities and will provide the time and resources to complete the work identified above and develop recommended next steps.

The cost for the program extension is estimated at \$322,000. Should Council endorse this option, a one-time additional level of \$322,000 will be submitted which will provide funding for labour, materials and equipment to fund the program to the end of 2028.

Budgetary Implications

Pending endorsement by Council, a one-time additional level request will be submitted as part of the 2027 budget process to cover program cost, including the Shipyard Operations Supervisor, for the years 2027 and 2028 estimated at \$322,000 (2027 dollars).

In addition to future capital requests, external funding will be sought to support the activities included in the Program.

Conclusion

The initial Program pilot has been a success for Britannia Shipyards. A two-year extension of the Program is recommended to continue support for the unique visitor experiences and boat restoration projects that the Program supports. The cost of a two-year extension is \$322,000.

Respectfully submitted,

Marie Fenwick, Director, Arts, Culture and Heritage Services

Report Contributors

This report was prepared by Rebecca Clarke, Manager, Museum and Heritage Services, and reviewed by: Finance, Parks Services, and Project Development.

Endorsed by Serena Lusk, CAO

Att. 1: Program Highlights January 2025 – September 2026

Program Highlights January 2025– September 2026

Accomplishments	
Britannia Boatbuilders School Program	1,089 students from 47 classes
Tour Groups	450+ participants (2026)
Volunteers	Three skilled regular volunteers for 331 hours in 2026
Special event participation	Doors Open Richmond (Richmond Boat Builders visits two days of programming) 2025 - 520 Richmond Maritime Festival 2025 – est. 40,000 Ships to Shore at Garry Point Park 2026 – est. 70,000 Doors Open Richmond (Richmond Boat Builders visits one day of programming) 2026 - 249 Richmond Maritime Festival 2026 – est. 28,000
Media	10 media mentions
Awards	Tourism Richmond – Excellence Award for Innovation Heritage BC – Outstanding Award for Education, Communications, and Awareness

Feedback

“This year we got to build a wooden boat alongside the wooden boat builders restoring the wooden fishing boat and it added so much to the experience. Super cool to see and was nice that kids got to chat and see the real tools they were using.” – School teacher

“First time working alongside of a real restoration of a fishing boat. That to me was what made this trip unique, and I hope more restorations and programs align together like this.” – School teacher

“This site was one of my favorite places we visited today as tourists... There was so much information to learn, and the buildings have been carefully renovated. I think this museum offers a great deal of insight into the local history, how the area’s diverse cultures developed, and what life was like here. It was also really cool to see people actively restoring wooden boats.” – Google Review

“A few months ago, I visited the site with my children and was genuinely struck by the craftsmanship involved in the restoration work. Seeing vessels like the Crystal S being preserved in such a thoughtful, hands-on way felt like a powerful story waiting to be told.” – Email from visitor

Images of Heritage Boat Building Program



Shipyard Operations Supervisor repairing *Silver Ann*, 2024



Shipyard Operations Supervisor speaking with tour group, 2025



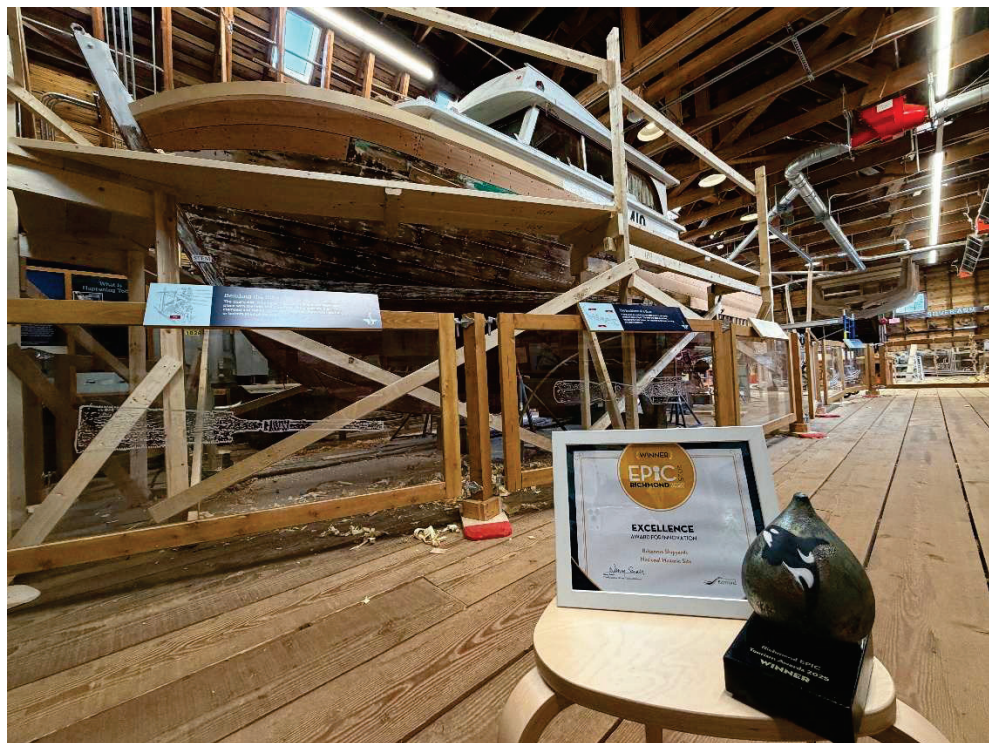
Shipyard Operations Supervisor speaking with visitors at Doors Open Richmond event, 2025



Shipwright Assistant giving demonstrations during Maritime Festival, 2025



Shipyard Operations Supervisor and Shipwright Assistant installing steam-bent members on *Crystal S*, 2025



Tourism Richmond EPIC award with *Crystal S* in background, 2025



Shipyard Operations Supervisor speaking with public at Ships to Shore Festival, 2026



Shipyard Operations Supervisor doing demonstration for school group, 2026



Shipyard Operations Supervisor interviewing for social media film, 2026



Volunteer helping with *Crystal S*, 2026

Watch live heritage wooden boat restoration in Steveston



[Valerie Leung](#)

May 26, 2025 1:30 PM



The Britannia Shipyards shipwright explaining boat restoration to the public. | Photo courtesy of City of Richmond



[Listen to this article](#)

00:01:58

The Richmond community can now watch the restoration of heritage wooden fishing boats first-hand in Steveston.

The new heritage boat restoration program at Britannia Shipyards National Historic Site gives visitors a chance to watch what boat restoration looks like in action inside the 1930s Richmond Boat Builders building.

This year's project features the Crystal S, a locally built wooden gillnetter that once worked on the Fraser River.



PHOTOS BY DAVID COON

Britannia Shipyards National Historic Site

In the refurbished Richmond Boat Builders shop at Britannia Shipyards National Historic Site (in Steveston), restoration work continues this summer on the CRISTAL S (1963, Sakamoto Boatworks), a 37-ft gillnetter/troller. Shipyard Operations Supervisor Dave Sharp is leading a crew of volunteers in a complete rebuild. Visitors and school groups can watch the process, while viewing exhibits on the shop walls. The hull boasts new white oak ribs, yellow cedar framing members, and red cedar planking and deck. The original gumwood guards and sheathing will be reattached. The net drum (shown with Sharp in the photo at right) will also be reinstalled. CRISTAL S is due to be launched during the summer. It will be moved onto a marine railway in the refurbished Britannia Shipyard Building. Sharp constructed two new railway cradles to hold CRISTAL S and a rebuilt workboat, BURNABY (1925, Eriksen Bros.). The Japanese Canadian Legacies Society has provided funding for the CRISTAL S work and exhibits through the BC Heritage Sites program. Sharp says Britannia's next vessel restoration project will be the 37-ft fish collector IONA. Restoration of the buildings on the historic site is financed and managed by the City of Richmond. —D.C.





**SHELTER
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MARINA &
BOATYARD**

**A Travelift
and/or
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To: Finance and Audit Committee

Date: September 11, 2026

From: Jerry Chong
General Manager, Finance and Corporate
Services

File: 03-1240-01/2025-Vol
01

Re: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774

Staff Recommendation

That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

Executive Summary

The Consolidated Fees Bylaw supports Council's commitment to responsible financial management by ensuring that fees are regularly reviewed and aligned with the costs of delivering municipal services. Fees are structured to recover the costs associated with specific user-requested services helping to minimize reliance on property tax revenues to fund those services.

Adoption of the Consolidated Fees Bylaw will create a more efficient and user-friendly system for managing municipal fees while supporting long-term fiscal sustainability and improved customer service.

Staff Report

Origin

The purpose of the Consolidated Fees Bylaw is to establish a single, comprehensive framework for municipal fees and charges associated with services and activities administered by the municipality. Consolidating fee schedules previously contained in multiple bylaws improves administrative efficiency and public accessibility.

Council adopted the Consolidated Fees Bylaw No. 8636 in 2011 to combine the majority of the City's fees and charges into one bylaw for ease of review and adjustment to Consumer Price Index (CPI) increases. As part of the City's Long Term Financial Management Strategy Policy 3707, fees and charges are adjusted annually based on projected Vancouver CPI increases.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

The most recent forecast, prepared by the Conference Board of Canada, indicates that Vancouver's CPI will increase by 2.0% from 2026 to 2027. The forecasted CPI increase may change, and staff will continue to monitor for any changes.

In keeping with prior years' practices, fee adjustments greater than \$100.00 are rounded to the nearest \$1.00, fee adjustments less than \$100.00 are rounded to the nearest \$0.25, and fee adjustments less than \$1.00 are rounded to the nearest \$0.05.

All fees in the attached Amendment Bylaw No. 10774 are effective January 1, 2027, and are adjusted to the proposed 2.0% increase with the following exceptions, at the request of the respective stakeholders:

1. Schedule – Archives and Records

A review of other fees in the region was conducted and copying fees have remained unchanged from prior years. As such, Richmond will also keep photocopying and printing fees unchanged at \$0.35 per page for black and white copies, and \$0.50 per page for colour copies. Scanned electronic copies of a paper record to remain unchanged at \$0.50 per page for both black and white and colour copies.

Scanned high resolution images (photographs, negatives, maps, textual records) will remain unchanged at \$21.25 for each image.

Other similar institutions' fees support the proposed recommendations above. Keeping the rates at the same level of 2026 ensures that the reproduction of records does not become unaffordable to the general public who have the right to access and obtain copies of government and community records in our custody and care.

2. Schedule – Garden City Lands and Soils Deposit Fees

Any expenses incurred by the City related to the deposition of soil by Third Parties will be charged directly back to the soil provider on a cost recovery basis. Soil deposition of imported soil on the Garden City Lands requires monitoring and supervision of soil deposits and utilizes heavy equipment to distribute the soil into place as it is deposited to minimize delays and improve site management efficiencies. Expenses incurred include, but are not limited to, City-related staffing, equipment and materials and contracted services charges associated with these aforementioned activities.

3. Schedule – Publication Fees

Fees for traffic camera video recording searches will remain unchanged from 2026, at \$403.00 per request and \$64.50 per hour for larger requests. Given that these fees are already relatively high and the number of paid requests we receive is limited, maintaining the current fee structure will help avoid further discouraging requests while continuing to recover costs.

4. Schedule – RCMP Document Fees

As with prior years, the fees for Police Information Check (PIC) for ‘Volunteering Outside the City of Richmond’ will remain at \$25.00. Many municipalities have removed the PIC fees for volunteers or have kept it at a nominal rate.

5. Schedule – Soil Deposit and Removal

Fees in this schedule that are indexed to per cubic meter have a rate increase of \$0.02 rather than \$0.25, as volumes can be in the tens of thousands of meters for projects that are moving large volumes.

6. Schedule – Traffic Bylaw

As done in the previous year, EV Meter Charging rates have been aligned to match BC Hydro’s rates. BC Hydro’s fee structure is based on cost recovery rather than CPI.

These fees are also reflected in Schedule – Parking (Off Street) Regulations and Schedule – Use of City Streets.

Budgetary Implications

Fee increases assist in offsetting the increased costs associated with each respective service. It is estimated that the proposed rate increases to the Consolidated Fees Bylaw for 2027 will generate approximately \$415,000 in additional revenue.

Conclusion

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774 be introduced and given first, second and third readings.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Angela Zanardo, Manager, Revenue and reviewed by: Arts, Culture and Heritage Services; Building Approvals; Business Licence; Business Services; Clerk's Office; Climate & Environment; Community Bylaws; Development Applications; Engineering; Fire-Rescue; Parks Services; Policy Planning; Transportation and RCMP.

Endorsed by Serena Lusk, CAO

Att. 1: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774



Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774

The Council of the City of Richmond enacts as follows:

- 1) The Consolidated Fees Bylaw No. 8636, as amended, is further amended:

By deleting, in their entirety, the schedules attached to Bylaw No. 8636, as amended, and substituting the schedules attached to and forming part of this Bylaw.
- 2) This Bylaw comes into force and effect on January 1, 2027.
- 3) This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
ML

SCHEDULE - ANIMAL CONTROL REGULATION**Animal Control Regulations Bylaw No. 7932****Cat Breeding Permit Fee**

Section 2.2

Description	Fee
Cat breeding permit for three years	\$50.25

Impoundment Fees

Section 8

Description	Fee
1st time in any calendar year	
Neutered male or spayed female dog	\$57.75
Non-neutered male or unspayed female dog	\$174.00
Dangerous Dog*	\$703.00
2nd time in any calendar year	
Neutered male or spayed female dog	\$116.00
Non-neutered male or unspayed female dog	\$357.00
Dangerous Dog*	\$1,374.00
3rd time and subsequent times in any calendar year	
Neutered male or spayed female dog	\$357.00
Non-neutered male or unspayed female dog	\$703.00
Dangerous Dog*	\$1,374.00
Bird	\$9.00
Domestic farm animal	\$85.50
<i>Impoundment fee also subject to transportation costs</i>	
Other animal	\$43.50
<i>Impoundment fee also subject to transportation costs</i>	

*Subject always to the power set out in Section 8.3.12 of Animal Control Regulation Bylaw No. 7932 to apply for an order that a dog be destroyed.

Note: In addition to the fees payable above (if applicable), a licence fee will be charged where a dog is not currently licenced.

Maintenance Fees

Section 8

Description	Fee
Dog	\$19.00
Dangerous Dog	\$35.75
Cat	\$19.00
Bird	\$6.00
Domestic farm animal	\$43.50
Other animal	\$15.75

Note: For all of the Animal Control Regulation Maintenance Fees, a charge is issued for each day or portion of the day per animal.

SCHEDULE - ARCHIVES AND RECORDS**Archives and Records
Image Reproduction Fees**

Description	Fee	Units
<u>Copying Records</u> <i>Note: careful consideration will be given to requests for copying of fragile archival records. The City will not copy records if there is the possibility that an original record could be damaged during the copying process.</i>		
Photocopying and printing (First 4 pages free)	\$0.35 \$0.50	per b&w page per colour page
Scanned electronic copy of a paper record	\$0.50	per b&w or colour page
Digitization of audio recording and moving image recordings	(actual cost)	per audio file
<u>Photograph Reproductions</u> Scanned image (each)	\$21.25	

**Archives
Research Service Fee**

Description	Fee	Unit
Commercial Research Service Fee	\$56.75	per hour
<i>Note: Rush orders available at additional cost; discounts on reproduction fees available to students, seniors, and members of the Friends of the Richmond Archives.</i>		

**Archives
Tax Search Fees**

Description	Fee
<u>Tax Searches and Printing of Tax Records</u> Searches ranging from 1 to 5 years Each year greater than 5 years	\$37.00 \$9.00

**Archives and Records
Preliminary Site Investigation**

Description	Fee
Active Records Check Survey (per civic address searched)	\$286.00

Records**Building Records Request Fees**

Description	Fee	Units
Administration Fee	\$30.75	per request
Each Copy Requested (Printed)	\$5.75	per page
Each File Requested (Electronic)	\$5.75	per file
Large File Charge	\$12.50	per request

SCHEDULE - BILLING AND RECEIVABLES**Billing and Receivables****Receivables Fees**

Description	Fee
Administrative charges for cost recovery billings undertaken for arm's length third parties	(20% of actual cost)
Non-Sufficient Fund (NSF) charges	\$43.00

SCHEDULE - BOARD OF VARIANCE**Board of Variance Bylaw No. 9259****Application Fees**

Section 3.1.2(c), 3.2.3

Description	Fee
Application for order under section 540 of <i>Local Government Act</i> [Variance or exemption to relieve hardship]	\$807.00
Application for order under section 543 of <i>Local Government Act</i> [Exemption to relieve hardship from early termination of land use contract]	\$807.00
Application for order under section 544 of <i>Local Government Act</i> [Extent of damage preventing reconstruction as non-conforming use]	\$807.00
Fee for notice of new hearing due to adjournment by applicant	\$192.00
Board of Variance Meeting Notices- Board of Variance Applications (Section 3.1.6(a))	\$2.50 per address identified

SCHEDULE - BOULEVARD AND ROADWAY PROTECTION AND REGULATION**Boulevard and Roadway Protection and Regulation Bylaw No. 6366****Inspection Charges**

Section 12(b), 14

Description	Fee
Additions & Accessory Buildings Single or Two Family Dwellings over 10 m ² in size; In-ground Swimming Pools & Demolitions	\$216.00
Move-Offs; Single or Two Family Dwelling Construction	\$216.00
Combined Demolition & Single or Two Family Dwelling Construction	\$216.00
Commercial; Industrial; Multi-Family; Institutional; Government Construction	\$286.00
Combined Demolition & Commercial; Industrial; Multi-family; Institutional or Government Construction	\$286.00
Each Additional Inspection as Required	\$109.00

SCHEDULE - BUILDING REGULATION**Building Regulation Bylaw No. 7230****Plan Processing Fees**

Section 5.4

Description	Fee
For one dwelling unit	\$775.00
For two dwelling units	\$775.00
For three dwelling units	\$1,548.00
For four dwelling units	\$1,548.00
For five dwelling units	\$2,425.00
For six dwelling units	\$2,425.00
For other than one through six dwelling units <i>Greater of (a) or (b);</i> <i>(a)</i> <i>(b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of \$10,000.00</i>	\$87.25
For a sewage holding tank	\$184.00

Note: The dwelling unit count for the purpose of this fee includes secondary suites. For example, a one-family dwelling with a secondary suite is two dwelling units.

Building Regulation Bylaw No. 7230**Building Permit Fees for those buildings referred to in Subsection 5.13.6**

Sections 5.2, 5.5, 5.6, 7.2

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$101.00
Exceeding \$1,000.00 up to \$100,000.00	\$101.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$16.75
Exceeding \$100,000.00 to \$300,000.00	\$1,759.25
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$14.50
Exceeding \$300,000.00	\$4,659.25
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$11.00

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$101.00
Exceeding \$1,000.00 up to \$100,000.00	\$101.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$17.25
Exceeding \$100,000.00 up to \$300,000.00	\$1,808.75
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$14.75
Exceeding \$300,000.00	\$4,758.75
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$11.25

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types (cont.)**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Despite any other provision of the Building Regulation Bylaw No. 7230, the “construction value” of:

- (a) one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units; and
- (b) a garage, deck, porch, interior finishing or addition to a one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units, is assessed by total floor area and deemed to be the following:

Description	Construction Value - Single Family or One-Family Dwelling*	Construction Value - Other**	Units
(i) new construction of first storey	\$1,475.00	\$3,078.00	per m ²
(ii) new construction of second storey	\$1,361.00	\$3,078.00	per m ²
(iii) detached garage	\$757.00	\$1,143.00	per m ²
(iv) decks or porches	\$626.00	\$945.00	per m ²
(v) interior finishing on existing buildings	\$700.00	\$1,057.00	per m ²
(vi) additions	\$1,475.00	\$3,080.00	per m ²

*Note: This fee applies to any construction related to single family construction or a one-family dwelling including a secondary suite.

**Note: This fee applies to any construction up to 6 dwelling units but excludes a single family or one-family dwelling that includes a secondary suite. The dwelling unit count for the purpose of this fee includes secondary suites. For example, a duplex each with a secondary suite is four dwelling units.

Description	Fee
<u>Building Design Modification Fee</u>	
Plan Review (per hour or portion thereof)	\$158.00
Building Permit Fee for Temporary Building for Occupancy	\$687.00
<u>Modifications or Changes to Instream Building Permit Application</u>	
Plan Review (per hour or portion thereof)	\$158.00
<u>Re-inspection Fees</u>	
(a) for the third inspection	\$105.00
(b) for the fourth inspection	\$144.00
(c) for the fifth inspection	\$279.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	
<u>Special Inspection Fees:</u>	
(a) during the City's normal business hours	\$158.00
(b) outside the City's normal business hours	\$604.00
<i>*for each hour or part thereof after the first four hours</i> <i>*Plus</i>	\$158.00

Building Regulation Bylaw No. 7230**Building Permit Fees for all Other Building Types (cont.)**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Building Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$87.00
Building Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$87.00
Building Move Inspection Fee: (a) within the City boundaries (b) outside the City boundaries when travel is by City vehicle <i>** per km travelled</i>	\$158.00 \$158.00 \$4.75
<i>Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.</i>	
Provisional Occupancy Inspection Fee (per building permit inspection visit)	\$357.00
Provisional Occupancy Notice Extension Fee	\$565.00
Building Demolition Inspection Fee for each building over 50 m ² in floor area	\$555.00
Sewage Holding Tank Permit Fee	\$357.00
Use of Equivalents Fees: (a) each report containing a maximum of two separate equivalents (b) for each equivalent greater than two contained in the same report (c) for an amendment to an original report after the acceptance or rejection of the report (d) for Air Space Parcels (treating buildings as one building)	\$772.00 \$320.00 \$162.00 \$2,739.00

Building Regulation Bylaw No. 7230**Gas Permit Fees**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description	Fee	Units
Domestic Installation – one family dwelling (a) - <i>whichever is greater (a) or (b)</i> (b)	\$87.00 \$33.00	per appliance
Domestic/Commercial/Industrial Installations – two family dwellings , multiple unit residential buildings, including townhouse units)		
(a) appliance input up to 29 kW	\$87.00	
(b) appliance input exceeding 29 kW	\$144.00	
<u>Special Inspection Fees:</u>		
(a) during the City's normal business hours	\$158.00	
(b) outside the City's normal business hours	\$604.00	
<i>*for each hour or part thereof after the first four hours</i> *Plus	\$158.00	
<u>Design Modification Fees</u>		
Plan Review	\$158.00	per hour
<u>Modifications or Changes to Instream Building Permit Application</u>		
Plan Review	\$158.00	per hour
<u>Re-Inspection Fee:</u>		
(a) for the third inspection	\$109.00	
(b) for the fourth inspection	\$148.00	
(c) for the fifth inspection	\$286.00	
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>		
For a vent and/or gas valve or furnace plenum (no appliance)	\$89.25	
<u>Piping alteration – for existing appliances</u>		
First 30 metres of piping	\$89.25	
Each additional 30 metres or part thereof	\$33.75	
Gas permit transfer or assignment fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> - <i>whichever is greater of (a) or (b)</i>	\$89.25	
Gas permit extension fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> - <i>whichever is greater of (a) or (b)</i>	\$89.25	

Building Regulation Bylaw No. 7230**Plumbing Permit Fees**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
<u>Plumbing</u>		
(a) installation of each plumbing fixture	\$33.75	
(b) minimum plumbing fee	\$89.25	
(c) connection of City water supply to any hydraulic equipment	\$89.25	
<u>Sprinkler & Standpipes</u>		
(a) installation of any sprinkler system	\$89.25	
*per additional head	*Plus \$5.50	
(b) installation of each hydrant, standpipe, hose station,	(i) \$89.25	
hose valve, or hose cabinet used for fire fighting	(ii) \$33.75	
- whichever is greater of (i) or (ii)		per item
<u>Water Service</u>		
(a) for the first 30 metres of water supply service pipe to a building or structure	\$87.00	
(b) for each additional 30 metres of water supply service pipe to a building and structure	\$33.00	
<u>Sanitary & Storm Sewers: Building Drains & Water Distribution</u>		
(a) for the first 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$87.00	
(b) for each additional 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$33.00	
(c) for the first 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$87.00	
(d) for each additional 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$33.00	
(e) for the installation of any neutralizing tank, catch basin,	(i) \$87.00	
sump, or manhole	(ii) \$33.00	
- whichever is greater of (i) or (ii)		per item
<u>Special Inspections</u>		
(a) during the City's normal business hours	\$158.00	
(b) outside the City's normal business hours or each hour	\$604.00	
*for part thereof exceeding the first four hours	*Plus \$158.00	
<u>Design Modification Fees</u>		
Plan review	\$158.00	per hour
<i>Applicable to Plumbing, Sprinkler & Standpipes, Water Service, and Sanitary & Storm Sewers; Building Drains & Water Distributions</i>		
<u>Modifications or Changes to Instream Building Permit Application</u>		
Plan Review	\$158.00	per hour

Building Regulation Bylaw No. 7230**Plumbing Permit Fees (cont.)**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee
Plumbing Re-Inspection Fee	
(a) for the third inspection	\$109.00
(b) for the fourth inspection	\$148.00
(c) for the fifth inspection	\$286.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection.</i>	
Plumbing Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$89.25
Plumbing Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$89.25
Provisional Plumbing Compliance Inspection Fee (per permit visit)	\$184.00
Provisional Plumbing Compliance Notice Extension Fee	\$286.00
Potable Water Backflow Preventer Test Report Decal	\$29.75

SCHEDULE - BUSINESS LICENCE**Business Licence Bylaw No. 7360****Assembly Use Group 1**

Group 1 – Business Licence Fee Assessed by Total Floor Area <i>Except Food Caterers which are assessed a fee in accordance with Group 3</i>		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1,000)	\$209.00
93.1 to 232.5	(1,001 to 2,500)	\$314.00
232.6 to 465.0	(2,501 to 5,000)	\$537.00
465.1 to 930.0	(5,001 to 10,000)	\$852.00
930.1 to 1,860.1	(10,001 to 20,000)	\$1,506.00
1,860.2 to 2,790.1	(20,001 to 30,000)	\$2,154.00
2,790.2 to 3,720.2	(30,001 to 40,000)	\$2,808.00
3,720.3 to 4,650.2	(40,001 to 50,000)	\$3,452.00
4,650.3 to 5,580.3	(50,001 to 60,000)	\$4,106.00
5,580.4 and over	(60,001 and over)	\$4,654.00
Food Primary Liquor Licence Fee		\$429.00
Mobile Vendors (Food) Fee (per vehicle)		\$99.75

Business Licence Bylaw No. 7360 (cont.)
Assembly Use Group 2

Group 2 – Business Licence Fee Assessed by Number of Seats	
Seats	Fee
0 to 30	\$645.00
31 to 60	\$1,175.00
61 to 90	\$1,914.00
91 to 120	\$2,554.00
121 to 150	\$3,182.00
151 to 180	\$3,818.00
181 to 210	\$4,450.00
211 and over	\$4,654.00

Assembly Use Group 3

Group 3 – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$170.00
6 to 10	\$280.00
11 to 15	\$399.00
16 to 25	\$591.00
26 to 50	\$852.00
51 to 100	\$1,230.00
101 to 200	\$1,730.00
201 to 500	\$2,495.00
501 to 1,000	\$3,766.00
1,001 and over	\$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Adult Oriented Uses

Description	Fee
Adult entertainment establishment licence	\$4,654.00
Casino	\$7,356.00
<u>Body-Painting Studio</u>	
Studio licence	\$4,654.00
Each body-painting employee	\$170.00
<u>Body-Rub Studio</u>	
Studio licence	\$4,654.00
Each body-rub employee	\$170.00
<u>Escort Service</u>	
Escort service licence	\$4,654.00
Each escort employee	\$170.00

Business Licence Bylaw No. 7360 (cont.)
Bed & Breakfast Use

Description	Fee
Bed & Breakfast Business License	\$441.00

Farmer's Market

Description	Fee
Farmer's market licence	\$170.00

Industrial/Manufacturing Use

Industrial/Manufacturing Use – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$201.00
6 to 10	\$330.00
11 to 15	\$457.00
16 to 25	\$645.00
26 to 50	\$904.00
51 to 100	\$1,279.00
101 to 200	\$1,788.00
201 to 500	\$2,545.00
501 to 1,000	\$3,812.00
1,001 and over	\$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Licence Transfers, Changes and Reprints

Description	Fee
Requests for comfort letters (per address/business)	\$90.75
Transferring a licence from one person to another, or for issuing a new licence because of a change in information on the face of such licence, except a change between licence categories or subcategories	\$58.00
Changing the category or subcategory of a licence (a) or (b) the difference between the existing licence fee and the fee for the proposed category or subcategory - whichever is greater of (a) or (b)	\$58.00
Licence reprint	\$15.50

Business Licence Bylaw No. 7360 (cont.)
Mercantile Use

Mercantile Use – Business Licence Fee Assessed by Total Floor Area		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1,000)	\$170.00
93.1 to 232.5	(1,001 to 2,500)	\$265.00
232.6 to 465.0	(2,501 to 5,000)	\$482.00
465.1 to 930.0	(5,001 to 10,000)	\$805.00
930.1 to 1,860.1	(10,001 to 20,000)	\$1,454.00
1,860.2 to 2,790.1	(20,001 to 30,000)	\$2,109.00
2,790.2 to 3,720.2	(30,001 to 40,000)	\$2,751.00
3,720.3 to 4,650.2	(40,001 to 50,000)	\$3,399.00
4,650.3 to 5,580.3	(50,001 to 60,000)	\$3,519.00
5,580.4 and over	(60,001 and over)	\$4,654.00

Off-Leash Permits

Description	Fee
Annual permit	\$145.00

Residential Use

Residential Use – Business Licence Fee Assessed by Number of Rental Units	
Units	Fee
0 to 5	\$201.00
6 to 10	\$309.00
11 to 25	\$520.00
26 to 50	\$841.00
51 to 100	\$1,474.00
101 to 200	\$2,108.00
201 to 300	\$2,743.00
301 to 400	\$3,373.00
401 to 500	\$4,000.00
501 and over	\$4,654.00

Business Licence Bylaw No. 7360 (cont.)

Service Use

Service Use – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$170.00
6 to 10	\$287.00
11 to 15	\$418.00
16 to 25	\$612.00
26 to 50	\$872.00
51 to 100	\$1,262.00
101 to 200	\$1,769.00
201 to 500	\$2,560.00
501 to 1,000	\$3,850.00
1,001 and over	\$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Short Term Boarding and Lodging Use

Description	Fee
Short Term Boarding and Lodging Business Licence	\$441.00

Vehicle for Hire Businesses

Description	Fee
<u>Vehicle for Hire Business Fee</u>	
Each vehicle for hire applicant must pay (1) and (2)*:	
(1) Vehicle for hire office fee	\$170.00
(2) Per vehicle licence fee*	
<i>based on the number of vehicles</i>	
CLASS "A" Taxicab	\$158.00
CLASS "B" Limousine	\$99.75
CLASS "C" Sightseeing Taxicab	\$158.00
CLASS "D" Airport Taxicab	\$158.00
CLASS "E" Private Bus	\$158.00
CLASS "I" Charter Minibus	\$158.00
CLASS "J" Rental Vehicle	
Group 1	\$20.50
Group 2	\$99.75
CLASS "K" Driver Training Vehicle	\$75.00
CLASS "M" Tow-Truck	\$158.00
CLASS "N" Taxicab for Persons with Disabilities	\$158.00
CLASS "P" Pedicab	\$158.00

Business Licence Bylaw No. 7360 (cont.)**Vehicle for Hire Businesses (cont.)**

<i>*Notwithstanding the per-vehicle licence fees stipulated in Section 2, the maximum licence fee for any Vehicle for Hire business</i>	\$4,654.00
Transferring a vehicle for hire licence within any calendar year	\$58.00
Replacing a vehicle for hire licence plate or decal	\$24.25

Vending Machine Uses

Description	Fee
<u>Vending Machine Business Licence Fee</u>	
Group 1 (per machine)	\$38.25
Group 2 (per machine)	\$52.75
Group 3 (per machine)	\$12.25
Banking machine licence fee (per machine)	\$163.00
Amusement machine licence fee (per machine)	\$38.25

SCHEDULE - COMMUNITY BYLAWS DOCUMENTATION FEE**Community Bylaws Documentation Fees**

Description	Fee
Requests for Comfort Letters (per civic address & per unit)	\$90.75

SCHEDULE – CONSTRUCTION ENCROACHMENT**Construction Encroachment Bylaw No. 9833**

Sections 2.1, 2.2 and 3.4

Description	Fee
Underpinning Works	
Application Fee	\$585.00 per Underpinning Works Permit application
Encroachment Fee	\$61.75 per square meter of excavation face that will be supported by the Underpinning Works
Inspection Fee	\$280.00
Additional Inspection Fees	\$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	\$5,814.00 plus such additional amounts set forth in section 2.2 of Bylaw No. 9833
Renewal Application Fee	\$585.00 per Underpinning Works Permit renewal application

Construction Encroachment Bylaw No. 9833 (Con't)

Sections 2.1, 2.2 and 3.4

Construction Fence	Fee
Application Fee	\$121.00 per Construction Fence Permit application
Encroachment Fee	\$12.25 per year per square meter of encroachment
Inspection Fee	\$280.00
Additional Inspection Fees	\$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	\$5,814.00
Renewal Application Fee	\$121.00 per Construction Fence Permit renewal application
Crane Swing	Fee
Application Fee	\$585.00 per Crane Swing Permit application
Renewal Application Fee	\$585.00 per Crane Swing Permit renewal application

SCHEDULE - DEMOLITION WASTE AND RECYCLABLE MATERIALS**Demolition Waste and Recyclable Materials Bylaw No. 9516**

Section 4.1

Description	Fee
Application Fee	\$315.00 per waste disposal and recycling services plan submission
Waste Disposal and Recycling Service Fee	\$4.25 per square feet of structure to be demolished

SCHEDULE - DEVELOPMENT APPLICATION FEES**Zoning Amendments No. 8951**

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$2,158.00	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) or Small-Scale Multi-Unit Housing (RSM) No lot size policy applicable Requiring a new or amended lot size policy *plus all associated public notification costs	\$2,743.00 \$3,424.00	Not Applicable Not Applicable
Section 1.2.1	Zoning Bylaw Designation Amendment for 'site specific zones'	\$4,107.00	For residential portion of development: - \$53.00 per dwelling unit for first 20 dwelling units and - \$27.25 per dwelling for each subsequent dwelling unit
			For non-residential building area: - \$34.25 per 100 m ² of building area for the first 1,000 m ² and - \$21.50 per 100 m ² thereafter
			\$5,192.00 if advanced to Council and/or Committee for preliminary review
	Zoning Bylaw Designation Amendment for all other zoning districts	\$2,743.00	For residential portion of development: - \$28.00 per dwelling unit for first 20 dwelling units and - \$15.25 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$21.50 per 100 m ² of building area for the first 1,000 m ² and - \$8.75 per 100 m ² thereafter
			\$5,192.00 if advanced to Council and/or Committee for preliminary review
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$1,036.00	\$1,036.00 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,377.00	Not Applicable
Section 1.2.6	Early Public Notices – Zoning Amendments	\$2.50 per address identified	Not Applicable
Section 1.2.7	Public Hearing Notices – Zoning Amendments	\$2.50 per address identified	Not Applicable

Official Community Plan Amendments No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	\$4,107.00	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment <i>for second public hearing</i>	\$1,036.00	\$1,036.00 for each subsequent Public Hearing required
Section 1.3.3	Early Public Notices – Official Community Plan Amendments	\$2.50 per address identified	Not Applicable
Section 1.3.4	Public Hearing Notices – Official Community Plan Amendments	\$2.50 per address identified	Not Applicable

Development Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	\$2,059.00	\$687.00 for the first 464.5 m ² of gross floor area plus: \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.4.2	Development Permit for Coach House, Granny Flat or Small-Scale Multi-Unit Housing	\$1,319.00	Not Applicable
Section 1.4.3	Development Permit, which includes property: (a) designated as an Environmentally Sensitive Area (ESA); or (b) located within, or adjacent to the Agricultural Land Reserve (ALR)	\$2,059.00	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	\$694.00	Not Applicable
Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	\$1,377.00	Not Applicable
Section 1.4.6	Early Public Notices – Development Permits	\$2.50 per address identified	Not Applicable
Section 1.4.7	Development Permit Panel Meeting Notices – Development Permits	\$2.50 per address identified	Not Applicable

Development Variance Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	\$2,059.00	Not Applicable
Section 1.5.2	Early Public Notices – Development Variance Permits	\$2.50 per address identified	Not Applicable
Section 1.5.3	Development Permit Panel Meeting Notices – Development Variance Permits	\$2.50 per address identified	Not Applicable

Temporary Use Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	\$2,743.00	Not Applicable
	Temporary Use Permit Renewal	\$1,377.00	Not Applicable
	Temporary Use Permits for Seasonal Outdoor Patio	\$320.00	Not Applicable
	Temporary Use Permit Renewal for Seasonal Outdoor Patio	\$320.00	Not Applicable
	Temporary Use Permit for Mobile Food Vendor	\$115.00	Not Applicable
	Temporary Use Permit Renewal for Mobile Food Vendor	\$115.00	Not Applicable

Liquor-Related Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.8.2 (a)	Licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or change to existing license to serve liquor	\$694.00	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	\$370.00	Not Applicable

Subdivision and Consolidation of Property No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	\$1,036.00	\$145.00 for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	\$356.00	\$356.00 for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	\$1,036.00	(In addition to the application fee for the subdivision)
Section 1.9.4	Air space subdivision	\$8,040.00	\$202.00 for each additional air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	\$145.00	Not Applicable

Strata Title Conversion of Existing Building No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	\$2,743.00	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion of existing multi-family dwelling, commercial buildings and industrial buildings	\$4,107.00	Not Applicable

Phased Strata Title Subdivisions No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	\$694.00 for first phase	\$694.00 for each additional phase

Servicing Agreements and Latecomer Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing fee of \$1,377.00	Subject to Section 1.12.2 of Development Application Fees Bylaw No.8951, an inspection fee of 4% of the approved off-site works and services
Section 1.12.3	Latecomer Agreement	\$6,563.00	Not Applicable

Civic Address Changes No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	\$356.00	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	\$356.00	Not Applicable
	Civic Address change due to personal preference	\$1,377.00	Not Applicable

Telecommunication Antenna Consultation and Siting Protocol No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and Siting	\$2,743.00	Not Applicable

Heritage Applications No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.15.1(a)	Heritage Alteration Permit with a variance to the Zoning Bylaw or additional floor area	\$2,059.00	\$686.00 for the first 464.5 m ² of gross floor area plus: - \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.15.1(b)	Heritage Alteration Permit without a variance of additional floor area	\$305.00	Not Applicable
Section 1.15.1(c)	Heritage Alteration Permit (issued by delegated authority referred to in Section 7.1.2 of the <i>Heritage Procedures Bylaw No. 8400</i>)	\$305.00	Not Applicable
Section 1.15.1(d)	Heritage Alteration Permit For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.2(a)	Heritage Revitalization Agreement where use or density is varied	\$2,743.00	For residential portion of development: - \$27.50 per dwelling unit for first 20 dwelling units and \$15.25 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$21.50 per 100 m ² of building area for the first 1,000 m ² and \$8.75 per 100 m ² thereafter
Section 1.15.2(b)	Heritage Revitalization Agreement where use or density is not varied	\$2,059.00	\$686.00 for the first 464.5 m ² of gross floor area plus: - \$145.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$29.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9,290 m ²
Section 1.15.3	Early Public Notices - Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance, or Heritage Revitalization Agreement	\$2.50 per address identified	Not Applicable

Heritage Applications No. 8951 (cont.)

Section	Description	Base Fee	Incremental Fee
Section 1.15.4	Public Hearing Notices - Heritage Revitalization Agreement (where use or density is varied)	\$2.50 per address identified	Not Applicable
Section 1.15.5	Meeting Notices for Heritage Alteration Permit that involves a variance to the Zoning Bylaw or additional floor area, or Heritage Revitalization Agreement that is not subject to the Public Hearing requirement	\$2.50 per address identified	Not Applicable

Administrative Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized agent	\$356.00	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent	\$67.00	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: (a) increase in proposed density; or (b) addition or deletion of any property associated with the application	\$356.00	Not Applicable
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	\$74.25 per legal Plan	Not Applicable
Section 1.16.5	Site Disclosure Statement submission	\$74.25 per Site Disclosure Statement	Not Applicable
Section 1.16.6	Amendment to or discharge of legal agreement that does not require City Council approval	\$356.00 per legal agreement	Not Applicable
Section 1.16.7	Amendment to or discharge of legal agreement that requires City Council approval	\$1,377.00 per legal agreement	Not Applicable
Section 1.16.8	Additional landscape inspection because of failure to comply with City requirements	\$153.00 for second inspection	\$150.00 for each additional inspection required
Section 1.16.9	Preparation of information letter (comfort letter) for general land use	\$90.75 per property	Not Applicable
Section 1.16.10	Preparation of information letter (comfort letter) for building issues	\$90.75 per property	Not Applicable
Section 1.16.11	On-Demand/Irrevocable Surety Bond, as alternative security	\$780.00	Not Applicable
Section 1.16.12	City's external legal fees and disbursements	Actual cost	Not Applicable

SCHEDULE - DOG LICENCING**Dog Licencing Bylaw No. 7138**

Sections 2.1, 2.3

Description	Fee
<u>Dog – Not neutered or spayed</u>	
Normal Fee	\$97.50
Prior to March 1 st of the year for which the application is made	\$70.25
<u>Dog – Neutered or spayed</u>	
Normal Fee	\$43.00
Prior to March 1 st of the year for which the application is made	\$29.25
For seniors who are 65 years of age or older that have paid prior to March 1 st of the year for which the application is made	\$15.50
<u>Dangerous Dog – Not neutered or spayed</u>	
Normal Fee	\$347.00
Prior to March 1 st of the year for which the application is made	\$281.00
<u>Dangerous Dog – Neutered or spayed</u>	
Normal Fee	\$281.00
Prior to March 1 st of the year for which the application is made	\$213.00
For seniors who are 65 years of age or older that have paid prior to March 1 st of the year for which the application is made	\$107.00
Replacement tag* *Fee for a replacement tag for each dog tag lost or stolen; or for each dog licence to replace a valid dog licence from another jurisdiction	\$8.75

Note: As stated in the Dog Licencing Bylaw, all dogs over eight (8) weeks of age must be licensed. For a dog that is not able to be neutered/spayed, verification from a Veterinarian must be provided. The fee will be determined on a case-by-case basis.

SCHEDULE - DONATION BIN REGULATION**Donation Bin Regulation Bylaw No. 9502**

Section 2.1.3

Description	Fee
Annual Permit Fee	\$130.00 per donation Bin
Damage Deposit Fee	\$1,215.00 per donation bin location to a maximum of \$3,000 per permittee

Donation Bin Regulation Bylaw No. 9502

Section 2.2.7

Description	Fee
Clean-up Fee	Actual Cost

Donation Bin Regulation Bylaw No. 9502**Section 2.4**

Description	Fee
Bin Removal Fee	\$130.00 per donation bin
Bin Retrieval Fee	\$253.00 per donation bin
Storage Fee	\$20.00 per day per donation bin
Disposal Fee	\$100.00 per donation bin disposal

SCHEDULE - EMPLOYMENT AND PAYROLL RECORDS

Description	Fee
Fee per request	\$130.00
Photocopying fees additional	\$2.75 per page \$3.00 per page (double sided)

SCHEDULE – FILMING APPLICATION AND FEES**Filming Application and Fees Bylaw No. 8708****Administration Fees****Section 2.1.1 and 2.1.2**

Description	Fee
Application for Filming Agreement	\$242.00
Film Production Business Licence	\$170.00
Film Regulation Hours Extension Fee	\$204.00 per day
Road Use Fee	\$204.00 per road
Street Use Fee (100 feet/day)	\$66.75
Administrative Fee	20% for cost recovery

Filming Application and Fees Bylaw No. 8708**City Parks & Heritage Sites**

Section 2.1.1 and 2.1.2

Description	Fee	Units
<u>Major Park</u>		
<i>Per day</i>	\$990.00	
<i>Per ½ day</i>	\$663.00	
<u>Neighbourhood Park</u>		
<i>Per day</i>	\$663.00	
<i>Per ½ day</i>	\$397.00	
<u>Britannia Shipyard</u>		
Filming	\$2,621.00	per day
Preparation & Wrap	\$1,316.00	per day
Per Holding Day	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>Minoru Chapel</u>		
Filming		
<i>October through June</i>	\$3,274.00	per day
<i>July through September</i>	\$3,929.00	per day
Preparation & Wrap	\$1,316.00	per day
Per Holding Day	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>Nature Park</u>		
Filming	\$1,316.00	per day
Preparation & Wrap	\$663.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	
<u>City Hall</u>		
Filming on regular business days	\$2,621.00	per day
Filming on weekends or statutory holidays	\$1,316.00	per day
Preparation & Wrap	\$1,316.00	per day
City Employee		
<i>Per regular working hour</i>	\$48.00	
<i>Per hour after 8 hours</i>	\$70.25	

Filming Application and Fees Bylaw No. 8708**Other Fees**

Section 2.1.1 and 2.1.2

Description	Fee	Units
<u>RCMP (4-hour minimum)</u> Per person	\$140.00	per hour
<u>Fire Rescue (4-hour minimum)</u> Fire Engine Fire Captain Firefighter (minimum 3 firefighters)	\$173.00 \$122.00 \$97.00	per hour per hour per hour, per person

SCHEDULE - FIRE PROTECTION AND LIFE SAFETY**Fire Protection and Life Safety Bylaw No. 8306****Fees & Cost Recovery**

Description	Section	Fee	Units
Permit	4.3	\$29.75	
Permit Inspection, first hour	4.3	\$117.00	
Permit Inspection, subsequent hours or part thereof	4.3	\$71.50	
Attendance – open air burning without permit <i>first hour</i>	4.5.1	\$588.00	per vehicle
Attendance – open air burning without permit <i>subsequent half-hour or part thereof</i>	4.5.1	\$300.00	per vehicle
Attendance – open air burning in contravention of permit conditions <i>first hour or part thereof</i>	4.5.3	\$588.00	per vehicle
Attendance – open air burning in contravention of permit conditions <i>subsequent half-hour or part thereof</i>	4.5.3	\$300.00	per vehicle
Attendance – false alarm – by Fire-Rescue - standby fee – contact person not arriving within 30 minutes after alarm <i>per hour or portion of hour Fire Dept standing by</i>	6.1.4 (b)	\$588.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Vacant premises – Richmond Fire-Rescue response	9.7.5 (a)	\$588.00	per vehicle
Vacant premises – additional personnel, consumables and damage to equipment	9.7.5 (b)	Actual cost	
Vacant premises – demolition, clean-up, etc.	9.7.5 (c)	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Display permit application fee, fireworks	9.14.6	\$148.00	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	

Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery (cont.)

Description	Section	Fee	Units
Fire Extinguisher Training	15.1.1 (h)	\$33.25	per person for profit groups
Fire Records (Research, Copying or Letter)	15.1.1 (i)	\$85.25	per address

Description	Section	Fee
Review – Fire Safety Plan any building	15.1.1 (b)	
Any building < 600 m ² area		\$148.00
Any building > 600 m ² area		\$216.00
High building, institutional		\$286.00
Revisions (per occurrence)		\$71.50
Inspection	15.2.1 (a)	
4 stories or less and less than 914 m ² per floor		\$286.00
4 stories or less and between 914 m ² and 1,524 m ² per floor		\$427.00
5 stories or more and between 914 m ² and 1,524 m ² per floor		\$703.00
5 stories or more and over 1,524 m ² per floor		\$979.00
Inspection or follow-up to an order <i>first hour</i>	15.2.1 (b)	\$117.00
Re-inspection or follow-up to an order <i>subsequent hours or part of hour</i>	15.2.1 (b)	\$71.50
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost
<u>Attendance – False alarm</u>		
No false alarm reduction program in place, second or each subsequent false alarm occurring in any calendar year	15.5.1	\$427.00
False alarm reduction program in place and participation	15.5.5	No charge
Attendance – false alarm – by bylaw, police or health officers where the intentional or unintentional activation of a security alarm system causes the unnecessary response of an inspector	15.5.10	\$145.00
Caused by security alarm system	15.6.1	\$286.00
Monitoring agency not notified	15.7.1	\$286.00
Alternate solution report or application review	General	\$216.00

SCHEDULE – FLOOD PROTECTION**Flood Protection Bylaw No. 10426**

Description	Fee
<u>Design Plan Prepared by City [s.1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two- Family Dwelling	\$1,114.00 each
<u>Service Requests [s.2.4.1]</u> For responses by the City in connection with a request for maintenance or emergency services	\$337.00 each

SCHEDULE - GARDEN CITY LANDS SOILS DEPOSIT FEES**Garden City Lands Soils Deposits Fees Bylaw No. 9900****Fees & Cost Recovery****Section 2.1**

Dump Truck Type	Approximate Volume per Load	Fee
Tandem	7m ³	\$115.00
Tri-Tandem	9m ³	\$142.00
Truck + Transfer	12m ³	\$181.00
Soil Management and Site Supervision		Actual Cost

SCHEDULE - NEWSPAPER DISTRIBUTION REGULATION**Newspaper Distribution Regulation Bylaw No. 7954**

Section	Application Type	Fee
Section 2.1.3	Each compartment within a multiple publication news rack (MPN) for paid or free newspaper	\$204.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$99.75, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$137.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspaper	\$335.00, plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$137.00, plus applicable taxes, per year

SCHEDULE – PARKING (OFF-STREET) REGULATION**PARKING (OFF-STREET) REGULATION Bylaw No. 7403****EV Charging – City EV Parking Stall User Fees**

Section 3.5.3

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging Per minute following full charge or stoppage of charging</i>
Level 2 Charging Session Metered Rate Idle fee (7am - 11pm)	\$0.3083/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idle fee	\$0.3969/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

PARKING (OFF-STREET) REGULATION Bylaw No. 7403

Section 5.1.3, 6.1.2

Description	Fee
<i>Pay Parking Fees:</i>	
All Off-Street City Property Locations, other than those set out below	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6131 Bowling Green Road	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6500 Gilbert Road	\$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm Gateway Theater Productions - \$7.00 plus applicable taxes for maximum stay
7840 Granville Avenue	\$3.50 per hour, plus applicable taxes – 7:00 am to 4:00 pm
5540 Hollybridge Way	\$3.50 per hour, plus applicable taxes – 7:00 am to 9:00 pm \$10.25 per day, plus applicable taxes
3500 McDonald Road	\$26.75 first day (vehicle towing watercraft trailer only), plus applicable taxes - Plus \$13.00 per additional day (to a maximum of 5 days), plus applicable taxes

PARKING (OFF-STREET) REGULATION Bylaw No. 7403 (Con't)

Section 5.1.3, 6.1.2

Description	Fee
<i>Parking Permit / Decal Fees:</i> All Off-Street City Property Locations, other than those set out below.	\$57.75 per calendar month plus applicable taxes, subject to discounts of: - 10% for groups of 11 or more permit decals
Gateway Theater Staff Parking (6500 Gilbert Road)	\$6.75 per calendar year, plus applicable taxes
Richmond Lawn Bowling Club Members Parking (6131 Bowling Green Road)	\$6.75 per calendar year, plus applicable taxes
Richmond Seniors' Centre Members Parking (Minoru Park)	\$9.75 per calendar year, plus applicable taxes
Richmond Tennis Club Members Parking (Minoru Park)	\$6.75 per calendar year, plus applicable taxes
Richmond Winter Club Members Parking (5540 Hollybridge Way)	\$6.75 per calendar year, plus applicable taxes
McDonald Beach – Watercraft Trailer Parking (3500 McDonald Road)	\$112.00 Richmond Residents, per calendar year, plus applicable taxes
	\$169.00 Non-Richmond Residents, per calendar year, plus applicable taxes

SCHEDULE - PLAYING FIELD USER FEES**Playing Field User Fees
Natural Turf Field Fees**

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$47.50	per hour
<i>Mini field</i>	\$24.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$38.75	per hour
<i>Mini field</i>	\$20.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$14.50	per hour
<i>Mini field</i>	\$8.00	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$29.00	per hour
<i>Mini field</i>	\$15.50	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$34.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$28.00	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$10.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$21.50	per hour
<u>Soil Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$12.25	per hour
<i>Mini field</i>	\$7.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$10.00	per hour
<i>Mini field</i>	\$6.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$5.50	per hour
<i>Mini field</i>	\$4.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$8.00	per hour
<i>Mini field</i>	\$5.50	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Artificial Turf Fees

Description	Fee	Units
Richmond Youth Groups*		
<i>Full size</i>	\$29.25	per hour
<i>Mini field</i>	\$15.50	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$48.25	per hour
<i>Mini field</i>	\$24.75	per hour
Commercial/Non-residents (all ages)		
<i>Full size</i>	\$70.00	per hour
<i>Mini field</i>	\$36.00	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$31.00	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$24.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$9.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$19.50	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$27.50	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$22.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$8.75	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$18.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds (cont.)

<u>Soil Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$9.00	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$7.75	per hour
Richmond Youth Groups* <i>Full size</i>	\$4.75	per hour
Richmond Adult Groups* <i>Full size</i>	\$6.75	per hour
<u>Artificial Turf (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$74.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$74.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$31.00	per hour
Richmond Adult Groups* <i>Full size</i>	\$51.50	per hour
<u>Artificial Turf Infield and Sand Turf Outfield (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$66.75	per hour
<i>Infield Only</i>	\$36.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$60.50	per hour
<i>Infield Only</i>	\$36.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$24.00	per hour
<i>Infield Only</i>	\$15.25	per hour
Richmond Adult Groups* <i>Full size</i>	\$44.25	per hour
<i>Infield Only</i>	\$25.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Track and Field Fees and Charges (Facilities at Minoru Park)

Description	Fee	Units
Training Fee – all ages Track and Field Club	\$962.00	per year
Richmond Youth Meets*	\$184.00	per meet
Richmond Adult Meets*	\$284.00	per meet
Private Group Track Meets or Special Events	\$702.00	per day
Private Group Track Meets or Special Events	\$60.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

SCHEDULE - POLLUTION PREVENTION AND CLEAN-UP**Permit Application Fees**

Section 6.1.2

Description	Fee
Application Fee	\$3,483.00
Request for comfort letters per civic address and per unit	\$97.50

SCHEDULE - PROPERTY TAX FEES**Property Tax Administration Fees**

Description	Fee
Electronic Payment Error - Transfer to another account (Tax and Utility)	\$15.50
Refund* - amount must be over \$50 (Tax and Utility)	\$25.50

**Note: Pre-Authorized Payments are excluded from being refunded.*

Property Tax Billing Information

Description	Fee
Additional tax and/or utility bill reprints – per folio/account	\$8.00
Digital roll data report	\$1,051.00
Tax apportionment – per child folio	\$40.75
Mortgage company tax information request – per folio	13.75

Property Tax Certificate Fees

Description	Fee
Requested in person at City Hall	\$77.25
Requested through APIC	\$44.00

Property Tax Sale

Description	Fee
Tax Sale Registration Fee	\$188.00

SCHEDULE - PUBLIC SPACE PATIO FEES**Public Space Patio Regulation Bylaw No. 10350****Section 2.3(c)**

Public Space Patio Permit Application Fee	Fee
Permit	\$320.00
Renewal	\$320.00
Small Sidewalk Patio Permit Application Fee	Fee
Permit	\$108.00
Renewal	\$108.00

SCHEDULE - PUBLICATION FEES**Publication Fees**

Description	Fee
<u>As-Built Drawings</u>	
A-1 Size, 24" x 36"	\$8.50
B Size, 18" x 24"	\$6.75
<u>Computer Sections Maps, 24" x 24"</u>	
Individual	\$8.50
Digital Download	\$105.00
<u>Custom Services</u>	
Custom Mapping (per hour)	\$83.75
<u>Engineering Manuals</u>	
Design Specifications (contents only)	\$134.00
Supplemental Specifications and Detail Drawings (contents only)	\$134.00
<u>GIS Data Requests</u>	
Non-refundable Data Request Fee	\$134.00
First Layer*	\$209.00
Each Additional Layer*	\$71.50
Digital download of GIS layers of Municipal Works of City of Richmond	\$8,320.00
<u>Street Maps</u>	
Large, 36" x 57"	\$11.25
Small, 22" x 34"	\$8.50
<u>Traffic Camera Video Recording Search Fee</u>	
Per Site (minimum charge)	\$403.00
Per hour additional for large requests	\$64.50
<u>Utility Section Maps, 15" x 24"</u>	
Individual	\$6.75
Digital Download	\$105.00

**Fees are multiplied by the number of sections requested.*

SCHEDULE - RCMP DOCUMENTATION FEES**RCMP Documentation Fees**

Description	Fee
Criminal Record Checks	\$77.75
Volunteer Criminal Record Checks – Volunteering outside the City of Richmond	\$25.00
Volunteer Criminal Record Checks – Volunteering within the City of Richmond	No Charge
Police Certificate (including prints)	\$77.75
Fingerprints	\$77.75
Record of Suspension / Local Records Checks	\$77.75
Name Change Applications	\$77.75
Collision Analyst Report	\$713.00
Field Drawing Reproduction	\$52.75
Scale Drawing	\$153.00
Mechanical Inspection Report	\$311.00
Police Report and Passport Letter	\$77.75
Insurance Claim Letter	\$77.75
Court Ordered File Disclosure	\$77.75
* per page	*Plus \$4.25
**Shipping cost	**Plus \$10.75
Photos 4" x 6" (per photo)	\$5.75
***Shipping cost	***Plus \$10.75
Photos (each laser)	\$4.75
Digital Photo Reproduction	\$25.00
Video Reproduction (first hour)	\$77.75
- per additional half-hour of staff time	\$39.50
Audio Tape Reproduction (first hour)	\$77.75
- per additional half-hour of staff time	\$39.50
Information transfer/storage to USB	\$10.50

SCHEDULE - REGULATION OF MATERIAL ON HIGHWAYS**Regulation of Material on Highways Bylaw No. 10226****Section 1.2.5**

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal or clearance and disposal	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.2

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal, impoundment or seizure	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.6

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal and disposal	Actual Cost

SCHEDULE - RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION**Residential Lot (Vehicular) Access Regulation Bylaw No. 7222****Administration Fees**

Section 2.3

Description	Fee
<u>Driveway Crossing Application</u> Administration/Inspection Fee	\$109.00

SCHEDULE - SANITARY SEWER**Sanitary Sewer Bylaw No. 10427**

Description	Fee
<u>Design Plan Prepared by City [s.1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling	\$1,114.00 each
<u>Service Requests [s.2.7.1]</u> For responses by the City in connection with a request for maintenance or emergency services	\$337.00 each
<u>Application for Sanitary Sewer User Fee Reduction [s.2.3.1(b)]</u> Application fee	\$328.00 each

SCHEDULE - SIGN REGULATION**Sign Regulation Bylaw No. 9700**

Sections 1.12, 1.14

Description	Fee
Base application fee (non-refundable)	\$96.25 (creditable towards appropriate permit fee)
Fee for home-based sign	\$96.25
Fee based on sign area (awning, banner, canopy, changeable copy, fascia, free standing panel alterations, mansard roof, marquee, projected-image, projecting, under awning/canopy, window signs>25%)	<15.0m²: \$124.00 15.01-45.0m²: \$242.00 >45.01m²: \$420.00
Fee for new freestanding signs	< 3.0m²: \$242.00 3.01-9.0m²: \$479.00 9.01-15.0m²: \$718.00
Fee for temporary construction freestanding/fencing signs	Single/two family: \$124.00 \$70.25 for each additional 6 months. 3+ family construction: \$242.00 \$124.00 for each additional 6 months
Freestanding sign relocation fee (on same site)	\$242.00 (same as base f/s fee)
Permit processing fee for a sign without a permit	2x actual permit fee

SCHEDULE - SOIL DEPOSIT AND REMOVAL**Soil Deposit and Removal Bylaw No. 10200**

Section 4.1.1(d), 4.2.1, 4.4.1(d), 4.7.1(b)

Description	Fee
Soil and other Material Deposit or Removal Application Fee (over 100 cubic metres to 600 cubic metres)	\$671.00
Soil and Other Material Deposit or Removal Application Fee (over 600 cubic metres)	\$1,114.00
Security Deposit	\$5.19 per cubic metre (\$15,000 minimum to a maximum of \$200,000)
Volume Fee - Soil Removal	\$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported within the City)	\$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported from outside the City)	\$2.10 per cubic metre
Soil and Other Material Deposit or Soil Removal Permit Renewal Fee	\$337.00

SCHEDULE - TRAFFIC**Traffic Bylaw No. 5870****Parking Fees**

Section 12A.3, 12B.4

Description	Fee
<i>Pay Parking Fees:</i> Block Meter Zones	All rates include applicable taxes. \$4.00 per hour – 8:00 am to 9:00 pm
<i>Parking Permit / Decal Fees:</i> Parking Permit Decal	\$57.75 per calendar month, plus applicable taxes, subject to discount of: • 10% for groups of 11 or more permit decals

Traffic Bylaw No. 5870**Parking Fees**

Section 12B.1, 12B.4

Description	Fee
<i>Parking Permit / Decal Fees:</i> Parking Permit Decal	\$105.00 per calendar year, per registered vehicle • <i>Registration is optional</i> • <i>City Centre Parking Management Zone</i>
Commercial Truck Parking Zones	<i>For dedicated truck parking spaces as identified in Traffic Bylaw 5870, the following fees are applicable:</i> \$113.00 per calendar month, plus applicable taxes - Small commercial trucks less than 12 metres in total length. \$170.00 per calendar month, plus applicable taxes - Large commercial trucks greater than 12 metres in total length.

Traffic Bylaw No. 5870**Metered Fees**

Section 12D.4

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging</i> <i>Per minute following full charge or stoppage of charging</i>
Level 2 Charging Session Metered Rate Idle Fee (7am - 11pm)	\$0.3083/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idle fee	\$0.3969/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870**Construction Permit Zone with Block Meter and/or Metered Parking Spaces**

Section 42.2A

Obstruction of Block Meter Machine	\$118.00 per day per block meter machine plus applicable taxes
Removal of Block Meter Machine	\$118.00 per block meter machine plus applicable taxes
Storage of Block Meter Machine	\$57.75 per month per block meter machine plus applicable taxes
Obstruction of Metered Parking Space	\$38.75 per day per metered parking space plus applicable taxes

SCHEDULE - TREE PROTECTION**Tree Protection Bylaw No. 8057****Permit Fees**

Section 4.2, 4.6

Description	Fee
<u>Permit application fee</u>	
To remove a hazard tree	No Fee
One (1) tree per parcel during a 12 month period	\$71.50
Two (2) or more trees	\$86.00 per tree
Permit renewal, extension or modification fee	\$71.50

Tree Protection Bylaw No. 8057**Permit Fees**

Sections 4.4.1, 5.2.6, 7.6(c)

Section	Description	Fee
Section 4.4.1	Security Deposit for replacement tree under a permit: - not related to works - related to a building permit - related to subdivision	\$0 per replacement tree \$0 per replacement tree \$750 per replacement tree
Section 5.2.6	Security Deposit for retained tree that is not a significant tree: - related to a building permit - related to subdivision - for trees 20cm to 30cm caliper - for trees 31cm to 91cm caliper	\$0 per retained tree \$5,000 per retained tree \$10,000 per retained tree
Section 5.2.6	Security Deposit for retained tree, if significant tree	\$20,000 per significant tree

Tree Protection Bylaw No. 8057 (Con't)**Permit Fees**

Sections 4.4.1, 5.2.6. 7.6(c)

Section	Description	Fee
Section 7.6(c)	Security Deposit for replacement trees planted as compensation for a significant tree, if significant tree damaged, cut or removed without permit	\$20,000 per significant tree

SCHEDULE – USE OF CITY STREETS**Traffic Bylaw No. 5870****Obstruction of Traffic – Traffic Management Plan Review and Lane Closure Permit**

Section 6.3

Description	Fee
Application Review Fee	\$118.00

Traffic Bylaw No. 5870**Containers – Temporary Placement Permit**

Section 9A

Description	Fee
Permit Fee	\$34.75 per day

Traffic Bylaw No. 5870**Shared Vehicle Parking Space – Permit**

Section 12C

Description	Fee
Permit Fee	\$344.00 per year

Traffic Bylaw No. 5870**EV Charging – City EV Parking Stall User Fees**

Section 12D.4

Description	Fee
<u>Charging Level of EV Supply Equipment</u>	<i>Per kilowatt-hour (kWh) while charging</i> <i>Per minute following full charge or stoppage of charging</i>
Level 2	
Charging Session Metered Rate	\$0.3083/kWh
Idle Fee (7am - 11pm)	\$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3	
Charging Session Metered Rate	\$0.3969/kWh
Idle fee	\$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870**Oversize Vehicles and Building Moves – Permit**

Section 25.1

Description	Fee
Individual Vehicle Trip	\$29.50
One Vehicle for More than One Trip	\$118.00
One Building Move	\$57.75
Re-issuance of Building Move Permit as a Result of Changes Requested to Original Permit	\$29.50

Traffic Bylaw No. 5870**Construction Zones – Permit**

Section 42.1

Description	Fee
Permit Fee	\$344.00
* per day	*Plus \$34.75
** per metre of roadway to which permit applies, per day	**Plus \$1.75

SCHEDULE - VEHICLE FOR HIRE REGULATION**Vehicle for Hire Regulation Bylaw No. 6900****Permit & Inspection Fees**

Sections 3.7, 6.3

Description	Fee	Units
Transporting of trunks	\$9.00	per trunk
Towing permit	\$157.00	
Inspection fee for each inspection after the second inspection	\$37.00	

SCHEDULE - VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR**Visiting Delegation, Study Tour and City Hall Tour Bylaw No. 9068**

Section 2.1

Description		Fee
City Hall Tour		\$315.00 Plus room rental fee
Visiting Delegation or Study Tour	Up to 2 hours	\$315.00 plus room rental fee
	2 to 4 hours	\$624.00 plus room rental fee
	More than 4 hours	\$1,241.00 plus room rental fee

SCHEDULE - WATER USE RESTRICTION**Water Use Restriction Bylaw No. 7784****Permit Fees**

Section 3.1

Description	Fee
Permit application fee for new lawns or landscaping (s.3.1.1(a))	\$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property does not have water meter service (s.3.1.1(b))	\$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property has water meter service (s.3.1.1(b))	NIL

SCHEDULE - WATERCOURSE PROTECTION AND CROSSING**Watercourse Protection and Crossing Bylaw No. 8441****Application, Design Drawing and Inspection Fees**

Description	Fee
<u>Culvert</u>	
Application Fee	\$738.00
City Design Option	\$1,690.00
Inspection Fee	\$143.00 plus \$29.25 per additional linear metre of culvert over 5 metres wide
<u>Bridge</u>	
Application Fee	\$145.00
Inspection Fee	\$280.00

Note: There is no City Design Option for bridges.

Watercourse Protection and Crossing Bylaw No. 8441**Riparian Management Area Building Permit – Application Review Fees****Section 8.2**

Description	Fee
<u>Application Review Fees</u>	
(a) Single or two-family dwelling construction	\$874.00
(b) Single or two-family dwelling demolition	\$410.00
(c) Addition to and/or accessory building over 10 m ² (for single or two-family dwellings) construction	\$410.00
(d) Addition to and/or accessory building over 10 m ² (for single or two-family dwellings) demolition	\$410.00
(e) Retaining wall over 1.2 m in height, for single or two-family dwellings	\$410.00
(f) Site services for single or two-family dwelling	\$410.00
(g) Combination of three (3) or more of the following: single or two-family dwelling construction and/or demolition, addition to and/or accessory building over 10m ² for single or two-family dwellings construction and/or demolition, retaining wall over 1.2 m in height, for single or two-family dwelling, and/or site services for single or two-family dwelling.	\$1,743.00

Note: Other than as set out above there are no Building Permit application review fees for activities in or adjacent to riparian management areas

Watercourse Protection and Crossing Bylaw No. 8441
Development in Riparian Management Area Inspection Fees
Section 8.5

Description	Fee
<u>Initial Inspection Fee</u>	\$87.75
<u>Re-inspection Fees</u>	
(a) first additional inspection	\$87.75
(b) second additional inspection	\$177.00
(c) third additional inspection	\$351.00
<i>Note: the fee for each additional inspection after the third additional inspection, required as a result of prior inspection showing deficiencies, will be at double the cost of each immediately previous inspection</i>	

SCHEDULE – WATERWORKS

Waterworks and Water Rates Bylaw No. 5637

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 2(d)]</u>	
(a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling	\$1,114.00 each
(b) Design plan for all other buildings	\$2,226.00 each
For each turn on or turn off [s. 11(a)(iii), s. 11(c)(i)]	\$123.00
For each non-emergency service call outside regular hours [s. 11(b)(i)]	Actual Cost
Fee for testing a water meter [s. 26(a)]	\$423.00
Fee for water meter verification request [s. 26(d)]	\$56.25
Troubleshooting on private property	Actual Cost
<u>Fire flow tests of a watermain</u>	
(a) First test	\$281.00
(b) For each subsequent test	\$170.00
Locate or repair of curb stop service box or meter box	Actual Cost
<u>Fee for use of City fire hydrants [s. 37]</u>	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$381.00
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or	\$245.00
(b) Where the installation of a water meter is not required:	
(i) First day	\$245.00
(ii) Each additional day of use beyond the first day	\$80.75

Waterworks and Water Rates Bylaw No. 5637 (Con't)

Description [Section]	Fee
Fee for use of Private fire hydrants [s. 37.1]	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$402.00
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules "B" or "C", or	\$237.00
(b) Where the installation of a water meter is not required:	
(i) First day	\$115.00
(ii) Each additional day of use beyond the first day	\$73.00

SCHEDULE – WHARVES REGULATION**Wharves Regulation Bylaw No. 10182****Moorage Fees****Section 4.1**

Description	Fee
Non-Commercial Pleasure Craft Moorage Fee - Per Lineal Foot per 24 hour period:	\$2.25
Commercial Vessel Docking fee at Imperial Landing - Per Lineal Foot per 24 hour period:	\$37.00
1. A Non-Refundable deposit, set out in the Wharves Regulation Bylaw No. 10182, is required for Commercial Vessel Docking at the time of notification of intent to use Imperial Landing; 2. Balance is due within 30 days of the vessel sailing at the Commercial Vessel Docking and Service Fee LESS the non-refundable deposit.	

Note: All stays, by non-commercial pleasure crafts, at Imperial Landing are limited to a maximum of three (3) consecutive days within a fourteen (14) day period.

Separate tickets must be purchased for each day of moorage (i.e. 24 hour period). The separate tickets may be purchased at the same time OR a single ticket can be purchased at the beginning of each day.

Tickets are non-transferable.



To: Finance & Audit Committee

Date: September 12, 2026

From: Jerry Chong
General Manager, Finance and Corporate
Services

File: 03-0925-02-04/2025-
Vol 01

Re: **Permissive Property Tax Exemption (2027) Bylaw No. 10773**

Staff Recommendation

That Permissive Property Tax Exemption (2027) Bylaw No. 10773 be introduced and given first, second and third readings.

Executive Summary

This report presents the annual review and recommendations regarding Permissive Property Tax Exemptions for eligible organizations within the municipality pursuant to the *Community Charter* and Council's Permissive Tax Exemptions Policy 3561.

Permissive tax exemptions are a discretionary tool available to municipalities to reduce or exempt property taxes for qualifying organizations operating within Richmond.

Council approval is required prior to the statutory deadline of October 31, 2026 to ensure approved exemptions are reflected in the next years annual tax roll.

Staff Report

Origin

Permissive exemptions of property tax are provided to various properties in accordance with Section 224 of the *Community Charter* and Council Policy 3561, which has been consistently applied since 1977. The exemption bylaw must be adopted by October 31 of each year to be effective for the following year. Ultimately, the determination of whether or not to grant a permissive property tax exemption is a discretionary power of Council.

Statutory Property Tax Exemptions are exemptions established by provincial legislation for specific properties, organizations, or uses that meet prescribed eligibility criteria. Unlike permissive property tax exemptions, statutory exemptions are not discretionary; the City must apply them when the legislative requirements are met. Properties receiving statutory property tax exemptions are not included in the City's Permissive Property Tax Exemption Bylaw.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

Owners of exempted properties in 2026 were contacted and their eligibility for permissive exemptions were verified for the upcoming year. Amendments to the 2027 bylaw are reflected in Attachment 1 and detailed below under the 'Permissive Exemption Bylaw Amendments' section.

No. 5 Road Backlands

Commencing in 2002, development of religious assembly uses was permitted on No. 5 Road to the front one-third of a property, subject to farming being undertaken on the back two-thirds of a property ('the Backlands') pursuant to the City of Richmond's Bylaws and the Agricultural Land Commission's No. 5 Road Backlands Policy.

Most of the religious properties on No. 5 Road do not have a Class 9 - Farm assessment for the back two-thirds of their properties, however they are assessed Class 8 - Recreational by BC Assessment. Regardless of the assessment class, the City's Backlands Policy requires farming activity to be taking place on the back two-thirds of the property.

As set out in the No. 5 Road Backlands Policy, active farming is required. Staff have confirmed with the Agricultural Land Commission ('ALC') that "active farming" requires the No. 5 Road Backlands either to be actively farmed or, at minimum, have the soil available and ready to be farmed. To ensure farming requirements are being met, staff continue to conduct annual site visits to the religious organizations on No. 5 Road each June. Currently, all organizations that received a permissive tax exemption in 2026 are actively farming.

The India Cultural Centre (8600 No 5 Road) and the Shia Muslim Community of B.C. (8580 No 5 Road) did not receive a permissive tax exemption in 2026. These two properties have previously received correspondence from the City and the Agricultural Land Commission (ALC) identifying issues of non-farm activities within the backlands of their properties. Both

organizations have made ALC Non-Farm Use applications (AG 26-013954 and AG 25-024722, respectively) in order to have Council and the ALC consider the use of a portion of their lands for non-agricultural uses. These applications will be brought forward in separate reports to Council for consideration upon completion of a technical review by City staff. Should the non-farm activities be supported by Council and approved by the ALC and operate in compliance with applicable City and ALC bylaws and regulations, these organizations may be considered for future years permissive tax exemptions.

Staff continues to work with all the No. 5 Road religious organizations to ensure farming of the Backlands is taking place to allow a permissive tax exemption for future years.

Permissive Exemption Bylaw Amendments

1. Aspire Richmond Support Society – 9360 Parksville Dr

Aspire Richmond Support Society ('Aspire') provided the City with their license under the *Community Care and Assisted Living Act* for this property and requested a permissive tax exemption. This satisfies the requirement as set out in *Community Charter* section 224(2)(j) and Council's Policy 3561 for Aspire to receive a permissive tax exemption for this property.

Aspire qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule E for the 2027 year.

2. Richmond Centre for Disabilities - 150-5520 McNaughton Road

This City owned property is now being leased to the non-profit organisation Richmond Centre for Disabilities. This satisfies the requirement as set out in the *Community Charter* section 224(2)(a) and Council's Policy 3561 for Richmond Centre for Disabilities to receive a permissive tax exemption for this property.

Richmond Centre for Disabilities qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule G for the 2027 year.

3. Turning Point Recovery Society – 10191 No. 2 Road

Turning Point Recovery Society ('Turning Point') provided the City with their license under the *Community Care and Assisted Living Act* for this property and requested a permissive tax exemption. This satisfies the requirement as set out in *Community Charter* section 224(2)(j) and Council's Policy 3561 for Turning Point to receive a permissive tax exemption for this property.

Turning Point qualifies for the City's Permissive Tax Exemption and the property has been added to Schedule E for the 2027 year.

4. Willow Early Care and Learning Centre – 650-5688 Hollybridge Way

Willow Early Care and Learning Centre ('Willow') has received a permissive tax exemption in 2026 and prior year. There is an update made to the 2027 Permissive Tax Exemption Bylaw for the operator only from Atira Women's Resource Society to the Society of Richmond Children's Centres.

The 2027 Permissive Tax Exemption Bylaw, Schedule G, has been updated accordingly.

5. River Run Early Care and Learning Centre – 10277 River Drive

River Run Early Care and Learning Centre ('River Run') has received a permissive tax exemption in 2026 and prior year. There is an update made to the 2027 Permissive Tax Exemption Bylaw for the operator only from Atira Women's Resource Society to the Development Disabilities Association.

The 2027 Permissive Tax Exemption Bylaw, Schedule G, has been updated accordingly.

Budgetary Implications

Property permissive tax exemptions impact the City's finances by reducing the total assessed value of properties subject to taxation each year, and in 2026 this resulted in a municipal tax shortfall of \$1,822,394, or 0.53%, of the total municipal tax levy. The City recovers this shortfall through tax increases to general taxpayers.

Religious properties represent the largest number of permissively exempted properties and accounts for \$561,844 in municipal exempted taxes in 2026. Non-City owned permissively exempted properties account for \$160,346 in municipal exempted taxes, and City-owned or leased properties account for \$1,100,204.

Conclusion

Council grants permissive exemptions annually to properties of qualifying organizations providing social benefit to the Community. Staff have reviewed all applications in accordance with the established policy framework and determined that the recommended organizations meet the eligibility criteria.

Permissive Property Tax Exemption (2027) Bylaw No. 10773 will provide tax exemptions in accordance with the *Community Charter* and Council's Permissive Tax Exemptions Policy 3561.

Respectfully submitted,

Mike Ching, Finance

Report Contributors

This report was prepared by Angela Zanardo, Manager, Revenue and reviewed by Development Applications and Law.

Endorsed by Serena Lusk, CAO

Att. 1: Amendments to Permissive Property Tax Exemption (2027) Bylaw No. 10773
2: Permissive Property Tax Exemption (2027) Bylaw No. 10773

Amendments to Permissive Property Tax Exemption (2027) Bylaw No. 10773

Schedule	Folio	Civic Address	Organization Name	Amendment
E	099-785-000	9360 Parksville Drive	Aspire Richmond Support Society	Eligible for the 2027 permissive tax exemption.
G	PID# 032-594-984	150-5520 McNaughton Road	Richmond Centre for Disabilities	Eligible for the 2027 permissive tax exemption.
E	103-457-001	10191 No. 2 Road	Turning Point	Eligible for the 2027 permissive tax exemption.
G	057-600-003	650-5688 Hollybridge Way	Willow Early Care and Learning Centre	Eligible for the 2027 permissive tax exemption. Update contact only from Atira Women's Resource Society to Society of Richmond Children's Centers
G	079-772-001	10277 River Drive	River Run Early Care and Learning Centre	Eligible for the 2027 permissive tax exemption. Update contact only from Atira Women's Resource Society to Developmental Disabilities Association



Permissive Property Tax Exemption (2027) Bylaw No. 10773

The Council of the City of Richmond enacts as follows:

PART ONE: RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 1.1 Pursuant to Section 224(2)(f) of the *Community Charter*, the religious halls and the whole of the parcels of land surrounding the religious halls shown on Schedule A are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2027 year.
- 1.2 Pursuant to Section 224(2)(f) of the *Community Charter*, the portions of the parcels of land and improvements surrounding the religious halls shown on Schedule B are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2027 year.
- 1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the *Community Charter*.
- 1.4 Notwithstanding Sections 1.1 and 1.2 of this bylaw, if at any point from the period commencing on the date of Council approval of this bylaw and December 31, 2027, parcels of land or portions thereof that are listed in Schedule A or Schedule B no longer qualify for the statutory tax exemption set out in section 220(1)(h) of the *Community Charter*, such parcels of land or portions thereof will be reassessed and subject to taxation for the period commencing on the date on which qualification for the statutory tax exemption ceased and ending on December 31, 2027.

PART TWO: TENANTED RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 2.1 Pursuant to Section 224(2)(g) of the *Community Charter*, the portions of land and improvements shown on Schedule C are hereby exempt from taxation for the 2027 year.

PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

- 3.1** Pursuant to Section 224(2)(a) of the *Community Charter*, the whole of the parcels of land shown on Schedule D are hereby exempt from taxation for the 2027 year.
- 3.2** Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the *Community Charter*.
- 3.3** Pursuant to Section 224(2)(a) and Section 224(2)(j) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule E are hereby exempt from taxation for the 2027 year.
- 3.4** Pursuant to Section 224(2)(a) and Section 224(2)(k) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2027 year.
- 3.5** Pursuant to Section 224(2)(a) of the *Community Charter*, the whole or portions of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2027 year.
- 3.6** Pursuant to Section 224(2)(i) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2027 year.
- 3.7** Pursuant to Section 224(2)(d) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2027 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1** Schedules A through I inclusive, which are attached hereto, form a part of this bylaw.
- 4.2** Permissive Property Tax Exemption (2026) Bylaw No. 10670 is hereby repealed in its entirety.
- 4.3** This Bylaw is cited as “Permissive Property Tax Exemption (2027) Bylaw No. 10773”.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Bakerview Gospel Chapel (067-375-002) 8991 Francis Road	PID 009-294-902 Lot 135 Except: Parcel B (Bylaw Plan 87226) Section 21 Block 4 North Range 6 West New Westminster District Plan 23737	Bakerview Gospel Chapel 10260 Algonquin Drive Richmond, B.C. V7A 3A4
Beth Tikvah Congregation and Centre Association (099-358-999) 9711 Geal Road	PID 003-644-391 Lot 1 Except: Firstly: Part Subdivided by Plan 44537 Secondly: Part Subdivided by Plan LMP47252 Section 26 Block 4 North Range 7 West New Westminster District Plan 17824	Beth Tikvah Congregation and Centre Association 9711 Geal Road Richmond, B.C. V7E 1R4
Broadmoor Baptist Church (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	Broadmoor Baptist Church 8140 Saunders Road Richmond, B.C. V7A 2A5
Canadian Martyrs Parish (094-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8
Christian and Missionary Alliance (082-148-009) 3360 Sexsmith Road	PID 003-469-247 Lot 23 Except: Firstly: the East 414.3 Feet Secondly: the South 66 Feet, and Thirdly: Part Subdivided by Plan 33481 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404	Christian & Missionary Alliance 3360 Sexsmith Road Richmond, B.C. V6X 2H8
Christian Reformed Church of Richmond (072-496-000) 9280 No. 2 Road	PID 018-262-767 Lot 2 of Section 30 Block 4 North Range 6 West New Westminster District Plan LMP9785	Christian Reformed Church of Richmond 9280 No. 2 Road Richmond, B.C. V7E 2C8

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5 North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	Church in Richmond 4460 Brown Road Richmond BC V6X 2E8
Emmanuel Christian Community Society (102-050-053) 10351 No. 1 Road	PID 011-908-106 Lot 13 Block A Section 34 Block 4 North Range 7 West Except Plan 53407 New Westminster District Plan 710	Emmanuel Christian Community Society 10351 No. 1 Road Richmond, B.C. V7E 1S1
Fujian Evangelical Church (025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	Fujian Evangelical Church 12200 Blundell Road Richmond, B.C. V6W 1B3
Gilmore Park United Church (097-837-001) 8060 No. 1 Road	PID 024-570-541 Strata Lot 1 Section 23 Block 4 North Range 7 West New Westminster District Strata Plan LMS3968	Congregation of the Gilmore Park United Church 8060 No. 1 Road Richmond, B.C. V7C 1T9
I Kuan Tao (Fayi Chungder) Association (084-144-013) 8866 Odlin Crescent	PID 025-418-645 Lot 30 Section 33 Block 5 North Range 6 West new Westminster District Plan LMP54149	Yi-Guan Dao Fa-Yi Chong-De Association C/O I Kuan Tao (Fayi Chungder) Association #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2
Immanuel Christian Reformed Church (062-719-724) 7600 No. 4 Road	PID 003-486-486 Parcel One Section 14 Block 4 North Range 6 West New Westminster District Reference Plan 71292	Immanuel Christian Reformed Church 7600 No. 4 Road Richmond, B.C. V6Y 2T5
Johrei Fellowship (084-786-000) 10380 Odlin Road	PID 003-485 757 East Half of Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West, New Westminster District Plan 5164	Johrei Fellowship Inc. 10380 Odlin Road Richmond, B.C. V6X 1E2

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Lansdowne Congregation Jehovah's Witnesses (061-569-073) 11014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Trustees of the Lansdowne Congregation Jehovah's Witnesses c/o Jorgen Halbheer 10960 Ryan Road Richmond, B.C. V6A 2G4
Our Saviour Lutheran Church (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond BC 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Trustees Congregation of Meeting Room 8020 No. 5 Road Richmond BC (Meeting Room) (025-166-010) 8020 No. 5 Road	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Trustees Congregation of Meeting Room 8020 No. 5 Road Richmond BC 419 Centennial Parkway Delta BC V4L 1K9
Mennonite Church BC (Peace Mennonite Church) (080-792-000) 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Mennonite Church BC C/O Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
North Richmond Alliance Church (063-418-009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	Christian & Missionary Alliance-Canada Pacific C/O North Richmond Alliance Church 9410 Granville Avenue Richmond, B.C. V6Y 1P8
Richmond (Bethel) Mennonite Church (030-869-001) 10160 No. 5 Road	PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312	B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road Richmond, B.C. V7A 4E5

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Richmond Chinese Evangelical Free Church (025-162-005) 8040 No 5 Road	PID 004-332-695 South 100 feet West Half Lot 1 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Richmond Chinese Evangelical Free Church Inc. 8040 No. 5 Road Richmond, B.C. V6Y 2V4
Richmond Chinese Alliance Church (102-369-073) 10100 No. 1 Road	PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799	Christian and Missionary Alliance (Canadian Pacific District) 107 – 7585 132 nd Street Surrey, B.C. V2W 1K5
Richmond Emmanuel Church (082-265-027) 3330 – 8181 Cambie Road	PID 018-553-273 Lot 27 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9
Richmond Emmanuel Church (082-265-028) 3360 – 8181 Cambie Road	PID 018-553-281 Lot 28 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

<i>NAME, ROLL NO. & CIVIC ADDRESS</i>	<i>LEGAL DESCRIPTION OF PROPERTY</i>	<i>MAILING ADDRESS</i>
Richmond Emmanuel Church (082-265-029) 3380 – 8181 Cambie Road	PID 018-553-290 Lot 29 Section 28 Block 5N Range 6W New Westminster District Plan LMS1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.as shown on Form 1 or V, as appropriate.	Richmond Emmanuel Church 3380 – 8181 Cambie Road Richmond B.C. V6X 3X9
Richmond Faith Fellowship (085-780-002) 11960 Montego Street	PID 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Evangelical Missionary Church of Canada C/O Richmond Faith Fellowship 11960 Montego Street Richmond, B.C. V6X 1H4
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminster District Plan 48990	Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1
Richmond Presbyterian Church (094-627-007) 7111 No. 2 Road	PID 009-213-244 Lot 110 of Section 13 Block 4 North Range 7 West New Westminster District Plan 24870	Trustees of Richmond Congregation of Presbyterian Church 7111 No. 2 Road Richmond, B.C. V7C 3L7
Richmond Sea Island United Church (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Albans Road	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly: Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Roman Catholic Archbishop of Vancouver St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2

SCHEDULE A to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Salvation Army Richmond (066-497-000) 8280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	Governing Council of the Salvation Army Canada West 8280 Gilbert Road Richmond, B.C. V7C 3W7
South Arm United Church Hall (plus Annex - Pioneer Church) (047-431-056) 11051 No. 3 Road	PID 015-438-562 Parcel E (Explanatory Plan 21821) of Lots 1 and 2 of Parcel A Section 5 Block 3 North Range 6 West New Westminster District, Plan 4120 Except: Firstly; Part Subdivided by Plan 29159 AND Secondly: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V6X 1X3
Steveston Congregation of Jehovah's Witnesses (102-520-003) 4260 Williams Road	PID 006-274-382 Parcel "A" (Reference Plan 17189) Lot 1 of Section 35 Block 4 North Range 7 West New Westminster District Plan 10994	Steveston Congregation of Jehovah's Witnesses Attn: Jonathan Mearns #87 – 6800 Lynas Lane Richmond, B.C. V7C 5E2
Steveston United Church (087-640-000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	BC Conference Property Development Council of the United Church of Canada 3720 Broadway Street Richmond, B.C. V7E 4Y8
Subramaniya Swamy Temple (025-161-000) 8840 No. 5 Road	PID 000-594-261 Parcel B (Explanatory Plan 10524) Lot 3 Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	SRI Sadashiva Subramaniya Swamy Temple of B.C. Foundation 8840 No. 5 Road Richmond, B.C. V6Y 2V4
Trinity Pacific Church (076-082-008) 10011 No. 5 Road	PID 007-178-204 Lot 297 Except Parcel B (Bylaw Plan 79916) Section 36 Block 4 North Range 6 West New Westminster District Plan 35779	Trinity Pacific Church 10011 No. 5 Road Richmond, B.C. V7A 4E4

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Vancouver International Buddhist Progress Society (082-265-053) 6670 – 8181 Cambie Road	PID 018-553-532 Lot 53 Section 28 Block 5 North Range 6 West New Westminster District Plan LMS 1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9
Walford Road Gospel Church (081-608-000) 9291 Walford Street	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	Holy Spirit Association For The Unification Of World Christianity 9291 Walford Street Richmond, B.C. V6X 1P3
West Richmond Gospel Hall (098-373-006) 5651 Francis Road	PID 008-825-025 Lot 45 Except: Parcel A (Statutory Right of Way Plan LMP11165) Section 24 Block 4 North Range 7 West New Westminster District Plan 25900	West Richmond Gospel Hall 5651 Francis Road Richmond, B.C. V7C 1K2

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) (084-310-003) 4000 May Drive	PID 029-176-263 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP32741	Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) 199 Sussex Drive Ottawa, ON K1N 1K6	100% of footprint of building 60,000 sq. ft. for parking	Remainder of land not exempted	100%	0%
Assumption of the Blessed Virgin Mary Ukrainian Catholic Church (098-394-005) 8700 Railway Avenue Manse	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A "and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	Ukrainian Catholic Eparchy of New Westminster 8700 Railway Avenue Richmond, B.C. V7C 3K3	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ² 100% of Religious Hall	24.4% of Manse Building 97.64 m ²
Bethany Baptist Church (000-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	Bethany Baptist Church 22680 Westminster Highway Richmond, B.C. V6V 1B7	48%	52%	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
BC Muslim Association (025-243-080) 12300 Blundell Road (Site Area 4.78 Acres)	PID 011-053-569 Lot 5 Except: Part Subdivided by Plan 33568; Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	BC Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3	43.6% 8,440 m ² 2.086 acres	56.4% 10,903.97 m ² 2.694 acres	100%	0%
Canadian Martyrs Parish (094-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8	93% 9,034.3 m ² 2.23 acres	7% 680 m ² 0.17 acres	100%	0%
Church of Latter Day Saints (074-575-000) 8440 Williams Road (Site Area 2.202 acres)	PID 009-210-890 Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922	Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-Day Saints c/o LDS Church Tax Division #502 - 7136 50 E. North Temple Street Salt Lake City, Utah, 84150- 2201	90.8% 8,093.7 m ² 2.00 acres	9.2% 817.5 m ² 0.202 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Cornerstone Evangelical Baptist Church (024-279-000) 12011 Blundell Road Church Parking	PID 002-555-310 South Half of South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan 87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735	Cornerstone Evangelical Baptist Church of Vancouver 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10% 5,158.4 m ²	90% 46,426.6 m ²	100%	0%
Dharma Drum Mountain Buddhist Association (025-222-030) 8240 No. 5 Road Manse	PID 003-740-315 Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080	Dharma Drum Mountain Buddhist Association 8240 No. 5 Road Richmond, B.C. V6Y 2V4	34.8% 3,384 m ² 0.836 acres	65.2% 6,333 m ² 1.565 acres	71.8% 729.75 m ²	28.2% 286.33 m ²
Fraserview Mennonite Brethren (080-623-027) 11295 Mellis Drive (Site Area 2.79 Acres)	PID 000-471-780 That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	BC Conference of the Mennonite Brethren Churches 11295 Mellis Drive Richmond, B.C. V5X 4K2	71.7% 8,077 m ² 1.996 acres	28.3% 3,180.3 m ² 0.794 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
International Buddhist Society (046-195-007) 9160 Steveston Highway Manse The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 026-438-160 Section 3 Block 3 North Range 6 West New Westminster District Plan BCP19994 Parcel 1	International Buddhist Society 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m ²	63.5% 28,622.31 m ²	83.2% of remaining hall 3,132.4 m ² 0% of farm buildings	16.8% of hall used for Manse and dining 632.0 m ² 100% of farm buildings
Ling Yen Mountain Temple (030-901-000) 10060 No. 5 Road (Site Area 4.916 Acres) Manse	PID 025-566-806 Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987	Ling Yen Mountain Temple 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m ² 1.36 acres	72.3% 14,391.7 m ² 3.556 acres	50.6% 1,199.3 m ²	49.4% 1,171.8 m ²
Nanaksar- Gurdwara- Gursikh Temple (002-881-941) 18691 Westminster Highway (Site Area 14.88 Acres) Manse	PID 023-751-878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	Nanaksar-Gurdwara- Gursikh Temple 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m ² 2.377 acres	84% 50,597.7 m ² 12.503 acres	86.9% of Manse 2,925.05 m ² 100% of Religious Hall	13.1% of Manse 441.29 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Parish of St. Alban's (Richmond) (064-132-000) 7260 St. Alban's Road Manse	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	Parish of St. Alban's (Richmond) 7260 St. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m ²	8.4% 406.9 m ²	0% of Manse 100% of Religious Hall	100% of Manse 83.6 m ²
Parish of St. Anne's Steveston Anglican Church (097-615-002) 4071 Francis Road Religious Hall Commercial Use	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	Parish of St. Anne's 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m ²	0.8% 24.14 m ²	97.8% 1,090.66 m ²	2.2% 24.14 m ²
Peace Evangelical Church (025-231-041) 8280 No. 5 Road Manse	PID 004-099-303 Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan	Peace Evangelical Church 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m ² 0.893 acres	65.6% 6,892.7 m ² 1.703 acres	100% of Religious Hall 0% of Manse	100% Manse
Richmond Alliance Church (047-535-044) 11371 No. 3 Road (Site Area 2.5 acres)	PID 004-113-331 South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120	Christian and Missionary Alliance (Canadian Pacific District) 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m ² 1.996 acres	20% 2,030.5 m ² 0.504 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Baptist Church (065-972-089) 6560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m ²	43% 868.6 m ²	0% of Manse	100% of Manse 106.84 m ²
Richmond Baptist Church (066-062-000) 6640 Blundell Road	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m ²	70% Non- parking area 1,521.8 m ²	0%	100%
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615	Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1	58.7% 8,093.7 m ² 2 acres	51.3% 5,690.3 m ² 1.4 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Science of Spirituality Eco Centre (045-488-098) Civic address: 11011 Shell Road Farm Land	PID 015-725-871 Parcel F (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP4152 PID 013-082-566 North Easterly 5 and 1/5 th Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road by Plan LMP54152 PID 015-342-433 Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster District PID 015-725-880 Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminster District	Science of Spirituality SKRM Inc. 9100 Van Horne Way Richmond, B.C. V6X 1W3	50% 385 m ²	50% 385 m ²	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
South Arm United Church (047-431-056) 11051 No. 3 Road (Site Area 6.42 acres)	PID 015-438-562 Parcel "E" (Explanatory Plan 21821) of Lots 1 and 2 of Parcel "A" Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 EXCEPT: FIRSTLY: Part Subdivided by Plan 29159 AND SECONDLY: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m ² 2 acres	68.4% 17,496.3 m ² 4.42 acres	100%	0%
St. Gregory Armenian Apostolic Church of BC (018-330-000) 13780 Westminster Highway	PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m ²	5% 131.85 m ²	100%	0%
St. Joseph The Worker Parish (099-300-034) 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres	PID 010-887-725 Parcel "C" (Explanatory Plan 8670) of Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	Roman Catholic Archbishop of Vancouver St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% 9,397.07 m ² 2.32 acres	61.2% 14,838.13 m ² 3.67 acres	60% 635.4 m ²	40% 423.6 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
St. Monica's Parish (040-800-004) 12011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Archbishop of Vancouver St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m ² 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m ² 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m ²
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	PID 010-900- 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Roman Catholic Archbishop of Vancouver St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	40% 7,698.4 m ² 1.90 acres	60% 11,547.6 m ² 2.86 acres	100%	0%
Steveston Buddhist Temple (087-401-000) 4360 Garry Street (Site Area 4.53 acres)	PID 001-235-265 Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449	Steveston Buddhist Temple 4360 Garry Street Richmond, B.C. V7E 2V2	44.15% 8,093.7 m ² 2 acres	55.85% 10,238.56 m ² 2.53 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Thrangu Monastery Association (025-193-000) 8140 No. 5 Road Manse	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP3284+++2	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	0% of land beneath the dormitory 59.55% 11,421.8 m ² 2.82 acres	100% of land beneath the dormitory 40.45% 7,759.2 m ² 1.92 acres	76.3% 2,060.1 m ²	23.7% 639 m ²
Thrangu Monastery Association (025-193-000) & (025-202-011) - Combined 8140/8160 No. 5 Road	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	59.55% 11,421.8 m ² 2.82 acres	40.45% 7,759.2 m ² 1.92 acres	100% of the shed used to store religious artefacts	0%
Towers Baptist Church (070-101-000) 10311 Albion Road (Site Area 2.148 acres) Manse	PID 000-565-318 Parcel "A" Except Part on Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468	New Wineskins Society 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m ² 1.73 acres	21.1% 1,872.6 m ² 0.418 acres	0% of Manse 100% of Religious Hall	100% Manse 162.6 m ²

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Trinity Lutheran Church (064-438-000) 7100 Granville Avenue Manse and Hall	PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	Trinity Lutheran Church – Richmond 7100 Granville Avenue Richmond, B.C. V6Y 1N8	87.09% 6,012.32	12.91% Manse 891.68 m ²	0% of Manse 100% of Religious Hall	100% of Manse 142.5 m ² 0% of Religious Hall
Vancouver International Buddhist Progress Society (082-304-006) 8271 Cambie Road (Site Area 0.757 acres)	PID 00-316-002 9 Section 28 Block 5 North Range 6 West Plan 7532	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	76% 2,322.58 m ²	24% 740.42 m ²	N/A	N/A
Vancouver International Buddhist Progress Society (082-265-059) 6680 – 8181 Cambie Road Manse	PID 018-553-591 Strata Lot 59 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	91.72% 1,212.05 m ²	8.28% 109.40 m ²	0% of Manse Remaining Religious Hall	100% Manse 109.4 m ²

**PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP**

SCHEDULE B to BYLAW 10773

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Vancouver International Buddhist Progress Society (082-265-060) 6690 – 8181 Cambie Road	PID 018-553-605 Strata Lot 60 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Program Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation
Vedic Cultural Society of BC (025-212-021) 8200 No 5 Road	PID 011-053-551 South Half Lot 3 Block A Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Vedic Cultural Society of BC 8200 No 5 Road Richmond, B.C. V6Y 2V4	88% 8,883.6 m ²	12% 1,211.4 m ²	99.1% 2,144.6 m ²	0.9% 18.9 m ²

SCHEDULE C to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	TENANTS MAILING ADDRESS
(064-046-009) 8151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	That portion of the property occupied by Crave Church	Crave Church 8151 Bennett Road Richmond BC V6Y 1N4
(136-467-527) 3211 Grant McConachie Way	PID 009-025-103 Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409	That portion of the property occupied by Vancouver Airport Chaplaincy	Vancouver Airport Chaplaincy Box 32362 Domestic Terminal RPO Richmond, B.C. V7B 1W2

SCHEDULE D to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(086-938-001) 11820 No. 1 Road	PID 001-431-030 Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234	Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue Vancouver, B.C. V5T 4L2

SCHEDULE E to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(086-080-000) 431 Catalina Crescent	PID 001-562-797 Lot 24 Block 5 North Range 6 West New Westminster District Plan NWP9740 Suburban Block J, Section 29/30	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(097-575-028) 4433 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-126-002) 5728 Woodwards Road	PID 027-789-471 Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan BCP39662	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-561-000) 9580 Pendleton Road	PID 003-751-678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	Aspire Richmond Support Society (Tenant) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-785-000) 9360 Parksville Dr	PID 004-337-093 Lot 147 Section 26 Block 4 North Range 7 West NWD Plan 46200	Aspire Richmond Support Society (Owner) 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(058-885-000) 6531 Azure Road	PID 003-680-100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2

SCHEDULE E to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(067-321-001) 8400 Robinson Road	PID 009-826-386 Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(099-371-000) 4811 Williams Road	PID 004-864-077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	Greater Vancouver Community Service Society 320 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(080-622-000) 11331 Mellis Drive	PID 004-107-292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	Pinegrove Place Mennonite Care Home Society of Richmond 11331 Mellis Drive Richmond, B.C. V6X 1L8
(082-199-000) 9020 Bridgeport Road	PID 002-672-855 Block 5 North Range 6 West New Westminster District Plan 60997 Parcel B, Section 27/28, REF 60997	0952590 BC Ltd. Richmond Lion's Manor Suite 500 – 520 W 6 th Avenue Vancouver BC V5Z 4H5
(065-571-000) 6260 Blundell Road	PID 005-146-135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	Rosewood Manor Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(084-988-041) 10411 Odlin Road	PID 017-418-780 Lot 141 Section 35 Block 5 North Range West New Westminster District Plan LMP942	Turning Point Recovery Society Suite 260 – 7000 Minoru Boulevard Richmond, BC V6Y 3Z5
(103-457-001) 10191 No. 2 Road	PID 011-825-260 Lot 1 Section 36 Block 4 North Range 7 West NWD Plan 78787	Turning Point Recovery Society Suite 260 – 7000 Minoru Boulevard Richmond, BC V6Y 3Z5

SCHEDULE F to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(094-282-297) 7251 Langton Road	PID 003-460-525 Lot 319 Section 13 Block 4 North Range 7 West NWD Plan 49467	Richmond Legion Senior Citizen Society #800 – 7251 Langton Road. Richmond, B.C. V7C 4R6

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-905-125) 8300 Cook Road	PID 023-800-496 Strata Lot 125 Section 9 Block 4 North Range 6 West New Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	100% that is occupied by Society of Richmond Children's Centres	Cook Road Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(011-892-000) 23591 Westminster Highway	PID 028-376-650 Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Society of Richmond Children's Centres	Cranberry Children's Centre Society of Richmond Children's Centres 23591 Westminster Highway Richmond, B.C.
(094-391-000) 7611 Langton Road	PID 004-700-368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(030-700-001) 10640 No. 5 Road	PID 028-631-595 Lot F Section 31 Block 4 North Range 5 West New Westminster District Plan EPP12978	That portion of property occupied by Society of Richmond Children's Centres	Gardens Children's Centre Society of Richmond Children's Centres 4033 Stolberg Street Richmond, B.C. V6X 3N7
(058-305-999) 6899 Pearson Way	PID 028-696-212 LT 13 SEC 5 BLK 4N RGE 6W NWD PL BCP49385	That portion of property occupied by YMCA BC	Hummingbird Child Care Centre YMCA BC 10 - 620 Royal Avenue New Westminster, B.C. V3M 1J2

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(064-810-002) 7000 Minoru Boulevard	PID 018-489-613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100% of land and improvements leased to Richmond Caring Place or 8,038 sq.m. as indicated in LMP 12594	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(067-813-001) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	Richmond Family Place 8660 Ash Street Richmond, B.C. V6Y 2S3
(090-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	That portion of property occupied by Riverside Children's Centre	Riverside Children's Centre Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(059-709-030) 6380 No. 3 Road	PID 031-603-432 SEC 9 BLK 4N RGE 6W NWD PL EPP115105 ARSPCPRCLNMBR 1	That portion of property occupied by Aspire Richmond Support Society	Seedlings Early Childhood Development Hub Aspire Richmond Support Society 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(073-560-608) 10380 No. 2 Road	PID 029-631-408 Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229	That portion of property occupied by YMCA BC	Seasong Child Care Centre YMCA BC 10 – 620 Royal Avenue New Westminster, B.C. V3M 1J2
(082-020-000) 3368 Carscallen Road	PID 031-479-090 Air Space Parcel 1 Section 28 Block 5 North Range 6 West New Westminster District Air Space Plan EPP 108791	That portion of property occupied by YMCA BC	Sprouts Early Childhood Development Hub YMCA BC 10 – 620 Royal Avenue New Westminster, B.C. V3M 1J2

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(093-050-002) 6011 Blanshard Drive	PID 019-052-685 Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283	100% that is occupied by Society of Richmond Children's Centres	Terra Nova Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	That portion of property occupied by Treehouse Learning Centre	Treehouse Learning Centre Aspire Richmond Support Society 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(084-195-000) 4033 Stolberg Street	PID 028-745-540 Section 34 Block 4 North Range 6 West New Westminster District Plan BCP49848 Air Space Parcel 3	100% that is occupied by Society of Richmond Children's Centres	West Cambie Child Care Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(057-600-003) 650-5688 Hollybridge Way	PID 030 085 489 Section 5 Block 4 North Range 6 West NWD Plan EPP65030 Air Space Parcel 1	100% that is occupied by Society of Richmond Children's Centres	Willow Early Care and Learning Centre Society of Richmond Children's Centres 100 – 6100 Bowling Green Rd Richmond, B.C. V6Y 4G2
(079-772-001) 10277 River Drive	PID 031-035-124 Lot 1 Section 23 Block 5 North Range 6 West NWD Plan EPS5734	100% of the portion of the property in the name of the City of Richmond and occupied by Development Disabilities Association	River Run Early Care and Learning Centre Developmental Disabilities Assc. 100 10271 Shellbridge Way Richmond, BC V6X 2W8

SCHEDULE G to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(PID 032-594-984) 150-5520 McNaughton Rd	PID 032-594-984 Lot 150 Section 5 Block 4 North Range 6 West NWD Plan EPS11567	100% that is occupied by Richmond Centre for Disabilities	Richmond Centre for Disabilities #150 – 5520 McNaughton Rd Richmond, B.C. V6X 0X5

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(097-842-000) 4780 Blundell Road	PID 001-145-801 Lot 2 Block 4 North Range 7 West New Westminster District Plan 3892	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 4780 Blundell Road Richmond, B.C. V7C 1G9
(051-521-010) 11551 Dyke Road	PID 014-924-781 Dedicated Park Plan 565772	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 1476 West 8th Avenue Vancouver, BC V6H 1E1
(083-465-000) 7411 River Road	PID 007 206 518 Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)	That portion of the property occupied by Navy League of Canada National Council	Navy League of Canada National Council c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(067-238-002) 8275 Garden City Road	PID 024-817-830 Lot 2 Section 21 Block 4N Range 6W New Westminster District Plan LMP46700	That portion of the property occupied by Richmond City Baseball Association	Richmond City Baseball Association Box 26513, Blundell RPO 8180 No. 2 Road #152 Richmond, B.C. V7C 5M9
(083-218-005) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Gymnastics Association	Richmond Gymnastics Association Unit 140 – 7400 River Road Richmond B.C. V6Y 2C1

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-477-003) 6131 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(083-218-005) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 6820 Gilbert Road	PID 017 844 525 Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323	That portion of the property occupied by Richmond Tennis Club	Richmond Tennis Club 6820 Gilbert Road Richmond, B.C. V7C 3V4
(057-590-001) 5540 Hollybridge Way	PID 007 250 983 Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115	That portion of the property occupied by Richmond Winter Club	Richmond Winter Club 5540 Hollybridge Way Richmond, B.C. V7C 4N3

SCHEDULE H to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(088-500-046) 2220 Chatham Street	PID 004-276-159 Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045	That portion of the property occupied by Scotch Pond Heritage Cooperative	Scotch Pond Heritage Cooperative 3811 Moncton Street Richmond, B.C. V7E 3A0
(091-575-614) 2771 Westminster Highway	PID 011-566-825 Block 4 North Range 7 West Plan NWP457	That portion of 2771 Westminster Highway occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8
(091-488-000) 2900 River Road	PID 017-094-755 Lot 2 Section 4 Block 4 North Range 7 West Plan NWP88135	That portion of 2900 River Road occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8

SCHEDULE I to BYLAW 10773

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	Richmond Public Library Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	Richmond Public Library Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-969-003) 4300 Entertainment Boulevard	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-561-007) 5900 Minoru Boulevard	PID 028-325-257 Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912	That portion of the property occupied by City Centre Community Centre	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000-05-021	That portion of the property occupied by BC Society for the Prevention of Cruelty to Animals	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1



To:	Finance and Audit Committee	Date:	September 22, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	File:	03-0970-25-2026-01/2025-Vol 01
Re:	Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727		

Staff Recommendation

That the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802, which incorporates and puts into effect the changes as outlined in the staff report titled “Amendments to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727” dated September 22, 2026, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

Executive Summary

This report summarizes changes to the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727 originally adopted January 26, 2026 for new projects and changes to the previously established plan.

Items in section 1 were previously approved by Council. Sections 2 and 3 include changes to the Capital Budget. Sections 4-6 includes changes to the Operating and Utility Budget.

In order to comply with Section 173 of the *Community Charter*, the 5YFP needs to be amended. There is no tax impact for any of these amendments to the City’s 2026 Capital, Utility and Operating Budgets.

Staff Report

Origin

The Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727 was adopted on January 26, 2026. Included in the Consolidated 5 Year Financial Plan (5YFP) are the City's 2026 Capital, Utility and Operating Budgets. The following budget amendments are for the 2026 Capital, Utility and Operating Budgets.

This report supports Council's Strategic Plan 2022-2026 Strategy #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

Analysis

Subsequent to the adoption of the 5YFP, new projects and changes to previously established programs have occurred. Individual staff reports detailing the amendments in Section 1 have been previously presented to Council for approval.

Increases to the operating, utility, and capital budget are required where expenses were not budgeted in the 5YFP. The current financial plan bylaw does not include these amounts and in order to comply with Section 173 of the *Community Charter*, the 5YFP needs to be amended. There is no tax impact for any of these amendments.

1) The Council approved amendments to the Consolidated 5 Year Financial Plan (2026-2030) presented in order of Council meeting dates, are:

a) At the Council meeting on Jul 28, 2025, Council approved the following:

- a) *That the proposed road safety improvement projects, as described in Attachment 1 of the staff report titled "ICBC-City of Richmond Road Improvement Program Update," dated June 24, 2025, from the Director, Transportation, be endorsed for submission to the ICBC 2025 Road Improvement Program for consideration of cost-share funding; and*
- b) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.*

The City was informed on January 5, 2026, that this funding application had been approved for \$176,000, of which \$153,000 was included in the budget. Upon receipt of the actual grant payment, the amount exceeding the budget will replace \$21,631 funded by the Roads Development Cost Charges (DCC) and \$1,369 funded by the Capital Reserve (Revolving Fund) for the Roads capital project.

b) At the Council meeting on December 17, 2025, Council approved the following:

- (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.*
- (3) Should any submitted projects receive funding from TransLink exceeding the budgeted external contribution, staff recommend that the external grants be used to reduce the previously approved City funding sources, and the Consolidated 5 Year Financial Plan be amended accordingly. Upon project completion, any excess funding would be returned to the original funding sources.*

The City was informed on May 1, 2026, that this funding application had been approved for \$4,123,000, of which \$3,961,500 was included in the budget. Upon receipt of the actual grant payment, the amount exceeding the budget will replace \$151,891 funded by the Roads Development Cost Charges (DCC) and \$9,609 funded by the Capital Reserve – Revolving Fund for the Roads capital projects.

c) At the Closed Council meeting on February 23, 2026, Council approved funding up to \$630,000 from the Housing Accelerator Fund grant.

d) At the Council meeting on February 23, 2026, Council approved the following:

- (1) That funding Option 2 for Refuge Church, in the amount of \$75,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved;*
- (2) That funding Option 2 for The Salvation Army, in the amount of \$20,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved; and*
- (3) That funding Option 2 for the Parish of St. Alban’s, in the amount of \$26,416, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved.*

The Community Social Development operating budget will be increased by \$121,416 funded by the Council Community Initiatives Account for additional one-time funding to various 2026 Health, Social and Safety Grant applicants.

e) At the Council meeting on April 13, 2026, Council approved the following:

- (1) That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (2) That a \$300,000 budget increase for the Steveston Park Legacy Walk capital project with \$100,000 funded from the Council Community Initiatives Account and \$200,000 from external contribution as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services, be approved;*
- (3) Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;*
- (4) That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and*
- (5) That staff proceed with next steps, as outlined in the report titled “Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase”, dated March 2, 2026, from the Director, Park Services.*

The 2026 Capital Budget - Parks Program will be increased by \$300,000 funded by a \$200,000 external contribution from the Steveston Community Society and \$100,000 from the Council Community Initiatives Account.

f) At the Council meeting on June 22, 2026, Council approved the following:

That a capital project for the Minler Road walkway improvements in the amount \$1.8 million funded from the Capital Reserve (Revolving Fund) be approved and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.

The 2026 Capital budget - Roads program will be increased by \$1,800,000 funded by the Capital Reserve (Revolving Fund).

g) At the Council meeting on July 27, 2026, Council approved the following:

- (1) That Contract 8539Q - Supply and Delivery of Firefighter turnout Gear be awarded to*
- (2) Associated Fire Safety Group Ltd. for a total cost of \$1,611,880 excluding taxes as described in the report titled “8539Q – Award of Contract for Supply and*

Delivery of Firefighter turnout Gear” dated July 20, 2026, from the General Manager, Law and Community Safety;

(3) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Associated Fire Safety Group Ltd; and

(4) That the Consolidated 5-Year Financial Plan (2026-2030) be amended to include \$950,000 for replacement of firefighting turnout gear funded by Policing Provision.

The Fire operating budget will be increased by \$950,000 funded by the Policing Provision for replacement of turnout gear.

h) At the Council meeting on July 27, 2026, Council approved the following:

(1) That the road safety improvement projects, as described in Attachment 1 of the report titled "ICBC-City of Richmond Road Safety Improvement Program Update 2026", dated June 22, 2026, from the General Manager, Engineering and Public Works, be endorsed for submission to the ICBC 2026 Road Safety Improvement Program for consideration of cost-share funding;

(2) That should the above submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City; and

(3) That should the above application be successful, the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.

The City was informed that this funding application had been approved for \$378,700. This amount was already included in the budget.

i) At the Closed Council meeting on September 8, 2026, Council approved up to \$1,845,000 temporarily funded through the Capital Reserve (Industrial Use Fund).

j) At the Closed Council meeting on September 14, 2026 Council approved \$280,000 externally funded grant spending anticipated in 2026 within the Law & Community Safety operating budget. In addition, \$787,458 external grant funding was secured from the Federal Youth Justice Fund over three years, of which \$175,000 is anticipated to be spent in 2026 within the Law & Community Safety operating budget.

2) Budget Amendment Policy 3001 states that changes to the Capital Budget be reported to the Finance Committee and included in the staff report when the City’s 5 Year Financial Plan amendments are presented. The following amendments to the Capital Budget are funded by external contributions, transfer of existing budget resources, or funding from reserves or provisions:

- a) The budget for the existing programs will be increased by \$957,256 funded from external contributions approved or received throughout the year that were not outlined in the previous section. The increase in the existing capital budget by program is summarized in Table 1:

Table 1: Budget increase funded by external contributions (in \$000's)			
	Program		Amount
i.	Flood Protection	Investing in Canada Infrastructure Program Green Infrastructure Environmental Quality Stream Grant	\$355
ii.	Roads	TransLink and the Government of Canada grant	350
iii.	Parks	Steveston Community Society Contribution	117
iv.	Parks	Hamilton Community Association Contribution	100
v.	Equipment	BC Hydro	13
vi.	Information Technology	Union of BC Municipalities (UBCM) grant	11
vii.	Parks	Dava Development	11
Total			\$957

- b) The Consolidated 5 Year Financial Plan includes an estimate of \$10,000,000 in Contingent External Contributions for external grants and contributions that may be approved or received throughout the year for various capital projects. Spending will only be incurred if the funding is confirmed. A total of \$1,157,256 was transferred to various capital programs to date.
- c) The capital budgets for the existing Council-approved 2023 to 2026 Steveston Sanitary Sewer Rehabilitation capital projects will be consolidated into a single capital project, with no change to the overall approved budget and project scope, to facilitate project administration and reporting.
- d) The Steveston Community Amenities Fund was established through developer contributions designated for the Steveston Community Centre and Library. In the 2024 Capital Budget, a total of \$2.6 million from this fund was allocated to support the Steveston Martial Arts Roof Beam Remediation and Fascia Board Replacement project and the Steveston and South Arm Outdoor Pool Renewals project.

To realign funding with the intended purpose of the Steveston Community Amenities Fund, the \$2.6 million allocation will be replaced by \$1.0 million from the Capital Reserve (Revolving Fund) for the Steveston Martial Arts Roof Beam Remediation and Fascia Board Replacement project and \$1.6 million from the Capital Building and Infrastructure Reserve for the Steveston and South Arm Outdoor Pool Renewals project.

Consistent with Council's previous direction, the Steveston Community Amenities Fund will be used to offset the 2026 debt servicing costs for the Steveston Community Centre and Library.

- e) An agreement between the City and Fraser Basin Council was finalized in 2026 awarding \$1,760,000 in funding through the CleanBC Go Electric Public Charger Program. This funding will replace the existing City funding from the Enterprise Fund. In addition, the Minoru Precinct location will be changed to City Hall, as the Minoru Park Vision Plan is in development.

The funding source for the Capital project approved in 2025 will be changed from Enterprise Fund to external grant funding.

- 3) The following capital budget changes were recorded since the last bylaw adoption and are summarized in the following Table 2:

Table 2 Capital Budget Changes (in \$000's)				
	Program	Funding Sources (Project)	Project Name	Amount
3a	Water	Watermain Replacement Upgrades Program (2022)	Watermain Replacement Upgrades Program (2023)	\$480
3b	Parks	Playground Replacement Program (2022)	Burkeville Neighbourhood Park Redevelopment (2024)	157
3c	Equipment	GHG and Energy Management Projects (2024)	Community Safety Building Lighting Upgrade (2023)	154
3d	Flood Protection	Storm Main Drainage Upgrade (2021)	Enhancement in Minoru Park (2022)	140
3e	Parks	Minoru Park Lakes Renewal (2019)	Minoru Lakes Renewal: Phase 2 (2024)	109
3f	Information Technology	Server Replacement (2025)	Annual Virtual Hosts Refresh (2026)	80
3g	Parks	Parks Ageing Infrastructure Replacement Program (2022)	Minoru Lakes Renewal: Phase 2 (2024)	65
3h	Parks	Parks General Development (2024)	London Steveston Park Phase Three Construction (2020)	53
3i	Parks	Parks General Development (2023)	Minoru Lakes Renewal: Phase 2 (2024)	44

Table 2 Capital Budget Changes (in \$000's)				
	Program	Funding Sources (Project)	Project Name	Amount
3j	Parks	Parks General Development (2024)	Steveston Community Park Playground Expansion (2023)	35
3k	Parks	Playground Replacement Program (2023)	Burkeville Neighbourhood Park Redevelopment (2024)	20
3l	Traffic	Active Transportation Improvement Program (2023)	Garden City Road Pedestrian and Cycling Enhancements, Westminster Highway to Lansdowne Road (2019)	4
Total				\$1,341

- 4) Budget Amendment Policy 3001 states that changes to salaries be reported to the Finance Committee. The following amendments will result in no tax impact to the 2026 Operating Budget:
- a) Reallocate \$349,337 to Human Resources operating budget for two Regular Full-Time Attendance Advisors from the Fiscal operating budget.
 - b) Increase Facilities operating budget by \$600,000 for auxiliary salaries funded by the Annual Project Development Building Improvements capital budget. This results in a corresponding decrease to the 2026 Capital Building program of \$600,000.
- 5) Budget Amendment Policy 3001 states that increases in City's expenditures are only permitted where funding is from sources other than taxation and utility fees. The following amendments to the Operating and Utility Budget are funded by external grants, transfer of existing budget resources, or funding from provisions or reserve and has no tax impact.
- a) Increase Planning and Development operating budget by \$200,000 funded by the Union of BC Municipalities (UBCM) Local Government Development Approvals Grant for development approvals review and streamlining.
 - b) Increase Arts, Culture and Heritage operating budget by \$90,000 funded from the Provincial grant for Richmond Celebrates Soccer Program.
 - c) Increase Parks Program operating budget by \$46,000 funded by the Trees for Life grant to support planning and creation of green infrastructure sites.
 - d) Increase Community Social Development operating budget by \$25,000 funded by the Social Planning and Research Council of BC (SPARC) Local Community Accessibility Grant for development of an accessibility impact evaluation tool.

- e) Increase Community Social Development operating budget by \$15,000 funded Vancouver Coastal Health's (VCH) Health Promotion Grant to engage seniors in age-friendly planning at the neighborhood level.
 - f) Increase Arts, Culture, and Heritage operating budget by \$5,000 funded by the Provincial Community Events Support Fund (CESF) Grant for the Richmond Celebrates Soccer Program.
- 6) The Consolidated 5 Year Financial Plan (2026-2030) included Utility Fees as an anticipated funding source for Water and Sewer Utility expenses. Based on actual billings received to date Utility Fees are anticipated to be lower than originally budgeted, partially due to water restrictions implemented by Metro Vancouver. The amended financial plan includes estimates that \$4,800,000 will be funded by the Sewer Levy Stabilization Provision and \$3,600,000 will be funded by the Water Levy Stabilization Provision instead of Utility fee revenue.

Budgetary Implications

The proposed 2026-2030 budget amendments have no tax impact. Additional expenses included in the amended financial plan are funded by external sources or existing appropriations.

Funding source change for Utility Fees revenues are funded by the Sewer and Water Levy Stabilization Provision resulting in no rate impact.

Table 3 summarizes the changes to operating and utility revenue and expenses. The amended Consolidated 5 Year Financial Plan (2026-2030) is presented in Attachment 1.

Table 3 Net Budget – Summary of Changes (in \$000's)		Ref	Amount
Net Budget as at January 26, 2026			\$128,123
Revenue			
1	Drainage Infrastructure Enhancement in Minoru Park	2.a.i	355
2	Sexsmith Road Brown Road Bike Route	2.a.ii	350
3	Policing Public Safety External Grant Funding	1.j	280
4	Steveston Park Legacy Walk	1.e	200
5	UBCM - Local Government Development Approvals Program	5.a	200
6	Youth Justice Fund	1.j	175
7	Playground Replacement Program	2.a.iv	100
8	FIFA grant from Province of BC	5.b	90
9	Steveston Community Park Playground Expansion	2.a.iii	82
10	Trees for Life Grant	5.c	46
11	Steveston Park Legacy Walk	2.a.iii	35
12	Provincial Local Community Accessibility Grant	5.d	25
13	Engaging Seniors in Age-Friendly Planning at the Neighbourhood Level	5.e	15
14	City Hall and Community Safety Building Lighting Upgrade	2.a.v	13
15	City Hall Meeting Room AV Equipment Upgrades	2.a.vi	11

Table 3 Net Budget – Summary of Changes (in \$000's)		Ref	Amount
16	Parks General Development	2.a.vii	11
17	Various Transportation - Translink 2026	1.b	10
18	Richmond Celebrates Soccer	5.f	5
19	Various Transportation - 2025 ICBC	1.a	1
20	Contingent External Contributions	2.b	(1,157)
21	Funding adjustment from utility revenues to Water Levy Stabilization Provision for Water Utility	6	(3,600)
22	Funding adjustment from utility revenues to Sewer Levy Stabilization Provision for Sewer Utility	6	(4,800)
Total Revenue Increase (Decrease)			(7,553)
Expenses			
1	Full Replacement of Firefighter Turnout Gear	1.g	950
2	Transfer from Capital Budget Building Program	4.b	600
3	Policing Public Safety External Grant Funding	1.j	280
4	UBCM - Local Government Development Approvals Program	5.a	200
5	Youth Justice Fund	1.j	175
6	Council Community Initiatives Grant Funding	1.d	121
7	Province of BC Grant for Richmond Celebrates Soccer Program	5.b	90
8	Trees for Life Grant	5.c	46
9	Provincial Local Community Accessibility Grant	5.d	25
10	Engaging Seniors in Age-Friendly Planning at the Neighbourhood Level	5.e	15
11	Richmond Celebrates Soccer	5.f	5
12	Housing Accelerator Grant Funding	1.c	-
13	Two Regular Full-Time Attendance Advisors	4.a	-
Total Expenses Increase			2,507
NET AMENDMENT			(10,060)
Total Amended 2026 Net Budget			\$118,063

Table 4 summarizes the changes to the Capital Budget. The Amended Capital Plan Funding Sources for 2026-2030 is presented in Attachment 2 and the Amended Capital Plan Summary for 2026-2030 are presented in Attachment 3.

Table 4 Capital Budget – Summary of Changes (in \$000's)		Ref	Amount
City Capital Budget as at January 26, 2026			\$245,884
1	Parkland Acquisition	1.i	1,845
2	Minler Road Walkway	1.f	1,800
3	Drainage Infrastructure Enhancement in Minoru Park	2.a.i	355
4	Sexsmith Road Brown Road Bike Route (2022)	2.a.ii	350
5	Steveston Park Legacy Walk	1.e & 2.a.iii	335
6	Playground Replacement Program (2024)	2.a.iv	100
7	Steveston Community Park Playground Expansion	2.a.iii	82
8	City Hall and Community Safety Building Lighting Upgrade	2.a.v	13
9	City Hall Meeting Room AV Equipment Upgrades	2.a.vi	11
10	2025 Parks General Development	2.a.vii	11
11	ICBC Funding Program (2025-2026)	1.a & 1.h	-
12	TransLink Funding Program (2026)	1.b	-
13	Consolidation of Steveston Sanitary Sewer Rehabilitation projects 2023-2026	2.c	-
14	Annual Project Development Building Improvements	4.b	(600)
15	Contingent External Contributions	2.b	(1,157)
Net Changes in Capital Budget Reallocations		3.a-1	-
Total Amended 2026 Capital Budget			\$249,029

Conclusion

Staff recommend that Council approve the 2026 Capital, Operating, and Utility Budget amendments to the Consolidated 5 Year Financial Plan Bylaw. The proposed 2026 budget amendments have no tax impact.

Table 5 summarizes the amendment changes to the Consolidated 5 Year Financial Plan Bylaw.

Table 5 Summary of Changes (in \$000's)		Reference	2026 Budget Changes
Revenue			
Provincial and Federal Grants	1.j, 2.a.(i-.ii), 5.a, b, d, f		1,480
Other Revenue	5.c,e		61
Development Cost Charges	1.a, b		(173)
Other Capital Funding Sources	1.a, b, e, 2.a (iii-vii), 2.b		(521)
Utility Fees	6		(8,400)
Total Revenue Increase (Decrease)			(7,553)
Expenses			
Law and Community Safety	1.g, j		1,405
Corporate Administration	4.a		349
Engineering and Public Works	4.b		600
Planning and Development	1.c, 5.a, d, e		240
Services			
Parks, Recreation and Culture	5.b, c, f		141
Fiscal	1.d, 4.a		(228)

Table 5 Summary of Changes (in \$000's)	Reference	2026 Budget Changes
Total Expense Amendments		2,857
Net Changes		(10,410)
Transfers		
Transfer To (From) Surplus	1.d, g, 4.b, 6	(10,421)
Capital Expenditures - Current Year	1. e, f, i, 2.a.(i-vii), b-c, 4b	3,145
Capital Expenditures - Prior Year	1. a, b, 2.d, e	-
Capital Funding	1.a, b, e, f, i 2.b-e, 3,a-l, 4.b	(3,134)
Total Transfers/Amortization Amendments		(10,410)
Balanced Budget		\$-

As required in Section 166 of the *Community Charter*, staff will conduct a process of public consultation prior to bylaw adoption, which is anticipated to be October 26, 2026.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Melissa Shiau, Manager, Financial Planning and Analysis, and reviewed by: Arts, Culture and Heritage Services; Building Approvals; Climate & Environment; Community Safety Administration; Community Social Development; Engineering; Fleet, Fire-Rescue; Housing Office; Human Resources; Information Technology; Law, Parks Services; Planning and Strategic Initiatives; Project Development & Facility Services; Real Estate Services; and Transportation.

Endorsed by Serena Lusk, CAO

- Att. 1: Amended Revenue, Expenses and Transfers (2026-2030)
 2: Amended Capital Plan Funding Sources (2026-2030)
 3: Amended 5 Year Capital Plan Summary (2026-2030)

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED REVENUE AND EXPENSES
(In \$000's)

	2026 Amended Budget	2027 Plan	2029 Plan	2029 Plan	2030 Plan
Revenue:					
Taxation and Levies	349,207	367,850	386,918	405,321	423,470
Utility Fees	176,334	196,200	204,273	211,638	220,926
Sales of Services	65,349	66,636	67,977	69,241	70,466
Investment Income	48,715	43,715	41,214	38,714	36,714
Other Revenue	26,144	24,642	24,693	25,479	25,099
Provincial and Federal Grants	19,492	25,634	5,862	5,583	5,662
Payments In Lieu of Taxes	16,302	16,758	17,261	17,761	18,276
Licenses and Permits	14,967	15,225	15,517	15,800	16,089
Gaming Revenue	10,500	10,500	10,500	10,500	10,500
Developer Contributed Assets	48,414	50,271	70,972	48,414	48,414
Development Cost Charges	12,122	20,451	22,094	14,981	11,804
Other Capital Funding Sources	26,900	29,830	12,580	12,868	12,656
	\$814,446	\$867,712	\$879,861	\$876,300	\$900,076
Expenses:					
Law and Community Safety	180,939	185,308	192,708	200,429	207,515
Parks, Recreation and Culture	94,153	88,980	91,109	93,122	95,253
Engineering and Public Works	82,179	81,891	83,313	84,704	86,504
Utility Budget					
Sanitary Sewer Utility	69,142	75,287	78,219	80,201	83,197
Water Utility	59,545	61,148	62,535	63,896	65,836
Sanitation and Recycling	28,271	28,090	28,705	29,309	29,928
Flood Protection	22,667	23,141	23,579	24,009	24,449
Fiscal	38,848	36,355	38,738	40,196	41,745
Finance and Corporate Services	37,955	36,400	36,829	37,747	38,693
Planning and Development Services	30,315	36,060	17,858	18,294	18,743
Corporate Administration	13,144	12,967	13,324	13,679	14,046
Debt Interest	3,931	3,931	3,931	3,931	3,931
Richmond Olympic Oval Corporation	21,329	21,912	22,450	22,951	23,463
Richmond Public Library	13,965	14,138	14,426	14,710	15,000
	\$696,383	\$705,608	\$707,724	\$727,178	\$748,303
Annual Surplus	\$118,063	\$162,104	\$172,137	\$149,122	\$151,773

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED TRANSFERS
(In \$000's)**

	2026 Amended Budget	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Transfers:					
Debt Principal	3,838	3,970	4,106	4,247	4,393
Transfer To Reserves	138,669	139,869	144,772	150,063	156,695
Transfer from Reserves to fund Operating Reserve Programs:					
Bylaw 8206	(400)	(400)	(400)	(400)	(400)
Bylaw 8877	(210)	(210)	(10)	(10)	(10)
Bylaw 7812 S.1.1.1 (a)	(525)	(525)	(525)	(525)	(525)
Bylaw 7812 S.1.1.1 (d)	(50)	(50)	(50)	(50)	(50)
Bylaw 7812 S.1.1.1 (j)	(175)	(175)	(175)	(175)	(175)
Operating Reserves - Prior Years	(1,680)	-	-	-	-
Transfer To (From) Surplus	(12,981)	14,439	14,287	15,323	14,728
Capital Expenditures - Current Year	249,029	158,497	147,229	208,608	219,253
Capital Expenditures - Prior Years	231,646	301,444	335,584	324,135	349,306
Capital Expenditures - Developer Contributed Assets	48,414	50,271	70,972	48,414	48,414
Capital Expenditures - Richmond Public Library	910	710	710	710	710
Capital Expenditures - Richmond Olympic Oval	2,113	4,992	2,438	2,242	1,750
Capital Funding	(540,535)	(510,728)	(546,801)	(603,460)	(642,316)
Transfers/Amortization offset:	\$118,063	\$162,104	\$172,137	\$149,122	\$151,733
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	3.04%	4.55%	4.41%	4.03%	3.82%

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN
AMENDED CAPITAL PLAN FUNDING SOURCES (2026-2030)
(In \$000's)

DCC Reserves	2026 Amended	2027	2028	2029	2030
Drainage DCC	3,437	4,725	6,373	4,112	3,584
Parks Development DCC	1,270	1,505	1,364	1,035	1,176
Roads DCC	5,415	12,791	13,449	8,323	6,254
Sanitary DCC	202	112	73	176	62
Water DCC	1,798	1,318	835	1,335	728
Total DCC	\$12,122	\$20,451	\$22,094	\$14,981	\$11,804
Statutory Reserves					
Capital Building and Infrastructure	57,300	4,726	17,260	48,700	55,600
Capital Reserve	59,828	36,586	29,857	48,882	48,920
Capstan Station	-	2,000	-	-	-
Drainage Improvement	3,624	-	-	-	-
Equipment Replacement	7,339	6,667	5,967	3,812	7,163
Flood Protection	24,832	28,826	24,189	24,201	26,301
Sanitary Sewer	10,405	9,960	5,854	-	-
Sanitary Sewer BL10401	10,250	-	4,222	20,474	20,588
Water Supply	14,650	450	450	15,668	20,819
Watermain Replacement	4,917	6,410	7,991	5,368	1,786
Total Statutory Reserves	\$193,145	\$95,625	\$95,790	\$167,105	\$181,177
Other Sources					
Canada Community Building Fund	1,175	850	600	850	600
Enterprise Fund	175	-	-	-	-
Grant and Developer Contribution	21,586	24,100	10,100	10,100	10,100
MRN Rehabilitation	4,844	4,880	1,880	1,918	1,956
Other Sources	13,622	10,620	13,854	11,318	11,545
Rate Stabilization Account	160	-	-	-	-
Sewer Levy Stabilization	150	135	-	-	150
Solid Waste and Recycling	350	300	300	300	300
Steveston Community Amenities Fund	-	-	1,000	375	-
Water Levy Stabilization	1,700	1,536	1,611	1,661	1,621
Total Other Sources	\$43,762	\$42,421	\$29,345	\$26,522	\$26,272
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253

CITY OF RICHMOND
AMENDED 5 YEAR CAPITAL PLAN SUMMARY (2026-2030)
(In \$000's)

	2026 Amended	2027	2028	2029	2030
Infrastructure Program					
Roads	19,891	26,149	21,683	18,256	16,761
Flood Protection	33,931	38,832	29,055	27,335	28,481
Water	7,965	7,178	9,662	7,957	8,919
Sanitary Sewer	9,638	8,900	8,900	8,900	8,900
Infrastructure Advanced Design and Minor Public Works	4,100	4,125	4,607	4,078	4,503
Total Infrastructure Program	\$75,525	\$85,184	\$73,907	\$66,526	\$67,564
Building Program					
Building	91,254	16,800	14,100	98,400	105,300
Heritage	2,700	-	8,500	-	-
Total Building Program	\$93,954	\$16,800	\$22,600	\$98,400	\$105,300
Parks Program					
Parks	6,100	4,407	7,180	3,600	2,500
Parkland	1,845	-	-	-	-
Total Parks Program	\$7,945	\$4,407	\$7,180	\$3,600	\$2,500
Land Program	\$50,000	\$34,000	\$25,000	\$25,000	\$25,000
Equipment Program					
Vehicle	5,801	4,373	3,629	3,820	4,077
Fire Vehicle	3,078	2,680	2,663	368	3,571
Equipment	866	600	1,400	600	600
Total Equipment Program	\$9,745	\$7,653	\$7,692	\$4,788	\$8,248
Information Technology Program	\$3,017	\$453	\$850	\$294	\$641
Contingent External Contributions	\$8,843	\$10,000	\$10,000	\$10,000	\$10,000
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253



**Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727,
Amendment Bylaw No. 10802**

The Council of the City of Richmond enacts as follows:

1. Schedule “A”, Schedule “B”, and Schedule “C” of the Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, are deleted and replaced with Schedule “A”, Schedule “B”, and Schedule “C” attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as **“Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>MC</i>
APPROVED for legality by Solicitor <i>BRB</i>

SCHEDULE A:

CITY OF RICHMOND

CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)

AMENDED REVENUE AND EXPENSES

(In \$000's)

	2026 Amended Budget	2027 Plan	2029 Plan	2029 Plan	2030 Plan
Revenue:					
Taxation and Levies	349,207	367,850	386,918	405,321	423,470
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Investment Income	48,715	43,715	41,214	38,714	36,714
Other Revenue	26,144	24,642	24,693	25,479	25,099
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Development Cost Charges	12,122	20,451	22,094	14,981	11,804
Other Capital Funding Sources	26,900	29,830	12,580	12,868	12,656
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	\$696,383	\$705,608	\$707,724	\$727,178	\$748,303
Annual Surplus	\$118,063	\$162,104	\$172,137	\$149,122	\$151,773

SCHEDULE A (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED TRANSFERS
(In \$000's)**

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Transfers/Amortization offset:	\$118,063	\$162,104	\$172,137	\$149,122	\$151,733
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	3.04%	4.55%	4.41%	4.03%	3.82%

SCHEDULE B:
CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN
AMENDED CAPITAL PLAN FUNDING SOURCES (2026-2030)
(In \$000's)

DCC Reserves	2026 Amended	2027	2028	2029	2030
Drainage DCC	3,437	4,725	6,373	4,112	3,584
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Sanitary DCC	202	112	73	176	62
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Capital Reserve	59,828	36,586	29,857	48,882	48,920
Capstan Station	-	2,000	-	-	-
Drainage Improvement	3,624	-	-	-	-
Equipment Replacement	7,339	6,667	5,967	3,812	7,163
Flood Protection	24,832	28,826	24,189	24,201	26,301
Sanitary Sewer	10,405	9,960	5,854	-	-
Sanitary Sewer BL10401	10,250	-	4,222	20,474	20,588
Water Supply	14,650	450	450	15,668	20,819
Watermain Replacement	4,917	6,410	7,991	5,368	1,786
Total Statutory Reserves	\$193,145	\$95,625	\$95,790	\$167,105	\$181,177
Other Sources					
Canada Community Building Fund	1,175	850	600	850	600
Enterprise Fund	175	-	-	-	-
Grant and Developer Contribution	21,586	24,100	10,100	10,100	10,100
MRN Rehabilitation	4,844	4,880	1,880	1,918	1,956
Other Sources	13,622	10,620	13,854	11,318	11,545
Rate Stabilization Account	160	-	-	-	-
Sewer Levy Stabilization	150	135	-	-	150
Solid Waste and Recycling	350	300	300	300	300
Steveston Community Amenities Fund	-	-	1,000	375	-
Water Levy Stabilization	1,700	1,536	1,611	1,661	1,621
Total Other Sources	\$43,762	\$42,421	\$29,345	\$26,522	\$26,272
Total Capital Program	\$249,029	\$158,497	\$147,229	\$208,608	\$219,253

SCHEDULE C:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED STATEMENT OF POLICIES AND OBJECTIVES**

Revenue Proportions By Funding Source

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

Objective:

- Maintain revenue proportion from property taxes at current level or lower.

Policies:

- Tax increases will be at CPI + 1% for transfers to reserves.
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2026.

Table 1:

Funding Source	% of Total Revenue
Property Taxes	48.03%
User Fees	24.26%
Sales of Services	8.99%
Investment Income	6.70%
Provincial and Federal Grants	2.68%
Payments in Lieu of Taxes	2.24%
Licenses and Permits	2.06%
Gaming Revenue	1.44%
Other	3.60%
Total Operating and Utility Funding Sources	100.00%

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2026-2030)
AMENDED STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the 2026 distribution of property tax revenue among the property classes.

Objective:

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

Policies:

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

Table 2: (Based on the 2026 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	57.49%
Business (6)	33.06%
Light Industry (5)	7.59%
Others (2,3,4,8 & 9)	1.86%
Total	100.00%

Permissive Tax Exemptions**Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the *Community Charter*. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Policy:

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.



To: Planning Committee

Date: September 24, 2026

From: Wayne Craig
General Manager, Planning and Development

File: ZT 21-922710

Re: **Application by Ecowaste Industries Ltd. for a Zoning Text Amendment to Permit a “Construction and Demolition Waste Landfill” and “Recycling Operation and Drop-Off” at 15555 Blundell Road and PID 024-397-423**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to add “construction and demolition waste landfill” and “recycling operation and drop-off” as permitted uses at 15555 Blundell Road and PID 024-397-423, be introduced and given first reading.

Executive Summary

This application proposes to amend the “Agriculture (AG1)” zone to permit the operation of a construction and demolition waste landfill and recycling operation and drop-off at 15555 Blundell Road and PID 024-397-423. The proposed application would permit the existing non-conforming operation and facilitate the extension of landfill and recycling operations on-the site until December 31, 2060, and subject to a maximum fill height of 28.0 m.

The proposed amendment will retain AG1 zoning applicable to the site while permitting construction and demolition waste landfill and recycling operation, and drop-off uses on a time-limited basis, after which time these uses will cease to be permitted, and all structures and buildings associated with these uses are to be removed.

Staff Report

Origin

Ecowaste Industries Ltd., on behalf of Montrose Industries Ltd., has applied to the City of Richmond for permission to amend the “Agriculture (AG1)” zone to permit “construction and demolition waste landfill” and “recycling operation and drop-off” as site-specific uses at 15555 Blundell Road and PID 024-397-423. The subject site is currently occupied by a non-conforming active landfill and recycling operation operated by Ecowaste Industries Ltd. The proposed amendments would bring the current use of the site into zoning bylaw compliance. A location map and aerial photo of the subject site are included as Attachment 1.

Background

The subject site consists of two legal parcels of land bounded by Blundell Road, No. 7 Road, Granville Avenue and Savage Road allowances. A survey is attached (Attachment 2).

Since 1949, the City’s zoning of the site has been either ‘Rural’ or ‘Agricultural’ in nature. In 1973, the site was designated as Agricultural Land Reserve (ALR) by the Province. In 1976, Ecowaste Industries Ltd. (then known as Richmond Landfill Ltd.) purchased the site.

Starting in 1993, and as permitted in accordance with City and Agricultural Land Commission (ALC) non-farm use approvals, the site has operated as a landfill. Since starting landfill operations, several term extensions and operational amendments have been made and endorsed by both Council and the ALC.

In 1999, Council and the ALC approved a 10-year extension to the Soil Conservation Permit to allow the continued operation of the landfill (up to 2009).

Between 2009 and 2015, the landfill operations were focused on the site to the south of Blundell Road (outside the ALR and zoned industrial) in order to prepare that site for future industrial development (now the Richmond Industrial Centre, also owned by Montrose Industries Ltd.), and that landfill site is no longer operating.

In 2014, Ecowaste Industries Ltd. applied for a Non-Farm Use (NFU) application (AG 14-654361) for the subject site to permit the continued use of the site for a construction and demolition waste landfill and for the addition of four Material Recovery Facilities (MRFs) to the site in response to the Province’s repeal of the *Soil Conservation Act* and incorporation of soil removal and fill regulations into the *ALC Act*. In 2015, this was approved by Council and the ALC and allowed for the processing of demolition and construction waste and for continued operations of the existing landfill to an ultimate height of 18 m Geodetic Survey of Canada (GSC – a measure of height relative to the coastal mean sea level) and for a period of 20 years (for a term ending in 2035).

In 2019, Ecowaste applied to the ALC to extend their landfill tenure term for an additional 20 years (from 2035 to 2055) and to add two additional MRFs to the site (AG 19-863866). No additional landfill height was proposed as part of the 2019 application. Council endorsed this request on

February 10, 2020, and the resolution was forwarded to the ALC. The ALC approved the two additional MRFs but rejected the requested term extension to 2055 due to demolition and construction waste being a prohibited fill material within the ALR (Resolution #504/2020 - as a result of Provincial Bill 52 in 2019).

In March 2023, the Province removed the Ecowaste landfill site from the ALR through an Order in Council. The removal of these sites from the ALR was done without input from the City. Due to the removal of the site from the ALR, the previous non-farm use approvals for landfill use granted by the ALC ceased. The existing agricultural zoning (AG1) does not permit the current and active use of the site as a construction and demolition waste landfill and recycling operation and drop-off. Accordingly, the facility is currently operating in non-compliance with the City's Zoning Bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

- To the North: Across the Granville Avenue unopened road allowance, properties zoned "Agriculture (AG1)", designated "Agriculture (AGR)" in the Official Community Plan (OCP) and located in the ALR, and a drainage canal designated Riparian Management Area (RMA).
- To the South: Across Blundell Road, a number of industrial buildings (known as the Richmond Industrial Centre, which is owned by Montrose) on lands zoned "Industrial (I)" and designated "Industrial (IND)" in the OCP.
- To the East: Across the No. 7 Road unopened road allowance, land designated "Industrial (IND)" in the OCP, and a drainage canal designated RMA. This area is under federal jurisdiction of the Vancouver Fraser Port Authority.
- To the West: Across the Savage Road unopened road allowance, properties zoned "Golf Course (GC)" and "Agriculture (AG1)", designated "Agriculture (AGR)" in the OCP and located in the ALR.

Related Policies & Studies

Official Community Plan

The OCP land use designation for the subject site is "Agriculture (AGR)", which comprises those areas of the City where the principal use is agriculture and food production. Notwithstanding this designation, land uses can include other uses as permitted under the *Agricultural Land Commission Act* (ALCA), including non-farm uses approved by Council and the ALC. As the Province removed the subject lands from the ALR, only those uses identified within the AG1 zone are permitted, and the construction and demolition waste landfill and recycling operation and drop-off uses are now nonconforming.

The proposed amendment to the Zoning Bylaw is generally consistent with the OCP as the site will retain the AG1 zoning while permitting construction and demolition waste landfill and recycling operation, and drop-off uses up to a maximum height of 28.0 m GSC and until December 31, 2060, after which time these uses will cease to be permitted, and all structures and buildings associated with this use are to be removed.

Metro Vancouver 2050

The properties are designated “Agricultural” in the 2050 Metro Vancouver Regional Growth Strategy (RGS) and located outside the Urban Containment Boundary. The proposed amendment maintains the subject lands agricultural zoning, and the proposed landfill operation is proposed only as a temporary use (to a maximum height of 28.0 m GSC and until December 31, 2060). Any long-term as-of-right use for non-agricultural use of the property would require an amendment to the City’s OCP and an application to Metro Vancouver to change the designation and urban containment boundary.

Riparian Management Area

A 15 m-wide RMA exists along the site’s north and east edges associated with the drainage canals along the Granville Avenue and No. 7 Road unopened road allowances. The proposed landfill and recycling drop-off uses material recovery facilities do not impact the areas designated as RMA and all active landfill operations occur outside of these areas.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the minimum flood construction level of 3.0 m as required by the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the Zoning Text Amendment bylaw.

Public Consultation

A notification sign has been installed on the subject property. Staff have not received any comments from the public about the application in response to the placement of the notification sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City’s Zoning Bylaw 8500.

Analysis

The purpose of this Zoning Text Amendment application is to amend the AG1 zone to add “construction and demolition waste landfill” and “recycling operation and drop-off”, on a site-specific basis, to permit the continued operation of the landfill and recycling activities (and including accessory structures to support these uses) on the subject site up to a maximum fill height of 28.0 m GSC and until December 31, 2060.

In addition to the City's Zoning Bylaw 8500, the operational requirements of the landfill are regulated by the Province and is required to operate in accordance with an Operational Certificate which is reviewed and issued by the Ministry of Environment (MOE). The ultimate closure of the landfill facilities is subject to a MOE approved Design, Operations and Closure Plan (DOCP).

The landfill operation is augmented with MRFs that seek to divert recyclable materials away from the landfill. MRFs are facilities used to receive, sort and process materials so they can be directed to reuse, recycling or other recovery pathways rather than disposal, where feasible. The MRFs are temporary facilities in that they would be removed no later than December 31, 2060.

The onsite MRFs include the conversion of yard waste into compost, clean wood into biofuels and waste concrete into aggregate. Additionally, the operation is providing space for recycling or repurposing materials for sale to other operations, including building deconstruction, wood, concrete/aggregate, plastic, metal and asphalt shingle recycling.

There is a public drop-off area which allows residents of Richmond and other Lower Mainland municipalities to properly and responsibly dispose of wood, metal, cardboard, yard waste and mixed construction and demolition waste. The public drop-off area is also part of the Extended Producer Responsibility Program. As part of this program, Ecowaste accepts materials including pesticides, paints, electronics and batteries from the public. These are then forwarded to facilities off-site for further recycling and processing by others.

The layout and arrangement of facilities on-site is anticipated to change over time as the landfill is built up, and in accordance with their Operational Certificate, and Design, Operations and Closure Plans. Plans of the site, including current operations (2026) as well as a 2031 proposed operations site plan are included as Attachment 4.

Proposed 28.0 m GSC Height

This application proposes to allow a maximum landfill height of 28.0 m GSC. This is an increase of 10 m (33 ft.) over Council's previously endorsed 18.0 m GSC height. The requested height (together with the proposed tenure to 2060) is proposed in order to permit Ecowaste to operate to the landfill to its maximum capacity.

Blundell Road has an elevation of approximately 15.0 m GSC (elevation varies slightly along the east-west length of the Blundell Road property frontage) and would be 13 m (42 ft.) lower than the top of the landfill at closure. The additional height proposed would result in a finished or 'capped' landfill height similar in height to that of the adjacent Richmond Industrial Centre buildings (approximately 30 m GSC). Representative cross sections (north-south and east-west) are attached as Attachment 5.

The grading of the site at closure is designed to be a gentle upward slope from the site boundaries. The top layer of the landfill at closure is required to be capped with approximately 1.0 m (3 ft.) of soil and planted with grasses and small vegetation. Representative renderings of the site post-closure are shown from the east and west ends of Blundell Road in Attachment 6.

Other portions of the site are predominantly flat in nature with some localized swales and contouring for storm water management.

Surface storm water is handled through seven existing storm water outfalls and is designed to control surface drainage in such a way as to not impact surrounding agricultural lands. On-site stormwater systems including open perimeter ditches, surface water diversion berms, swales and detention ponds with flow control infrastructure. These features are intended for surface water detention and eventual release to off-site infrastructure (i.e. No. 7 Road Canal).

Proposed 2060 Closure

The proposed application would permit the “construction and demolition waste landfill” and “recycling operation and drop-off” uses until no later than December 31, 2060. Council has previously endorsed and supported the use of the site for a landfill and MRFs through to 2055 as part of its consideration and endorsement of previous applications.

The proposed “construction and demolition waste landfill” and “recycling operation and drop-off” aligns with Richmond’s Circular City Strategy by extending the lifespan of the landfill through active diversion of materials into other consumer processes. The Strategy aims to prevent waste by preserving the value of products, components and raw materials in closed loops for as long as possible, resulting in a decrease in waste. The applicant indicates that, through the operation of the MRFs and other diversion programs, the operation redirects roughly one third of the materials received at the site (+/- 75,000 tonnes annually) from the landfill, producing products through recycling and diversion that contribute to the circular economy. This includes the recycling of materials such as wood, soils, ceramics, asphalt and concrete. In doing this, the operations at the site support the City’s Demolition Waste and Recyclable Materials Bylaw No. 9516, which aims to divert waste from disposal and promotes recycling of materials.

Currently, only two landfills in the region accept construction and demolition waste – the Vancouver Landfill in Delta and the Ecowaste operation at the Blundell Road site. Furthermore, the Ecowaste Landfill is the only dedicated landfill in the region focused on the handling of construction and demolition materials (i.e. they do not accept household and other waste streams). This zoning text amendment application has been made to bring their operations into compliance with the site zoning and to permit Ecowaste to operate to the maximum capacity of the landfill. Additionally, this will provide them the certainty they need to continue to invest in their operations, including the set up and operation of the MRFs through to the end of their term (2060).

At the conclusion of landfill operations, the facility is required to be closed and decommissioned in accordance with the requirements of their Operating Certificate and the Design, Operation and Closure Plan as issued by the MOE.

Transportation and Site Access

Primary access to the site is currently provided off Blundell Road at Zylmans Way and at the current temporary access point at the Blundell Road cul-de-sac west of Pierson Road. A future access point is proposed at Blundell and Pierson Road.

An existing access gate for the operation encroaches into the Blundell Road dedication at the western terminus of Blundell Road. The development is currently using this area to provide public access to their operations and provide access to their on-site service roads that run parallel to the Savage Road allowance. The applicant is required to enter into an encroachment agreement and obtain a license allowing the applicant formal use of parts of the Blundell Road allowance until such time that the encroachment is no longer required by the applicant or the City determines to terminate the encroachment. Any agreement and license, including terms and license fee, would be to the satisfaction of the Director of Real Estate. Upon termination of the agreement and license, the applicant is required to enter into a Servicing Agreement (SA) to remediate the encroachment area and return it to a condition to the satisfaction of the City.

Frontage improvements are required along the subject site's Blundell Road frontage and include the construction of a landscaped boulevard with multi-use pathway (MUP) and a special crosswalk with overhead flashing lights to enhance visibility of pedestrians and cyclists crossing Blundell Road at Pierson Way. To accommodate the required improvements, a Statutory Right-of-Way (SRW) providing Public-Right-Of-Passage (PROP) is required on-site adjacent to Blundell Road. The required frontage works are to be constructed by the applicant and secured through the City's standard Servicing Agreement process.

Internal Roads and Wayfinding

A covenant on Title will be registered to ensure that internal roads for public, operational and maintenance use located on the site must adhere to specific design criteria in the *BC Landfill Criteria for Municipal Solid Waste*, the Operating Certificate (OC) and the DOCP to ensure on-site roads meet relevant design guidelines. On-site roadways are to be designed by a registered professional civil engineer. The owner is also required to provide wayfinding for those areas of the site that are publicly accessible and implement a dust and mud control plan to mitigate any dust and mud emanating from the site and impacting surrounding properties and public roadways.

Landscaping

The site currently has naturally occurring vegetation in the areas between the property line and the site's perimeter service road. In addition, the applicant has previously planted a row of cottonwood trees near the property line on a portion of the north side that will continue to provide a visual barrier for neighbouring properties.

The north, west and east edges of the site contain existing landfill maintenance infrastructure and service roads, that are required to maintain and monitor the landfill. Landscaping and vegetation in this area is limited to grasses and low-lying shrubs which will not impact the operation and maintenance of the landfill.

The south side of the site (Blundell Road frontage) currently contains a curb and asphalt sidewalk condition, the current site access points, as well as common provider utilities including BC Hydro, Telus and Shaw underground infrastructure. The applicant will be required to make frontage improvements including a boulevard with a Multi-Use Pathway (MUP) and planting areas (to the extent possible with the current utility alignments). This detail will be finalized through the required Servicing Agreement.

Fire Prevention / Management

The landfill operation has a Landfill Fire Control and Risk Reduction Plan and a Fire Safety Plan in place for the site, outlining fire prevention and management activities for the site. These plans are continually updated to align with any operational changes that may occur, associated with adjustments to the landfill (as it is filled and operations are shifted around the site), as well as new tenants or activities that are added to the site. All firefighting protocols are managed as an ongoing activity as part of the applicant's operations in collaboration with the Richmond Fire Rescue.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the following services and improvements, including but not limited to:

- Intersection improvements (Blundell Road / Zylmans Way and Blundell Road / Pierson Road).
- Traffic signals and lighting as required.
- Pedestrian crosswalks as required (including a special pedestrian signal at Blundell Road / Pierson Road).
- Blundell Road frontage upgrades (north side) between No. 7 Road and Pierson Road including landscaped boulevard design including planting areas, a 3.0 m MUP and relocated security fence.
- Relocation of utilities outside of the clear path of the sidewalk/MUP or meandering of the pathway around utilities may be permitted provided transitions use generous back-to-back reverse curves and additional SRWs/Public Right of Passage are provided.
- Blundell Road landscaping (including trees, planting areas and any necessary street furniture) will be considered as part of the detailed design for the frontage under the servicing agreement. Final design and planting opportunities may be impacted by existing utilities.
- Registration of a 3.0 x 30.0 m SRW for the existing water main at the southeast corner of the site.
- Formalization and documentation of the existing six storm service connections on site. Assessing the existing storm service connections to ensure they convey only uncontaminated stormwater and to confirm there are no unauthorized connections or discharges.

The landfill buildings and accessory structures that exist and that are proposed as part of this application will not require any water, sanitary or storm connections to City infrastructure. Any water required on the site is currently provided through water trucks and is stored in tanks. Sanitary effluent is managed through portable toilets on the site or through black water storage tanks that are pumped out as needed. There will be no requirement for water or sanitary service connections in the final landfill closure condition in 2060. Ecowaste is currently permitted to discharge leachate into the sanitary system, as authorized by their Metro Vancouver Waste

Discharge Permit. The applicant is also required to enter into an Encroachment License Agreement for the existing sanitary leachate forcemain at the southeast corner of the site.

Budgetary Implications

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, streetlights, street trees and traffic signals).

Conclusion

The purpose of the Zoning Text Amendment application is to amend the “Agriculture (AG1)” zone to permit the use of construction and demolition waste landfill and recycling operations and drop-off as permitted uses at 15555 Blundell Road and PID 024-397-423 site only. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10783 be introduced and given first reading.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

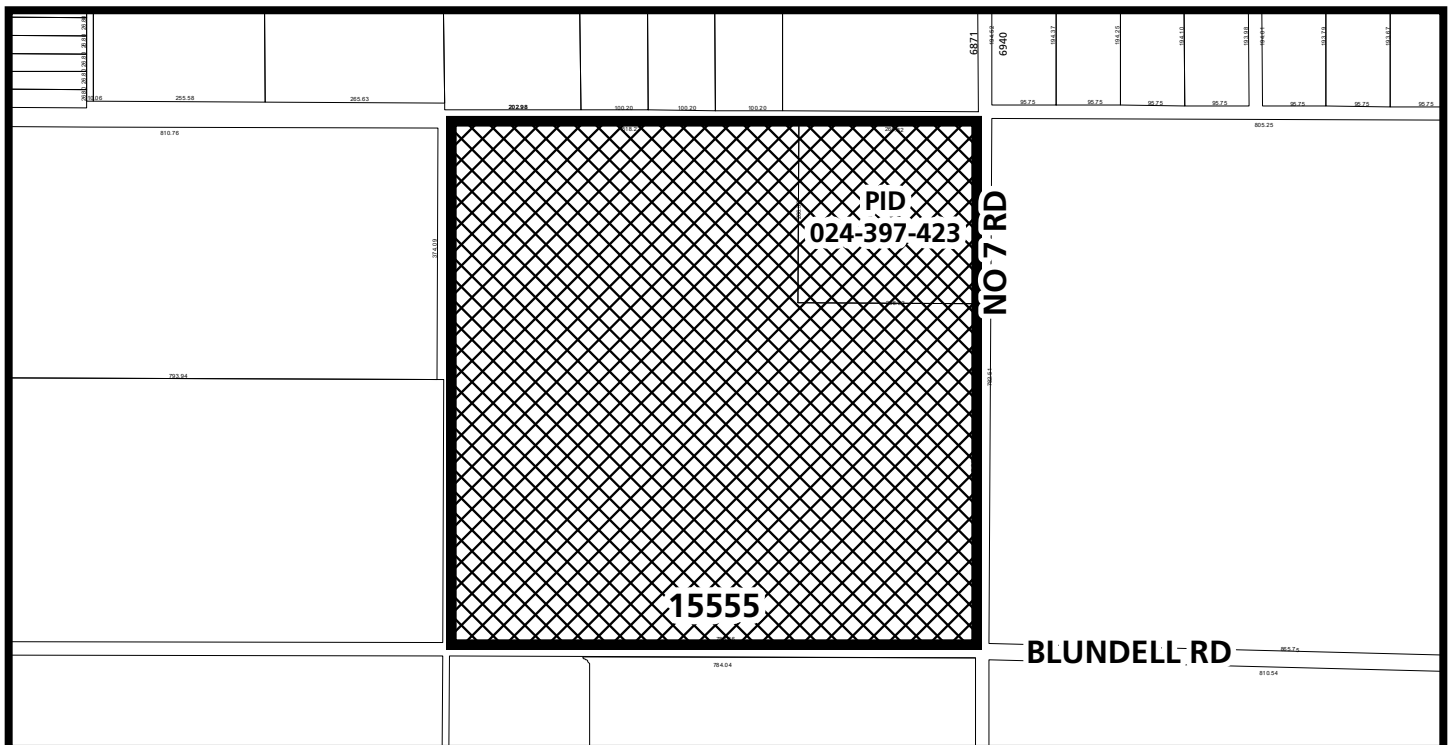
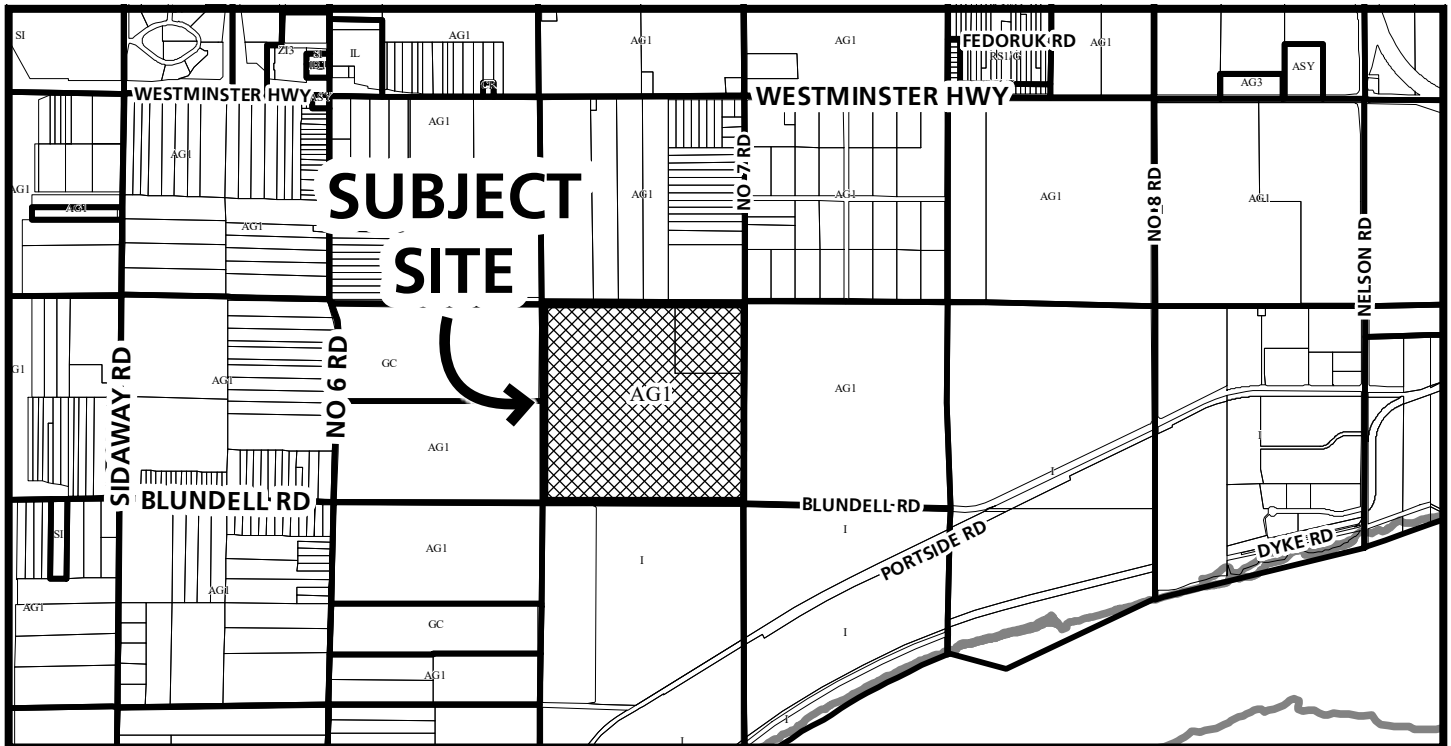
This report was prepared by Chris Bishop, Manager, Development - East and reviewed by the Transportation, Engineering and Climate & Environment Departments.

- Att. 1: Location Map / Aerial Photo
 2: Surveyed Sketch Plan of Subject Site
 3: Development Application Data Sheet
 4: Current (2026) and Future (2031) Site Plans
 5: Representative Landfill Cross-Sections
 6: Representative Landscape Renderings
 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



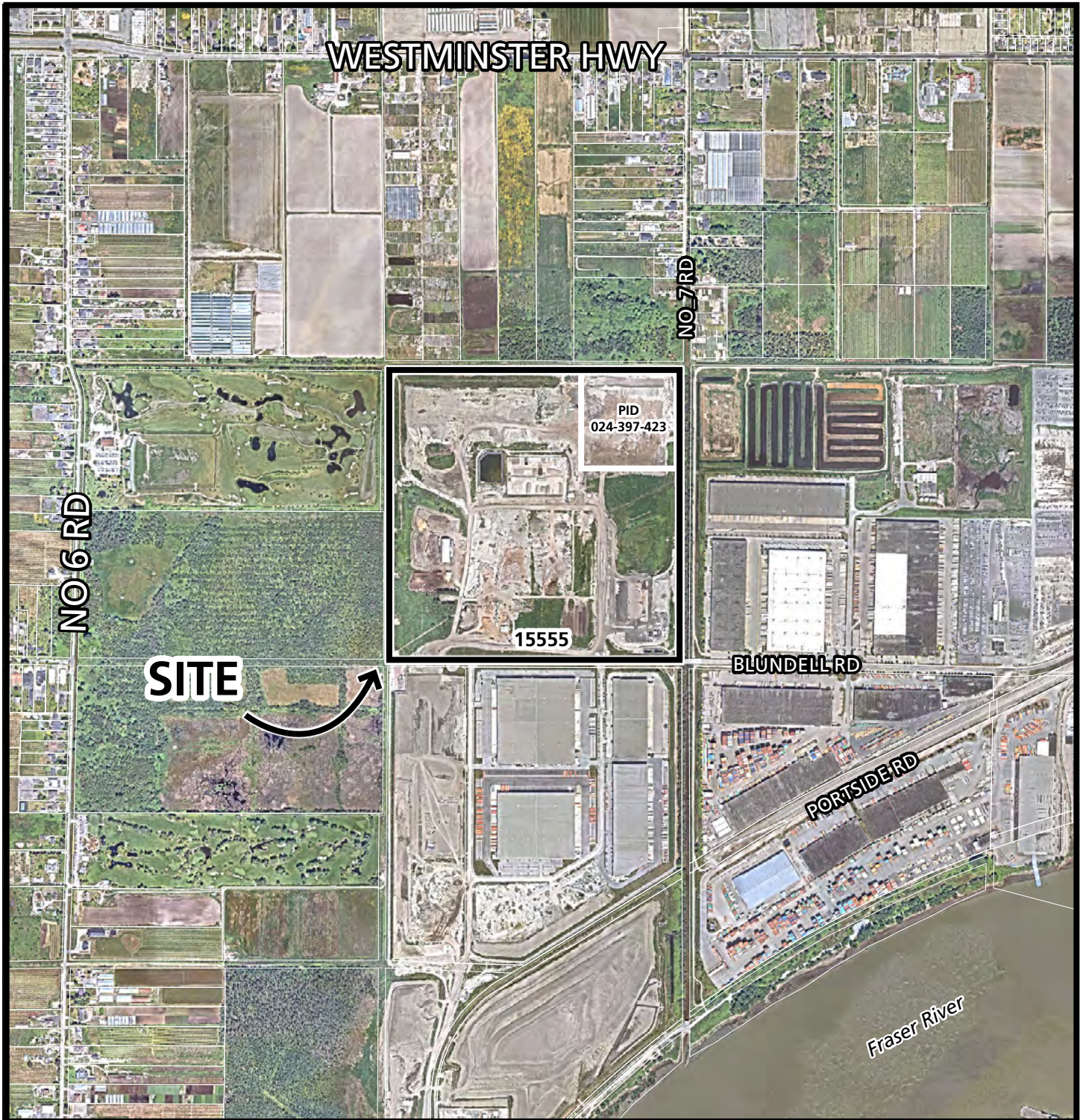
ZT 21-922710

Original Date: 01/28/21
Revision Date: 09/03/26

Note: Dimensions are in METRES



City of
Richmond



ZT 21-922710

Original Date: 09/03/26
Revision Date: 09/03/26

Note: Dimensions are in METRES

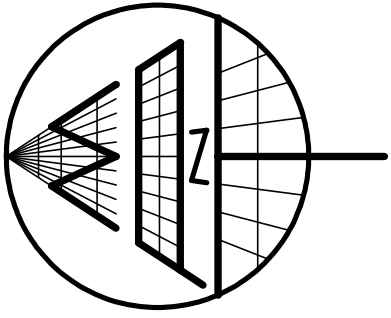
CNCL - 166

SKETCH PLAN SHOWING LOTS 1 AND 2 SECTION 15 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP40687
"ECOWASTE"

CITY OF RICHMOND

LEGEND
SCALE 1:2000
50 0 50
ALL HORIZONTAL GROUND-LEVEL
DISTANCES ARE IN METRES
P/L DENOTES PROPERTY LINE

- PROPERTY LINE DIMENSIONS ARE BASED ON FIELD
SURVEYS AND LAND TITLE OFFICE PLAN RECORDS.



PARCEL A
PLAN LMP22084

SAVAGE ROAD

S 1/2
Sec 16

GRANVILLE AVENUE

784.527
90° 15' 24"

2
PLAN LMP40687

1
PLAN LMP40687
SECTION 15
Bk4N R5W

774.858
0° 14' 21"

3
PLAN
74529

No. 7 ROAD

SRW PLAN
EPP71629

SRW PLAN
EPP65853

SRW PLAN
EPP71629

SRW PLAN
EPP71629

SRW PLAN EPP65853

(P/L) 783.705 90° 13' 25"

BLUNDELL ROAD

SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16637-035-SKETCH-001.DWG

R-21-16637-SKETCH

2026-04-06



RZ 21-922710

Attachment 3

Address: 15555 Blundell Road (formerly 7011 No. 7 Road) and PID 024-397-423

Applicant: Montrose Industries Ltd. Inc. No. BC0556788 (on behalf of Ecowaste Industries Ltd.)

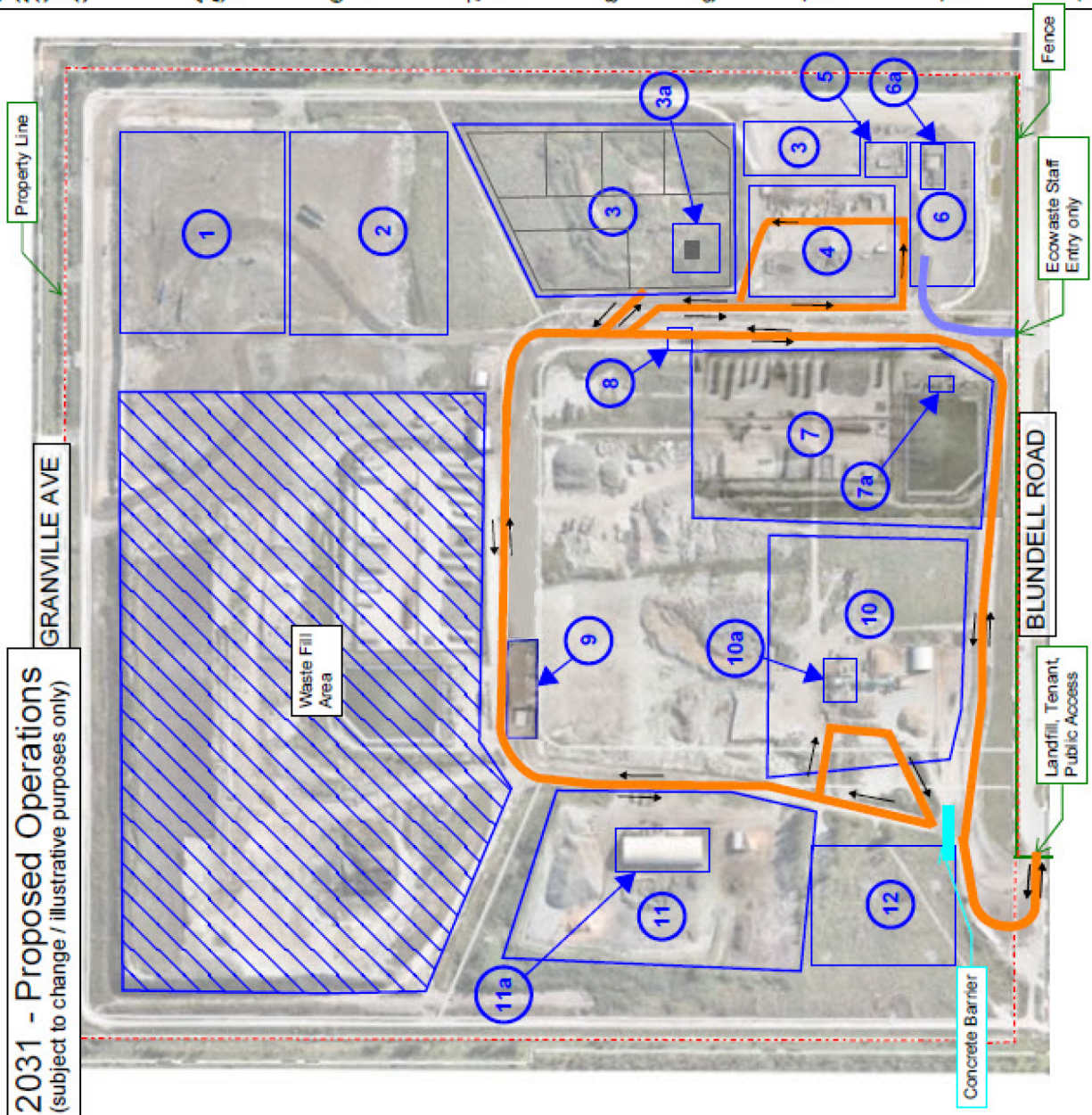
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Montrose Industries Ltd. Inc. No. BC0556788	No change
Site Size (m²):	53.5 ha + 7.1 ha = 60.6 ha combined	No change
OCP Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 0.60	Max. 0.60	none
Lot Coverage (% of lot area):	Max. 35%	Max. 35%	none
Minimum Lot Size:	2.0 ha	606,000 m ²	none
Setbacks (m):	Minimum 15.0 m from all public roads	Minimum 15.0 m from all public roads	none
Max Building Height (m):	Max. 14.0 m	Max 14.0 m	none
On Site Parking Spaces	Min. 1 space per site employee and 1 space per visitor	Min. 1 space per site employee and 1 space per visitor	None

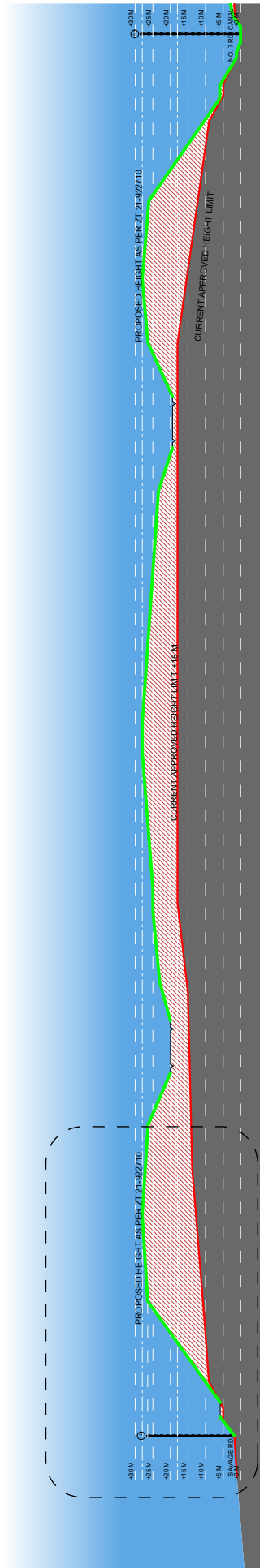


2031 - Proposed Operations (subject to change / illustrative purposes only)

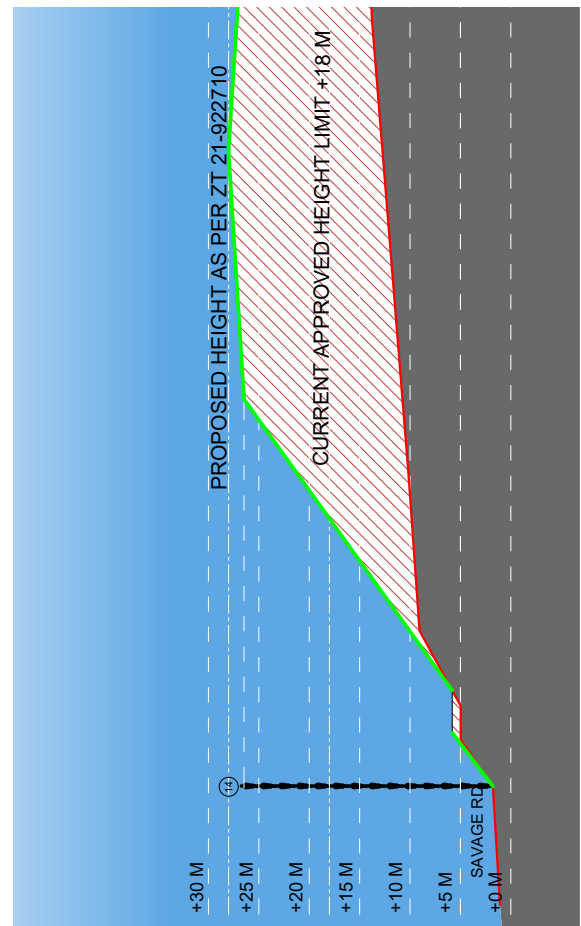
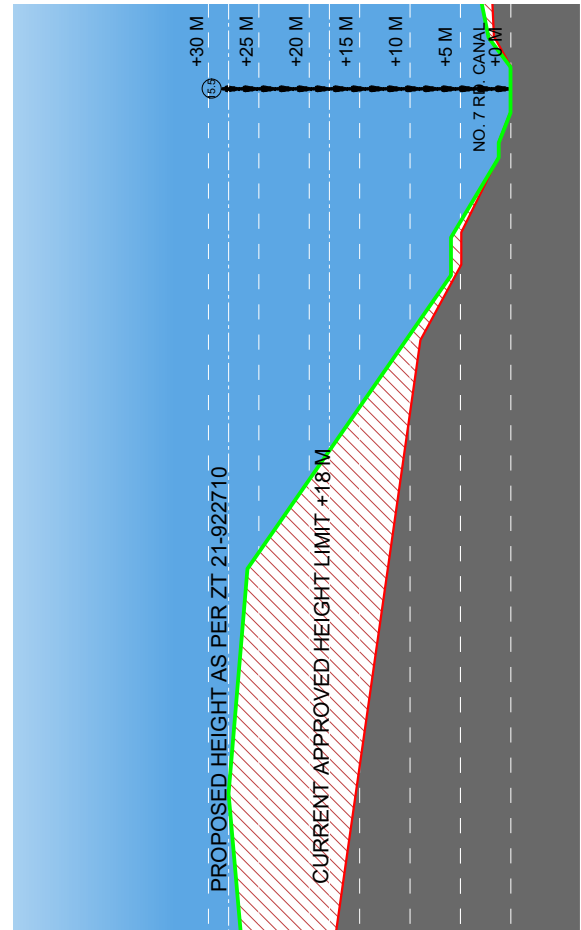


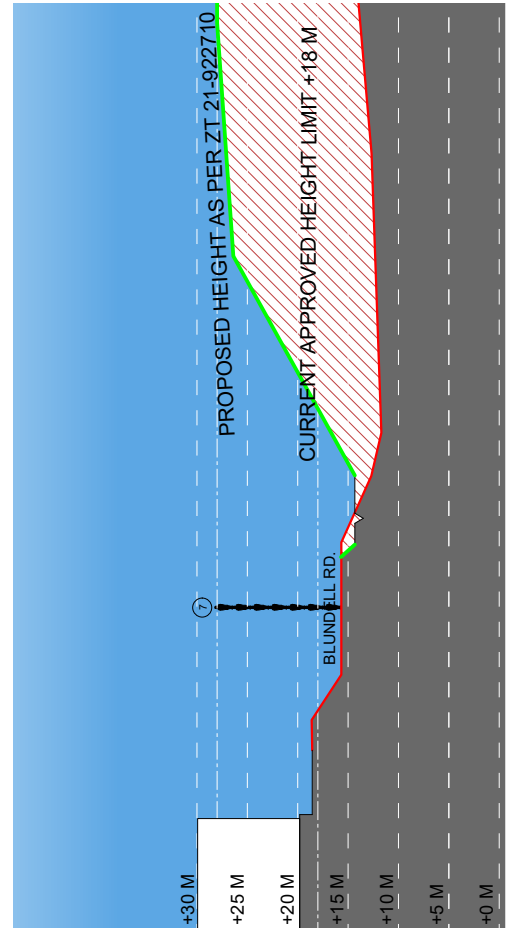
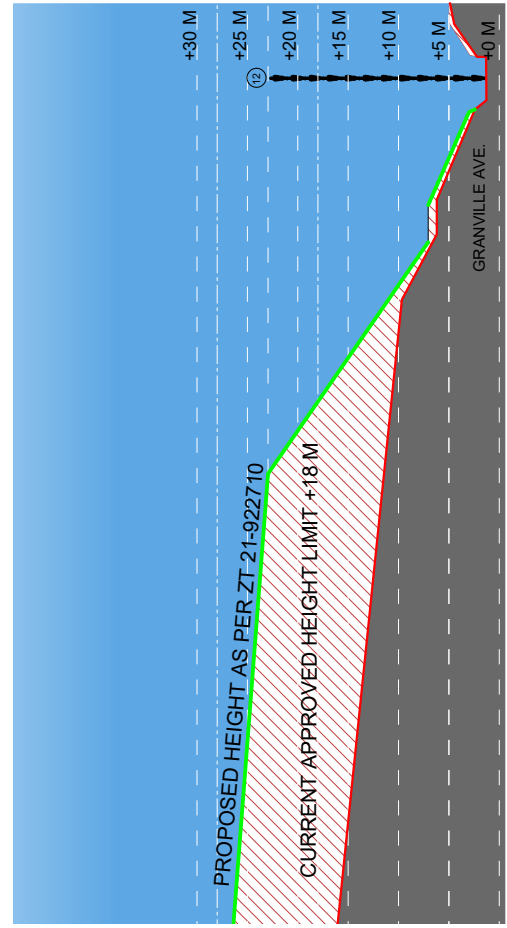
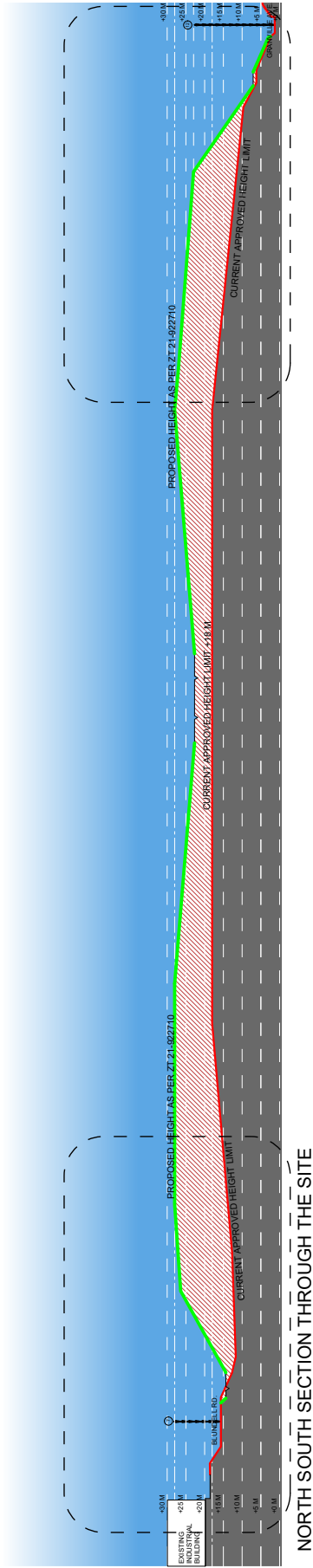
2031 - Proposed Operations

- 1 - Compost Operations Area
- 2 - Aggregate Processing Area
- 3 - Circular Economy Campus
- Use - Recycling and Resource Recovery
- 3a - Circular Economy Centre
- Use - Shared washroom/lunchroom/meeting room/office spaces
- Size: TBC (Approx. 3000sqft)
- Structure Type: Mobile Site Trailer or Building on Foundations.
- Hours of Operation: TBC (6:30am-5pm)
- No. of Staff: TBC
- 4 - Public Dropoff Area
- 5 - GNH (subcontractor)
- Use - Landfill Maintenance & Monitoring
- Structure Size: 20m x 15m
- Structure Type: Seacan on Wood Blocks
- Hours of Operation: As required
- No. of Staff: 1
- 6 - Ecowaste Site Office & Staff / Visitor Parking Lot
- Use - Landfill Operations
- 6a - Site office
- Size: 20m x 35m
- Structure Type: Mobile Office Trailers on Wood Blocks
- Hours of Operation: 6:30am-5pm
- No. of Staff: 10 in office / 15 onsite (only use lunchroom and washrooms)
- 7 - KBL (tenant)
- Use - Soil Bioremediation Facility
- 7a - Site office
- Structure Size: 13m x 5m
- Structure Type: Mobile Site Trailer
- Hours of Operation: 6:00am-3pm
- No. of Staff: 3
- 8 - Weigh Scale
- Size: 7m x 4m
- Structure Type:
- Hours of Operation: 6:30am-5pm
- No. of Staff: 2
- 9 - Ecowaste Maintenance Facilities
- Size: 17m x 20m, 13m x 15m
- Structure Type: 2 Quonset Huts
- Hours of Operation: As required
- No. of Staff: 4 when onsite
- 10 - Wood Material Recovery Facility (Wood MRF)
- Use - Resource Recovery of Wood Waste
- 10a - Staff Trailer and Covered Storage
- Structure Size: 13m x 3m, 15m x 20m
- Structure Type: Mobile Site Trailer & Tent on Lockblocks
- Hours of Operation: 6:30am-4pm
- No. of Staff: 4 in Trailer
- 11 - Arrow (tenant)
- Use - Soil Processing Facility
- 11a - Site Office and Covered Storage
- Size: 13m x 3m, 55m x 23m
- Structure Type: Mobile Site Trailer & Tent on Lockblocks
- Hours of Operation: 6:30am-4pm
- No. of Staff: 3 in Trailer
- 12 - Roll-off Bin Storage



EAST WEST SECTION THROUGH THE SITE





Blundell Road at Savage ROW facing North

This rendering provides a view of the landfill looking westward along the property line, at the 28-metre landfill closure height, from the end of Blundell Road at the Savage ROW. The inset is a current photo of the same location. The photo and rendering are taken from the eye-level perspective of a person standing on Blundell ROW. The image shows Ecowaste's service road along the North property line, with the slope that will be in place at final closure, as well as the perspective facing East up Blundell Road showing the Richmond Industrial Centre development to the South of the landfill property. The rendering does not include stormwater management features that would be in place at the toe of the slope.



Blundell Road at No. 7 Road Canal Bridge facing West

This rendering provides a view of the landfill looking westward up Blundell Road, from a vantage point on the west side of the No. 7 Road Bridge, at the 28-metre landfill closure height. The inset is a current photo of the same location. The photo and rendering are taken from the eye-level perspective of someone travelling by foot or vehicle along Blundell Road. The image shows Ecowaste's fence along the South property line and service road along the East and South property lines, with the slope that will be in place at final closure, as well as, the Richmond Industrial Centre development to the South of the landfill property. The rendering does not include stormwater management features that would be in place at the toe of the slope.





Address: 15555 Blundell Road & PID 024-397-423

File No.: ZT 21-922710

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, the developer is required to complete the following:

1. **(Statutory Rights-of-Way)** Registration of cross-access easement(s), Public Rights-of-Passage (PROP)/Statutory Right-of-Way(s) (SRW), and/or other legal agreement(s) to the satisfaction of the Director, Development, Director, Transportation, Director, Engineering as the case may be, to provide statutory right-of-way(s) outlined below. Right-of-Ways associated with roadway and active transportation infrastructure are subject to confirmation by the Transportation Impact Assessment (TIA), Functional Road Plans, with potential additions, modifications or eliminations at the discretion of the Director, Transportation in order to accommodate infrastructure as outlined in the Servicing Agreement.

Blundell Road:

- a) Between No.7 Road and Savage Road: Approximately 6.7m of SRW/PROP along the site's entire Blundell Road frontage (north) required to accommodate infrastructure required for vehicular travel along Blundell Road, boulevards or sidewalk/multi-use pathways
- b) The developer shall be responsible for obtaining all permits/approvals from Third Parties, including TransLink, related to design, construction and dedication of these lands, at no Cost to the City.
2. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC and prohibiting the conversion of any garage or ground floor area to habitable space.
3. **(Onsite Design)** Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title for the applicant to design onsite roadways to meet the British Columbia "*Landfill Criteria for Municipal Solid Waste*" design guide, or other design guides to the satisfaction of the Director, Transportation, to allow for safe public access and vehicle and equipment operations. On-site roadways shall have appropriate wayfinding, be designed to have adequate vehicle weight capacity and to have enough onsite storage length to not cause vehicle backup and spillover onto public roads. The owner is required to have and implement a dust, mud and other on-site material control management plan to mitigate dust, mud and other materials emanating from the site and impacting the surrounding areas and public roadways. Measures may include but are not limited to on site road watering, sweeping of public roadways impacted by mud and dust, wheel washes and any other dust and mud control measures necessary to the satisfaction of the City.
4. **(Site Access and Driveway Crossings)** Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title to limit vehicle access to/from the subject site to only those accesses approved by the Director, Transportation. The accesses shall be confirmed and or modified as required to the satisfaction of the City and the entering into of a Servicing Agreement or work order at the discretion of the City at no cost to the City.

Vehicle Site Access:

- a) One (1) driveway crossing is to be permitted along Blundell Road at the Zylmans Way intersection.
- b) One (1) driveway crossing is to be permitted along Blundell Road at the Pierson Way intersection.
- c) Driveway crossings and intersection control are to be designed to prioritize public roadways and pedestrian and cyclist movements.
- d) No other driveways crossings are permitted without approval by Director, Transportation
- e) Any access control gate or fence for vehicles for any driveway on Blundell Road is to be setback a minimum 6.0 m from the back of the PROP SRW to prevent vehicles from blocking the roadway or sidewalk/multi-use path

when entering and exiting the property. Applicant's Transportation Consultant to confirm whether or not a larger setback is required to accommodate larger vehicles.

Encroachment Agreement:

- f) The applicant is required to enter into an Encroachment Agreement with the City for use of any part of the Blundell Road dedication area needed to service the site. General terms of the agreement include but is not limited to:
 - i. Responsibility of Applicant to secure the access
 - ii. Indemnify the City from any legal responsibilities on the area as identified in the Encroachment Agreement while the agreement is in place
 - iii. A licensing or lease fee for use of public land for private purposes to be determined by the City's Real Estate department to the satisfaction of the City.
 - iv. Agreement from the Applicant to maintain the area
 - v. Agreement from the Applicant to provide access to the City, Emergency Vehicles, etc.
 - vi. Encroachment Agreement Area will be determined as part of the required Servicing Agreement and will include fees and termination terms which includes a commitment to remediate the land, and construct infrastructure works within the Encroachment Agreement area to the Satisfaction of the City

Perimeter Service Road access:

- g) One (1) driveway crossing is to be permitted along the north side of Blundell Road east of Savage Road dedication.
 - h) One (1) driveway crossing is to be permitted along the south side of Blundell Road east of Savage Road dedication
 - i) No other driveways crossings are permitted without approval by Director, Transportation
 - j) Driveway crossings and intersection control are to be designed to prioritize public roadways and pedestrian and cyclist movements.
 - k) Any access control gate or fence for vehicles for any driveway on Blundell Road is to be setback a minimum 6.0 m from the back of the PROP SRW to prevent vehicles from blocking the roadway or sidewalk/multi-use path when entering and exiting the property. Applicant's Transportation Consultant to confirm whether or not a larger setback is required to accommodate larger vehicles.
5. **(Servicing Agreement*)** Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Frontage Works:

- a) The development shall be responsible for the design, construction and delivery of the following frontage works generally described below, to the satisfaction of the Director, Transportation at no cost to the City. The works may include but are not limited to:

Blundell Road (Between No.7 Road and Pierson Road) from west to east:

- i. From existing north curb
- ii. Minimum 1.5m front boulevard
- iii. Minimum 3.0m sidewalk/multi-use pathway clear of any above ground utilities, streetlighting or other obstructions
- iv. 0.6m back boulevard
- v. Relocate security fence to the rear of the back boulevard area at the edge of the SRW/PROP
- vi. Note that relocation of utilities outside of the clear path of the sidewalk/MUP or meandering of the pathway around utilities may be permitted provided transitions use generous back-to-back reverse curves and additional SRWs/PROP are provided
- vii. Blundell Road landscaping including trees, planting areas and any street furniture will be considered as part of the detailed design for the frontage under the servicing agreement. Final design and planting opportunities may be impacted by existing utilities.

Frontage Intersection Improvements:

- b) The property owner is responsible for the design and construction of the following intersection improvements to be confirmed via Functional Road Plan to the satisfaction of the Director, Transportation:
 - i. General Intersection Upgrades: All intersection and mid-block pedestrian crosswalks are to be upgraded as necessary with universal accessibility features (e.g., tactile treatments or equivalent) installed on all wheelchair ramps including modifications to some or all of wheelchair ramps of the intersection to ensure proper crosswalk alignment and accessibility to the Satisfaction of the City.
 - ii. Blundell Road / Pierson Way: Provide a marked crosswalk on the east side of the intersection connecting the sidewalk/MUP on Blundell Road to Pierson Way. Adequate lighting levels are to be provided for as well as any special crosswalk treatment as determined by Director, Transportation.
 - iii. Blundell Road / Zylmans Way: Works to include pedestrian letdowns and pedestrian corner refuge improvements.

Traffic Signals

- c) General Traffic Signals Requirements:

The developer is solely responsible for all coordination, design, supply, installation and delivery of traffic signal infrastructure modifications, upgrades, improvements or removals that result from any roadway infrastructure improvements and alterations and for new traffic signal infrastructure required. Traffic signals scope may include but not be limited to those identified below to the satisfaction of Director, Transportation.

- d) Installation of New or Modified Traffic Signal Devices:

New or modified traffic signal devices (i.e., intersection pre-ducting, special crosswalk with downward lighting, pedestrian signals, or full traffic signals) required at the following locations:

- i. Blundell Road / Zylmans Way – Special Crosswalk modifications as required
- ii. Blundell Road / Pierson Way - New over-head Special Crosswalk includes new traffic poles and bases, controller, overhead illuminated signs with amber flashers, electrical cabling, service conductors, audible pedestrian signals and BC Hydro service. Complete set of traffic signal drawings as per City of Richmond drafting standards Signal upgrades include but are not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.
- iii. Complete set of traffic signal drawings as per City of Richmond drafting standards Signal upgrades include but are not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.

Waterworks

- e) At Developer's cost, the Developer is required to:
 - i. Register a statutory right-of-way for the existing water main at the southeast corner of the property. The right-of-way shall be 3.0 x 30.0 meters from the southeast corner of the property along the Blundell Road frontage. Registration of the right-of-way is required prior to adoption of the Zoning Text Amendment. The review and approval of this statutory right-of-way shall be completed via the Servicing Agreement design review process.

Storm Sewer Works

- f) At Developer's cost, the Developer is required to:
 - i. Formalize the six (6) existing storm service connections by completing the requirements outlined below, or alternatively, abandon and cap the existing connections and provide a new single service connection to the No. 7 Road canal. The six storm service connections noted exclude the connection at the southeast corner, which was approved via SA13-641028.
 - ii. Assess each existing storm service connection to confirm that it conveys only uncontaminated stormwater and that no unauthorized connections or discharges are present. Any identified contamination or unauthorized discharge shall be investigated and corrected at the Developer's cost. All discharges must comply with the City of Richmond Pollution Prevention and Clean-up Bylaw No. 8475, as amended, and any applicable City permitting requirements.

- iii. Conduct a video inspection for each of the existing storm service connections to confirm their diameter and current conditions. Existing storm service connections that are in poor condition shall be replaced or removed permanently.
- iv. Conduct a survey to determine the actual invert elevations of the storm service connections at the property lines and invert elevations at the tie-ins to the canal or ditch complete with the high-water mark in the canal or ditch.
- v. Prepare storm service connection drawings (e.g., plan and profile) for the existing storm service connections using the data from the video inspections and surveys.
- vi. Apply for a plumbing permit for the existing storm service connections, if required.
- vii. Upload the required storm service connection drawings to ePlan for formal City review and approval via the Servicing Agreement design review process.

Sanitary Sewer Works

- g) At Developer's cost, the Developer is required to:
 - i. Enter into an encroachment license agreement for the existing leachate forcemain that crosses beneath the west side of the Blundell Bridge and encroaches into City road dedication up to manhole SMH58348. An executed encroachment license agreement is required prior to adoption of the Zoning Text Amendment.
 - ii. Provide a plan view drawing of the leachate system from the sampling station/pump location, including the entire length of the forcemain crossing beneath the west side of the Blundell Bridge to its discharge point at SMH58348. The drawing shall also identify the location of the leachate detention chamber(s) and the alignment of the system relative to the east property line.

General Servicing

- h) At Developer's cost, the Developer is required to:
 - i. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages, if required.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines, if required.
 - Subject to Transportation department frontage improvement requirements, relocation of the existing BC Hydro poles and overhead lines along the Blundell Road frontage is required.
 - ii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Streetlight kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iii. Review street lighting levels along all road and lane frontages, and upgrade as required.
 - iv. Complete other frontage improvements as per Transportation requirements.

- v. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - vi. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
6. **(Building Permits*)** Enter into a Section 219 Restrictive Covenant to ensure the closure and removal of all buildings at the closure of the landfill (i.e. at the expiry of the Operating Certificate) or December 31, 2060, whichever is sooner.
7. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notice of First Reading mail outs, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit* issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined by City staff as identified via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

- * This requires a separate application.
- Fire-Rescue
 - Provide a summary review of their landfill transportation criteria guide related to site road designs and construction details.
 - Provide a current site layout including access routes and road standard information for emergency access routes (including any water supply locations). Any changes or alterations to these locations and standards during the life of the landfill shall be provided to Richmond Fire-Rescue in an updated site plan.
 - Provide clear description and details of the fire breaks, including location, construction materials, and dimensions.
 - Provide a framework agreement to meet Richmond Fire-Rescue's criteria for reporting of any fires at the site.
 - Engage in further discussion to develop fire fighter water supply points on the landfill site.
- Building Permits
 - Obtain all required building permits for buildings and structures related to the landfill and MRF operations, as identified by City staff.
 - Submit a site plan with a schedule outlining the various buildings, structures and storage containers used on the site, which also includes those buildings and structures not requiring building permits.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10783 (ZT 21-922710)
15555 Blundell Road and PID 024-397-423**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. **Richmond Zoning Bylaw 8500**, as amended, is further amended at Section 14.1 [Agriculture (AG1; AG3; AG4)] as follows:

- a) by inserting the following as new subsection 14.1.3 C:

“14.1.3 C. **Additional Uses (Until December 31, 2060)**

- **construction and demolition waste landfill**
- **recycling operation and drop-off**

- b) by inserting the following as new subsection 14.1.11.19 and renumbering the remaining subsections accordingly:

“19. The following **uses**:

- **construction and demolition waste landfill**
- **recycling operation and drop-off**

are permitted on the following **sites** only:

15555 Blundell Road

P.I.D. 024-397-407

Lot 1 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP 40687

P.I.D. 024-397-423

Lot 2 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP 40687

and such **uses** are subject to the following conditions:

- a) The **sites** must not be used for **construction and demolition waste landfill** or **recycling operation and drop-off** after December 31, 2060.

- b) **Landfill** materials and any other materials associated with **construction and demolition waste landfill** or **recycling operation and drop-off** must not be deposited on the **sites** so as to cause the elevation of any part of the **sites** to exceed 28.0 m GSC (Geodetic Survey of Canada Datum). The minimum **setback** from a public **road** is 15.0 m, except for below-grade infrastructure including but not limited to landfill liners, leachate conveyance pipes, groundwater well standpipes and leachate cleanout access chambers, there is no minimum **setback**.
- c) There is no minimum **interior side yard**.
- d) The maximum **height** for **buildings** and **accessory structures** associated with a **construction and demolition waste landfill** or **recycling operation and drop-off** is 14.0 m as measured from the top of foundations or supports or is 14.0 m as measured from 28.0 m GSC, whichever is lower.
- e) **Subdivision** of the **sites** is not permitted.
- f) For the purposes of this **zone** only and in respect of these **sites only**, the following terms and definitions apply:
 - i. **construction and demolition waste landfill** means an indoor or outdoor facility allowing the storage, processing, sorting, recycling, recovery, disposal, and filing of **landfill**, and includes the recovery of reuseable resources. **Accessory uses to construction and demolition waste landfill** include offices for the administration of **construction and demolition waste landfill** operations, waste concrete and asphalt processing, landfill equipment wash facility, landfill equipment maintenance workshop, temporary empty waste bin storage, pump stations and other necessary landfill infrastructure that is customarily incidental and subordinate to the principal uses of **construction and demolition waste landfill** and **recycling operation and drop-off** located on the same **lot**.”
 - ii. **landfill** materials means soils, clay, yard waste, biosolids, dry waste, wood waste, waste concrete, waste asphalt, waste paving materials, construction waste, renovation waste, demolition waste, land clearing waste, scrap building materials, and similar non-hazardous wastes;
 - iii. **recycling operation and drop-off** means the collection, sorting, storage, recycling and disposal of recyclable and waste materials from residential and small commercial users, such as wood, cardboard, metal, soils, yard waste, appliances, boats, campers and construction and demolition debris, as well as collection and temporary storage of household hazardous waste and other Extended Producer Responsibility program items, including pesticides, paints, electronics and batteries.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10783**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





**Housing Agreement (Affordable Housing)
(8520 Railway Avenue) Bylaw No. 10789**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

P.I.D. 032-549-385

Lot A Section 24 Block 4 North Range 7 West New Westminster District Plan EPP146237

2. This Bylaw is cited as “**Housing Agreement (Affordable Housing) (8520 Railway Avenue) Bylaw No. 10789**”.

FIRST READING

SEP 28 2026

SECOND READING

SEP 28 2026

THIRD READING

SEP 28 2026

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER

Bylaw 10789

Schedule A

**To Housing Agreement (Affordable Housing)
(8520 Railway Avenue) Bylaw No. 10789**

HOUSING AGREEMENT BETWEEN
SD RAILWAY HOMES INC. AND CITY OF RICHMOND

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

THIS AGREEMENT is dated for reference as of August 13th, 2026.

BETWEEN:

SD RAILWAY HOMES INC. (Incorporation No. BC1182996), a company duly incorporated pursuant to the laws of the Province of British Columbia having its registered office at 108 – 2688 Shell Road, Richmond, British Columbia V6X 4E1

(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. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* 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;
- D. The Owner and the City wish to enter into 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 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, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
- (g) **“Building Permit”** means a building permit authorizing construction on the Lands, or any portion(s) thereof;
- (h) **“City”** means the City of Richmond;
- (i) **“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;
- (j) **“CMHC”** means the Canada Mortgage and Housing Corporation or its successor in function;
- (k) **“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;
- (l) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including all tenants, as required by the OCP, any rezoning consideration applicable to the Development and the Development Permit process, including, without limitation, visitor parking, any required rental housing parking and electric vehicle charging stations, loading bays, mobility scooter parking, bicycle storage and supporting bicycle maintenance facilities, electric bicycle charging stations, outdoor amenity spaces, children’s play areas, shared garden space, meeting rooms, party rooms, fitness facilities and related access routes;
- (m) **“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;
- (n) **“Daily Amount”** means \$100.00 per day as of January 1, 2026 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2026, 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;

- (o) **“Development”** means a residential development constructed or to be constructed on the Lands;
- (p) **“Development Permit”** means a development permit authorizing development on the Lands or any portion thereof and includes development permit application No. DP 24-012854;
- (q) **“Director, Housing Office”** means the City’s Director, Housing Office, and his or her designate;
- (r) **“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 or a Market Rental Housing Unit;
- (s) **“Eligible Tenant”** means a Family:
 - (i) of Seniors, including:
 - A. a live-in caregiver who is providing continuing assistance or direction to a Senior because of the Senior’s disability, illness or frailty;
 - B. a child under the age of 18, if one of the child’s caregivers is a Senior;
 - C. a person who is 19 years of age or older, if, before turning 19, that person resided with a Senior who acted as one of that person’s caregivers; or
 - D. the spouse of a Senior;
 - (ii) 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
- (iii) 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;
- (t) **"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;
- (u) **"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;
- (v) **"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;
- (w) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (x) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

- (y) **“Lands”** means certain lands and premises civically known as 8520 Railway Avenue, Richmond, BC and legally described PID: 032-549-385, Lot A Section 24 Block 4 North Range 7 West New Westminster District Plan EPP146237, may be Subdivided from time to time, and including a Building or a portion of a Building;
- (z) **“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;
- (aa) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (bb) **“LTO”** means the New Westminster Land Title Office or its successor;
- (cc) **“Market Rental 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 located or to be located on the Lands charged by this Agreement;
- (dd) **“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;
- (ee) **“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;
- (ff) **“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;
- (gg) **“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;
- (hh) **“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;
- (ii) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (jj) **“Residential Tenancy Regulation”** means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (kk) **“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;
- (ll) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (mm) **“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*;
- (nn) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit or a Market Rental Housing Unit; and
- (oo) **“Tenant”** means an occupant of an Affordable Housing Unit or a Market Rental 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;
- (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 absolute 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 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 or Market Rental Housing Units into individual strata lots or air space parcels. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan or air space subdivision plan, that the all of the Affordable Housing Units and Market Rental Housing Units will together form no more than one (1) strata lot or air space parcel, as applicable.

ARTICLE 3 DISPOSITION AND ACQUISITION OF DWELLING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit, Market Rental Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit or Market Rental Housing Units 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, a Market Rental Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit or Market Rental 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 a Dwelling 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 or Market Rental 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 and Market Rental 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 and Market Rental 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 and Market Rental Housing Units in one Building; and
 - (b) the Lands will not be Subdivided such that one or more Affordable Housing Units or Market Rental 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
- (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 At all times that this Agreement encumbers the Lands, the Owner shall retain and maintain in place a non-profit organization qualified and experienced in the management of housing units similar to the Affordable Housing Units and Market Rental Housing Units and acceptable to the City to operate and manage all of the Affordable Housing Units and Market Rental Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. All Affordable Housing Units and Market Rental Housing Units owned by the Owner must be managed and operated by one non-profit organization.

Without limiting the foregoing, the non-profit organization retained pursuant to this Section 3.5 must have as one of its prime objectives the operation of affordable housing within the City of Richmond. At the request of the City, from time to time, the Owner shall deliver to the City a copy the agreement (fully signed and current) with the non-profit organization, to evidence the Owner’s compliance with this Section 3.5.

3.6 If the Owner sells or transfers any Affordable Housing Units or Market Rental 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.

3.7 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, mobility scooter parking, 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);
 - (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;
 - (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(s)(ii) of this Agreement;
- (iii) 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;
- (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) 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 Section 3.7(g)(ii) 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 3.7(g)(ii) 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.

3.8 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best 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.

3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters,

including tenant selection for the Affordable Housing Units. The parties acknowledge that the Affordable Housing Units are intended to serve as Seniors' housing and thus the forgoing obligation does not apply with respect to age or family status.

- 3.10 Notwithstanding anything to the contrary, the Owner may charge Eligible Tenants a fixed fee of no more than \$75.00 per month per an assigned vehicle parking space (excluding any parking stalls designated for accessibility parking for which no fees will be charged) or as otherwise prescribed in the LEMR Parking, Tenant Asset and Income Exceedance Policy.

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 3.7(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 3.7(d), including without limitation paying for the use of mobility scooter parking, 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;
 - (c) an Affordable Housing Unit is operated and maintained by an entity that is not a non-profit organization acceptable to the City (as contemplated in Section 3.5); or

- (d) 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 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 its 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 a 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.

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.

[remainder of page intentionally blank]

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

SD RAILWAY HOMES INC.

Per: 
Name: _____
Title: Cindy Chan, CEO

Per: _____
Name: _____
Title: _____

CITY OF RICHMOND

Per: _____
Name: Malcolm D. Brodie
Title: Mayor

Per: _____
Name: Claudia Jesson
Title: 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. _____ - _____
	)	(collectively, the " Affordable Housing Units ") located at
	)	_____
PROVINCE OF BRITISH COLUMBIA	)	(<i>street address</i>), British Columbia, and Housing Agreement
	)	dated _____, 20____ (the " Housing
TO WIT:	)	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...

- CNCL - 211**

Appendix A to Statutory Declaration

Building Name:		Building Address:		Property Manager Name:															
Property Management Company:		Property Manager Email:		Property Manager Phone Number:															
Unit and Household Information				Income, Assets and Rent			Fees Collected (Provide details and explanation with the Statutory Declaration)												
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Yes/No)	Rent (\$/Month)	Total Assets*	Parking Fees	Move-In / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
							3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	Yes						
0	101	3 BR	4	No	1	2022	\$24,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	Yes	\$1,011.10	\$ 10,000	\$ -	\$ -	\$ -	\$ -
1				No									Yes						
2				No									Yes						
5				No									Yes						

Continue rows as needed.

* Further information is available in the "Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy" (Council Policy No. 5475)

Affordable Housing Agreement (CMHC (90%))
 8520 Railway Avenue
 Application No. DP 24-012854 (DPC#3)
 Housing Bylaw No. 10789



**Development Permit Panel
Wednesday, September 16, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Todd Gross, Director, Parks Services

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 26, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT DP 23-020753
(REDMS No. 8515725)

APPLICANT: Polygon Talistar Homes Ltd.

PROPERTY LOCATION: 3420 Ketcheson Court

INTENT OF PERMIT:

1. That a Development Permit be issued which would:
 - a) Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47) - Capstan Village (City Centre); and
 - b) Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).

Development Permit Panel

Wednesday, September 16, 2026

Applicant's Comments

Raghav Grover, Development Manager, Polygon, introduced project, noting the development represents phase three of the four phases of the Talistar development master plan.

Gwyn Vose, project architect, AIBC, Arcadis Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development highlighting the following:

- The proposed development represents an important component of the continuing evolution of Capstan Village and contributes to new housing, enhanced public realm connections, activated streetscapes, and significant residential amenities within an emerging transit-oriented community.
- The site is strategically positioned near transit, retail services, parks, and other recently completed residential developments and supports Richmond's vision for a walkable and connected urban neighborhood where daily amenities are within easy reach of the residents.
- The building footprint and site configuration responds to the unique geometry of the site. The buildings have been carefully placed along that curve of the street to maximize light and views, improve privacy relationships and strengthen the street edge along the frontages.
- The north tower is 13 stories stepping down to nine, then seven, then five, and then three stories at the east side with two story townhomes and a third level of residential units above.
- While the south tower is 12 stories, stepping down to 10, it meets all the setback requirements other than a few edges where roof overhangs and balconies extend slightly beyond for which a small relaxation is sought to improve the livability of those suites.
- Outdoor spaces include children's play on both the south and the north side of the site and a shared amenity that the development can use as an indoor space, with the majority of the indoor amenities for this project being located across the street at Talistar D.
- A brick facade will be provided on the lowest two levels that extend all the way through the townhouses, the lobby, the south side, and through to the retail.
- The towers have a simple palette of light and dark spandrel and mullions, along with colored panels of orange and green to create an artistic expression.
- All mechanical equipment on rooftops is well screened by the building itself, with some architectural forms at the top of buildings to cover up any mechanical equipment.

Development Permit Panel

Wednesday, September 16, 2026

Ken Larsson, Connect Landscape, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the landscape plan for the proposed development, highlighting (i) the vision is to integrate seamlessly with the surrounding neighborhood and creating flexible, comfortable spaces, (ii) the ground level is well connected with multiple mobility opportunities, (iii) the two corner entries at the north end reinforces the pedestrian experience and activates the retail area, (iv) the podium level provides diverse amenities for all ages, with urban agricultural garden spaces, two children's play, one for toddlers and one for older children, and (v) there is a variety of urban planting types to emphasize the social nodes and streetscape, including hedges and layered planting around residential townhouse patios and low evergreen shade planting at the north retail edge.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the variance for balcony projections applies to small, limited areas of the buildings and applies to balconies located on levels three and above, (ii) as indicated by the applicant, amenity space is provided on-site and within the constructed Phase 2 building to the south and east of the subject site, (iii) the developer also proposes to stage the construction of the development building occupying the south building first and then the north building, (iv) as the north building would contain the market rental units, the applicant has proposed to modify a legal agreement that was registered on title as part of the rezoning to allow the south building to be occupied prior to the market units being occupied, (v) the outdoor amenity space provided on-site exceeds the City guidelines and includes space for a variety of age groups including children's play equipment and the urban agricultural gardens, and (vi) a servicing agreement was secured at the time of rezoning and requires new roads, servicing connections, road widenings, off-site frontage improvements, as well as the design of the public pathway to the south.

Panel Discussion

In reply to a query from Panel, staff noted as part of the recent changes to provincial legislation, as this site is within 800 meters of a transit stop, the City cannot require parking associated with residential use of the property aside from accessible parking stalls and loading spaces.

In reply to queries from Panel, the applicant noted (i) there are many seating opportunities strategically located around the perimeter of the buildings and ample seating on the podium, but the focus will mostly be on the lobbies, entries and shared seating in the plaza spaces, (ii) typical for most roof decks, there would be a maintenance company that will provide smaller removal and disposal of debris on a more regular basis, with direct access egress to the green roof accommodated through the common staircase from the levels below, (iii) the Japanese stewartia trees identified in the planting plan were selected for their adaptability to urban conditions, having smaller, shallower root volumes, however the potential for heavy seed drop, as noted by the Panel, will be taken into consideration, (iv) there is spandrel glass on the southwest corner of the lower level, where the

Development Permit Panel

Wednesday, September 16, 2026

mechanical room is, that faces the public walkway and Ketcheson Court, providing transparency (glass), (v) construction on phase 1 is anticipated to begin as early as November 1, 2026, and depending on market conditions there may be overlap or a short delay in continuing with phase two, (vi) both phase 1 and 2 are intended to be independent in its own use for parking, garbage loading and recycling and bike parking, which will likely be worked through as part of the building permit and occupancy phasing application (vii) as part of the building management, as well as marketing for the commercial space in the buildings, it is typical to do a comprehensive wayfinding for both below-grade and above-grade, (viii) currently there will be lighting on the brick columns on the retail side of the building, the lobby and the canopy will be brightly lit, further lighting for any kind of egress location, and as the residential are townhouses, they will have their own lights for their individual units; there is no architectural lighting associated with the tower elements, and (ix) as this is a residential project, subdued landscape lighting is used sparingly to accent the spaces.

Gallery Comments

Mary Yeh, 350 Cunningham Drive, was in attendance to raise concerns on behalf of 50 resident strata owners neighbouring the commercial properties at Capstan. Excitement in general for the modern Polygon development within their neighbourhood, and appreciation for construction taking place not before 7:00 a.m. with no construction at all on Sundays was expressed, however concern was noted with respect to the close proximity to the construction site, in particular (i) there has been a lot of pounding, drilling, and vibration, (ii) some residents have experienced rodents coming into their backyard and there doesn't appear to be any preventative measures undertaken, and (iii) dust control, which is worrisome.

Ms. Yeh queried whether (i) a predictable loud/vibration construction schedule, or something similar, could be considered to provide the residents the opportunity to adjust their schedules accordingly, (ii) residents could obtain assistance in determining how to resolve recent (possible) structural damage that has occurred in some homes (cracks in walls and cement floors, buckling of the corners of the fountain and joints in some the garages), and assurance the construction work does not affect the structural integrity of the homes, and (iii) it is possible to reduce the amount of noise that is affecting nap time and the comfort of the elderly residents (an audio recording of the noise was played).

Ms. Yeh further noted that since March, she has reached out to Polygon's office and site manager regarding the concerns raised, but to-date has not received a response.

In response to the concerns expressed, the Chair advised the City has (i) a Good Neighbour Policy, with the expectation that there is enhanced coordination between developers and adjacent neighbours, and (ii) there are various bylaws that deal with certain situations such as construction hours and noise and that City bylaws staff do ensure the rules are being followed.

Development Permit Panel

Wednesday, September 16, 2026

Mr. Grover expressed appreciation for the concerns brought forward by Ms. Yeh, noting that the Good Neighbour Policy is taken very seriously and extending assurance of Polygon's commitment to engage with residents of the strata to address their concerns directly, and it was requested the applicant's information and Mr. Grover's direct contact information be provided to Ms. Yeh.

Panel Discussion

The Panel supported the application, subject to staff working with the applicant prior to the application proceeding to Council, ensuring the applicant (i) reviews the specific tree species as discussed, (ii) reviews potential seating opportunities along Garden City Road, and (iii) provides confirmation of the creation of a comprehensive wayfinding package for the development.

Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would:*

- a) Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47) - Capstan Village (City Centre); and*
- b) Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).*

CARRIED

2. DEVELOPMENT VARIANCE PERMIT DV 26-008922
(REDMS No. 8504627)

APPLICANT: Roy Budhai
PROPERTY LOCATION: 11331 Thorpe Road
INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m.

Applicant's Comments

Roy Budhai, Applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development highlighting the following:

Development Permit Panel

Wednesday, September 16, 2026

- In order to comply with the sites zoning a setback variance is being sought;
- Cedar hedges will be installed all along the border between 11331 Thorpe Road and the adjacent property to allow for privacy between the two properties;
- On the advice of City staff, a trellis and trees will be installed on the rooftop of the garage. It is important to note that the garage itself is 10 ft. high, not a two-story building.
- The property has been in the family for almost 40 years, and our family home for 35 years.
- The project itself had actually passed the Building Permits previously, however there had been some architectural errors and mistakes which meant the project was not able to start at that point, after which time the new RSM zoning came into effect which has caused the review of the setbacks and requirement for a variance;
- It should be noted the setback required from the adjacent neighbour to the north is in fact greater than the 2.4 m requirement, and from Dallyn and Cambie Roads, the setback is 6 m, double the 3 m requirement;
- The location of the home with 6 m setbacks will also provide better sightlines and safety considerations for traffic along Thorpe and Dallyn Roads;
- The home supports multi-generational living, as it is occupied by my family, my sister and our elderly mother.
- In addition to the cedar hedges being planted, there will be a modest design with more trees and some gardening.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the setback variance is applicable to the east property line and along that property line the applicant is proposing to plant a row of cedar hedges, as well as the plantings on top of the garage rooftop, limited to only a one-story portion of the building, (ii) the proposed building orientation and setbacks, as well as character, is generally consistent with other buildings in the neighborhood, (iii) the City has a letter on file from the adjacent property to the east confirming that they have no objection to the proposed variance, and (iv) as indicated by the applicant, prior to the provincial housing regulations for the RSM zoning, the development was in compliance with the previous RS1 zoning, and the project is very similar to other lots in the area and other developments that had proceeded under previous rules and regulations prior to the Province's introduction of small-scale multi-unit housing.

Panel Discussion

In reply to a query from Panel, the applicant noted that new fencing will be the same height and will follow along the original fencing line, however the fencing material has yet to be determined to be wood or iron that will be used.

Development Permit Panel

Wednesday, September 16, 2026

Staff noted as part of this development permit, the applicant will be required to provide a security to ensure the plantings are planted and maintained on site, and as part of that security, following the completion and installation of all plantings on site, the City will hold back a portion of that security for a period of one year to ensure that the plantings do survive.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application and noted their appreciation to the applicant for the efforts made to mitigate any concerns with respect to the setback to the property to the east.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 26-017406

(REDMS No. 8485245)

APPLICANT: Todd May

PROPERTY LOCATION: 4711 No. 8 Road

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AGI)".

Applicant's Comments

Todd May, Maybog Farms Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development highlighting the following:

Development Permit Panel

Wednesday, September 16, 2026

- Advanced technology provides efficient crop harvesting in a short window of time, ensuring the fruit is optimally ripe;
- Fields are flooded, cranberries are gently brushed off, loaded by conveyor into large trucks and then delivered to the receiving stations, where the majority of the fruit undergoes further processing and then held in freezers to facilitate year-round demand;
- Recently, to further meet the demand, more fruit is harvested in a slightly different way and the integrity of the fruit must be kept in cool storage until needed, however the current infrastructure doesn't exist on the west coast of Canada;
- In an effort to continue to support the viability and future of the farm, the ability to maintain quality control of the fruit grown, to grow crops all year long and once harvested, to store and preserve the freshness of the fruit within on-site cooler storage, is proposed;
- The proposed site itself is very centric to the farm and some of the outlying fields which would allow for immediate cool storage once harvested and brought to the barn for clean up, maintaining the consistency of quality, faster turn-around time for customer demand, and would provide the opportunity to explore a number of newer and different markets; and
- From a timing perspective the need for storage is very real, enabling the large crops that ripen quickly to be harvested and stored for consumer demand over the long term, and allows the farm more control over the quality of the product directly through to customer delivery, providing future stability for the farm.

Staff Comments

Joshua Reis, Director, Development, noted (i) in 2018 Council adopted amendments to the Agricultural zone to add regulations for agricultural buildings, structures and greenhouses to restrict the use of concrete in order to preserve land for soil-based agriculture, while also ensuring that a fast-track process was in place to ensure that those legitimate buildings that support agricultural operations are considered in a timely manner, (ii) the application has been considered through that fast-track process and the applicant has confirmed farming status with BC Assessment, and (iii) the proposed development variance was also reviewed and approved by the City's Food Security and Agricultural Committee.

Gallery Comments

None.

Development Permit Panel

Wednesday, September 16, 2026

Panel Discussion

In reply to queries from Panel regarding the fruit cleaning process, the applicant noted that (i) cleaning and grading of the fruit will be done in an existing barn to become the cleaning facility, (ii) once the fruit is cleaned it will then move directly to the proposed adjoining facility for the cooling process, and (iii) site servicing is already in place, Building Permits have been issued, and construction underway on the first building.

In reply to a further query from Panel regarding the projected processing capacity, the applicant noted (i) the addition of the cold storage facility will significantly increase the volume/capacity that can be handled, (ii) the small cooler of the original building had a limited cooler capacity, (iii) in response to the growing demand the farm continues to grow with the purchase of new land for increased cranberry crops, and (iv) given the need to move more of our own product to meet the substantive demand (without the added necessity of transporting off and back on to the farm) the proposed larger cooler storage facility is required.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AGI)".

CARRIED

4. **New Business - None**
5. **Date of Next Meeting – October 1, 2026**

Development Permit Panel
Wednesday, September 16, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:37 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, September 16, 2026.

Wayne Craig
Chair

Lorraine Anderson
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 16, 2026



CNCL - 223



ARCADIS connect
LANDSCAPE ARCHITECTURE
Arcadis Architects (Canada) Inc.

ADP PRESENTATION

CARINA | TALISTAR B

3420 KETCHESON COURT, RICHMOND, BC
DEVELOPMENT PERMIT SUBMITTED TO CITY OF RICHMOND BY:
ARCADIS ARCHITECTS (CANADA) INC. ON BEHALF OF POLYGON
DEVELOPMENT 599 LTD. ON AUGUST 19TH 2026

Site Context - Surroundings

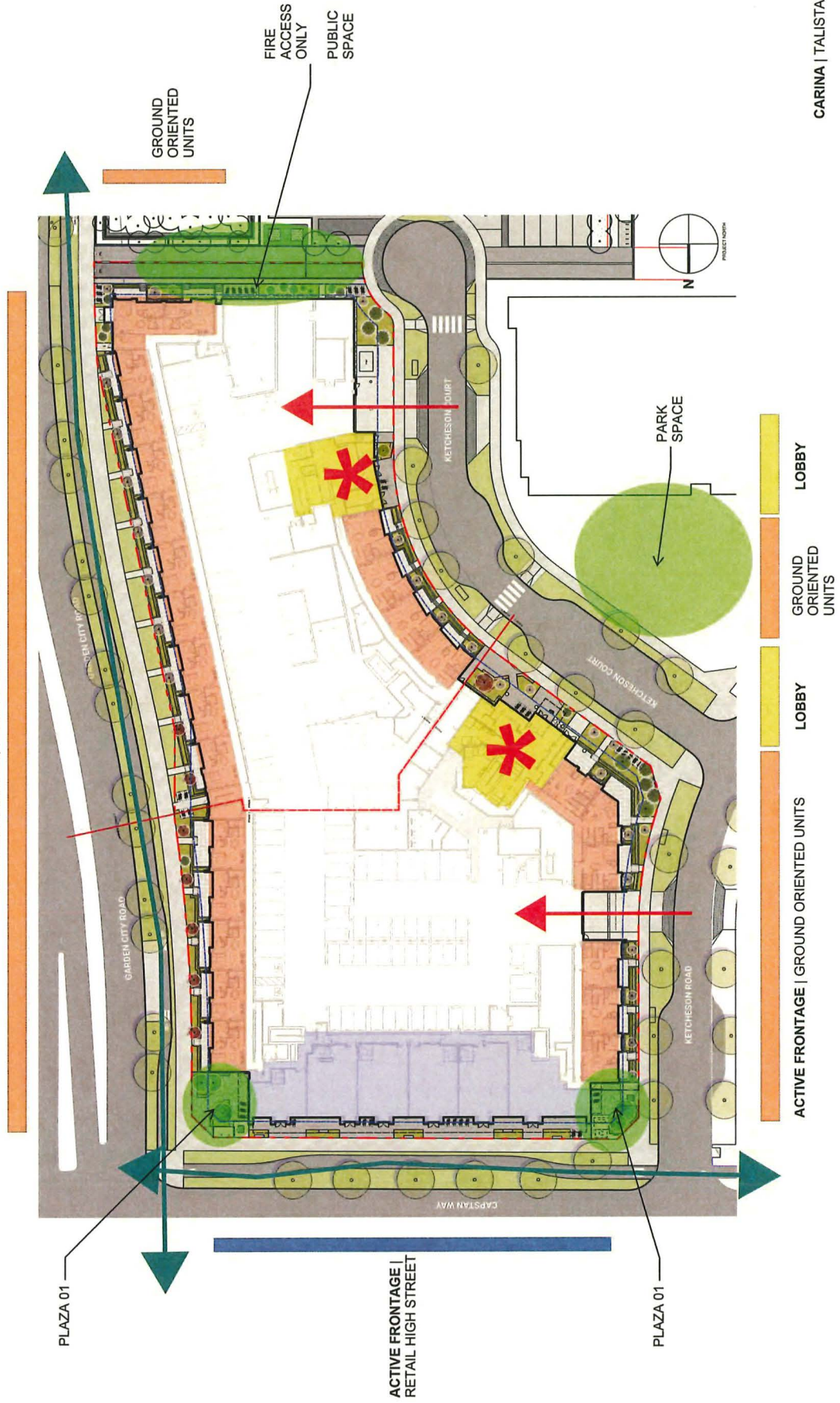


CNCL - 225



CARINA | TALISTAR B

ACTIVE FRONTAGE | GROUND ORIENTED UNITS





Drawings

Ground Floor

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Amenity
- Eltec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemplom
- Private Outdoor Space
- BUH Units



CARINA | TALISTAR B

Level 2

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



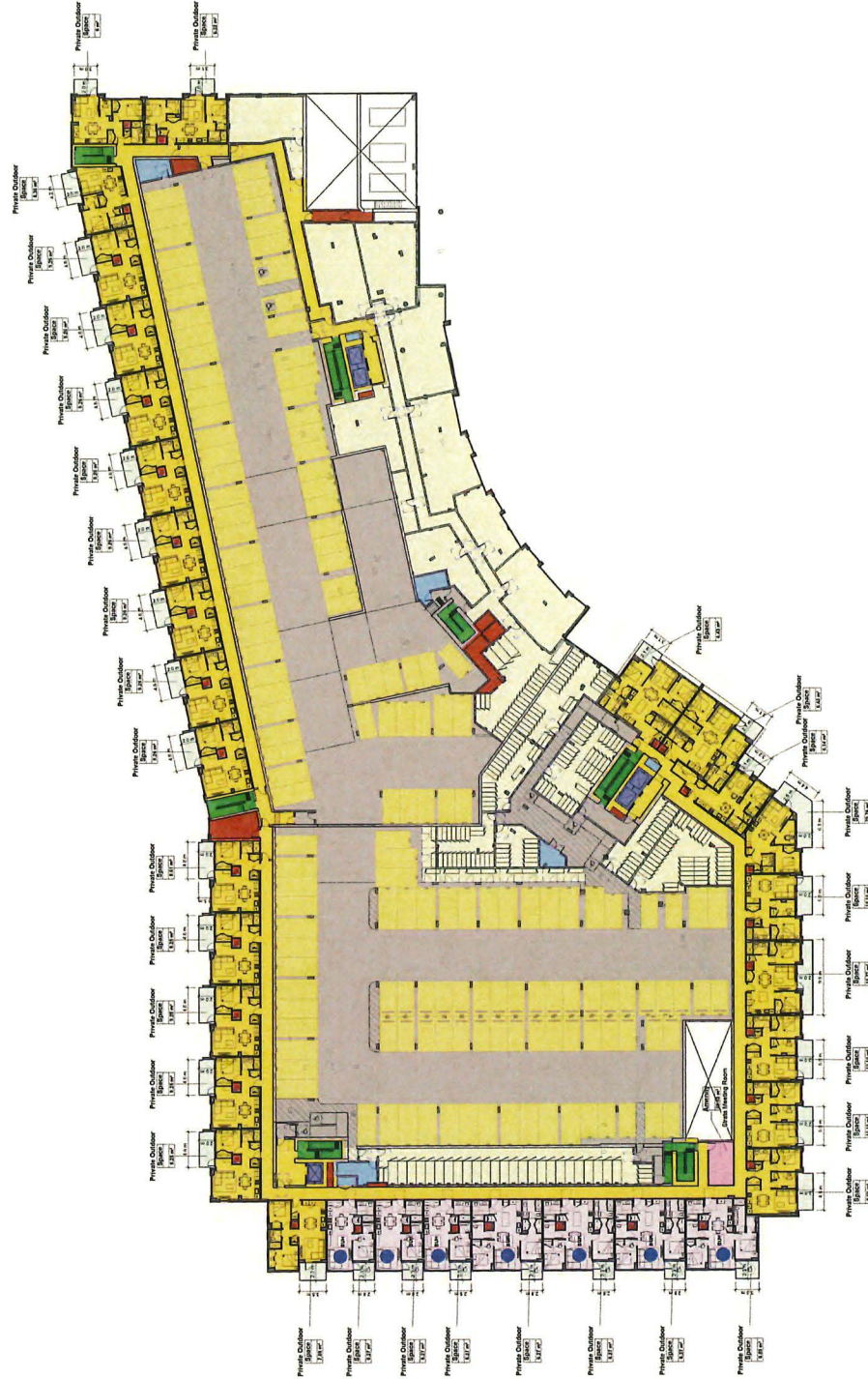
CNCL - 230



CARINA | TALISTAR B

Level 3

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elc.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



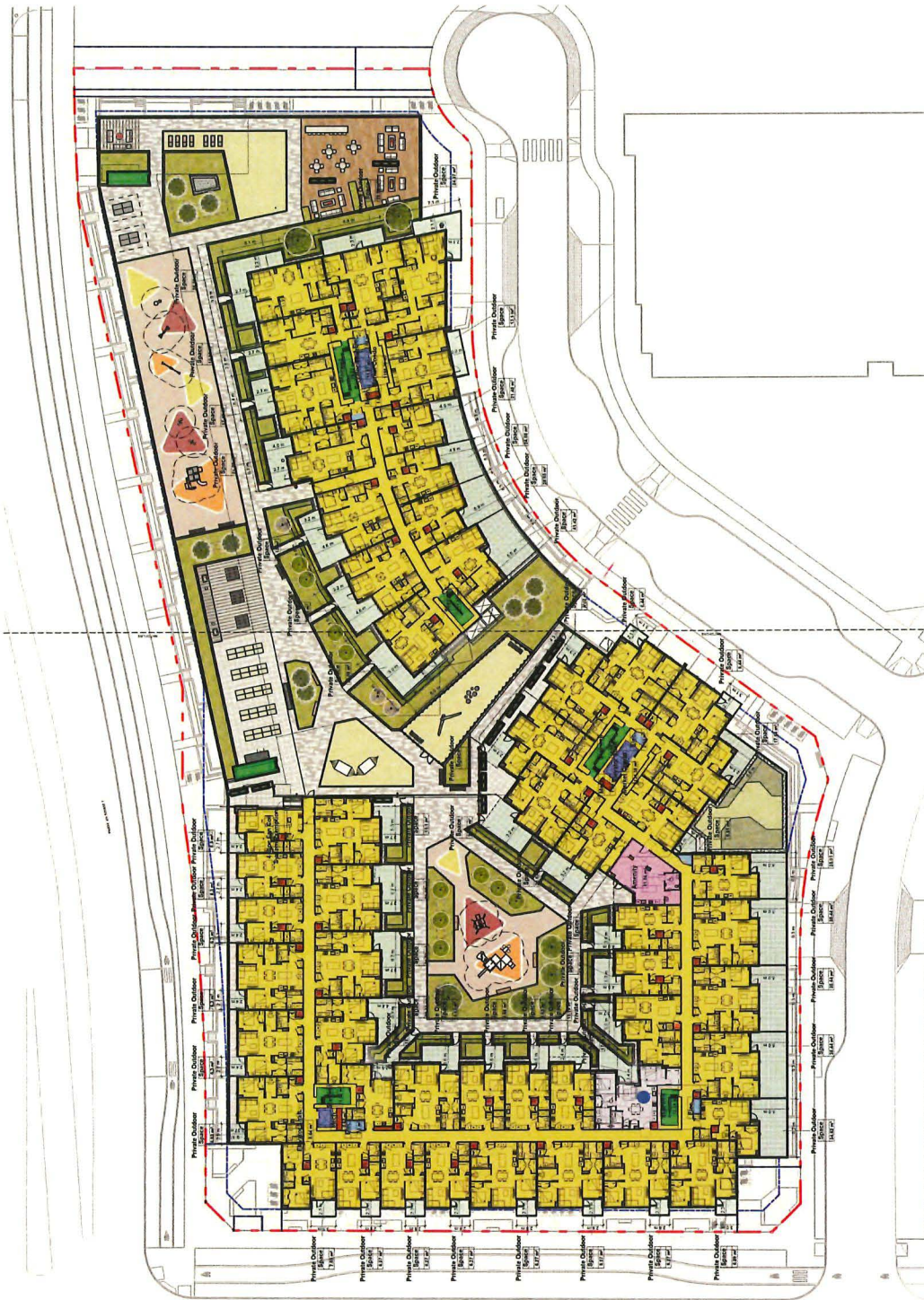
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CARINA | TALISTAR B

Level 4

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



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CARINA | TALISTAR B

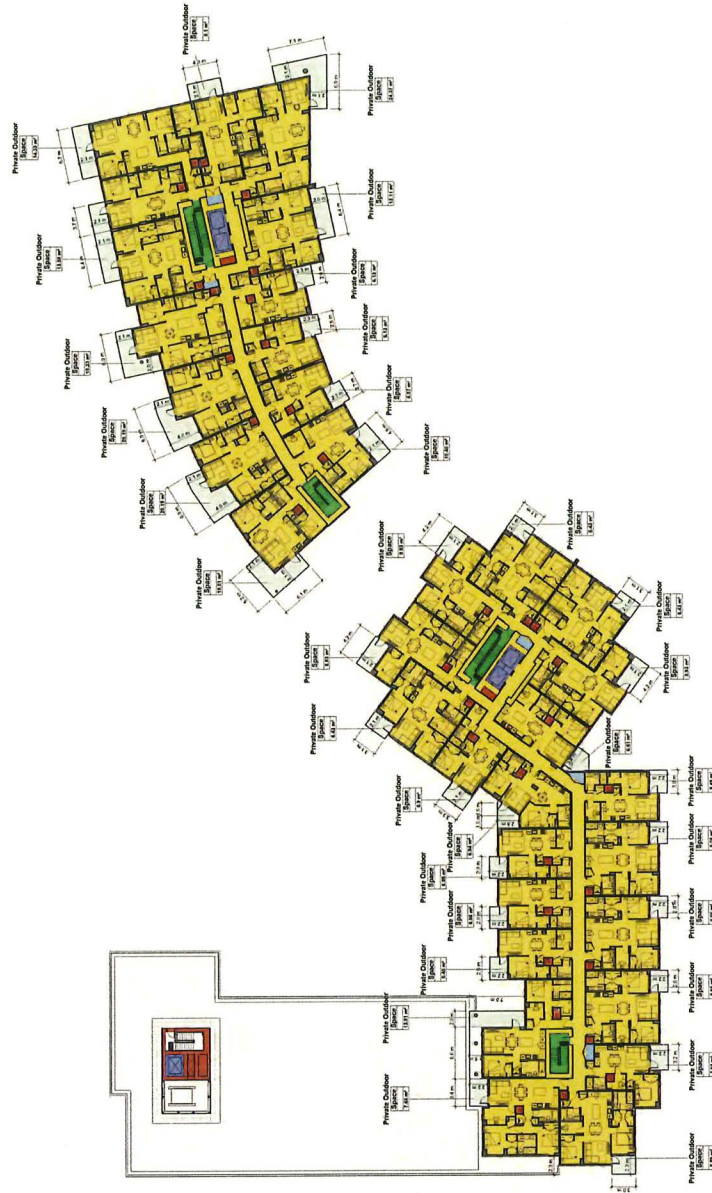
Level 5-6

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Bicycle Facilities
- Amenity
- Etc.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



Level 7

- Market Condo
- Market Rental
- Market Rental Common
- CRU
- Boys' Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



CNCL - 234



CARINA | TALISTAR B

Level 8

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Boyside Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



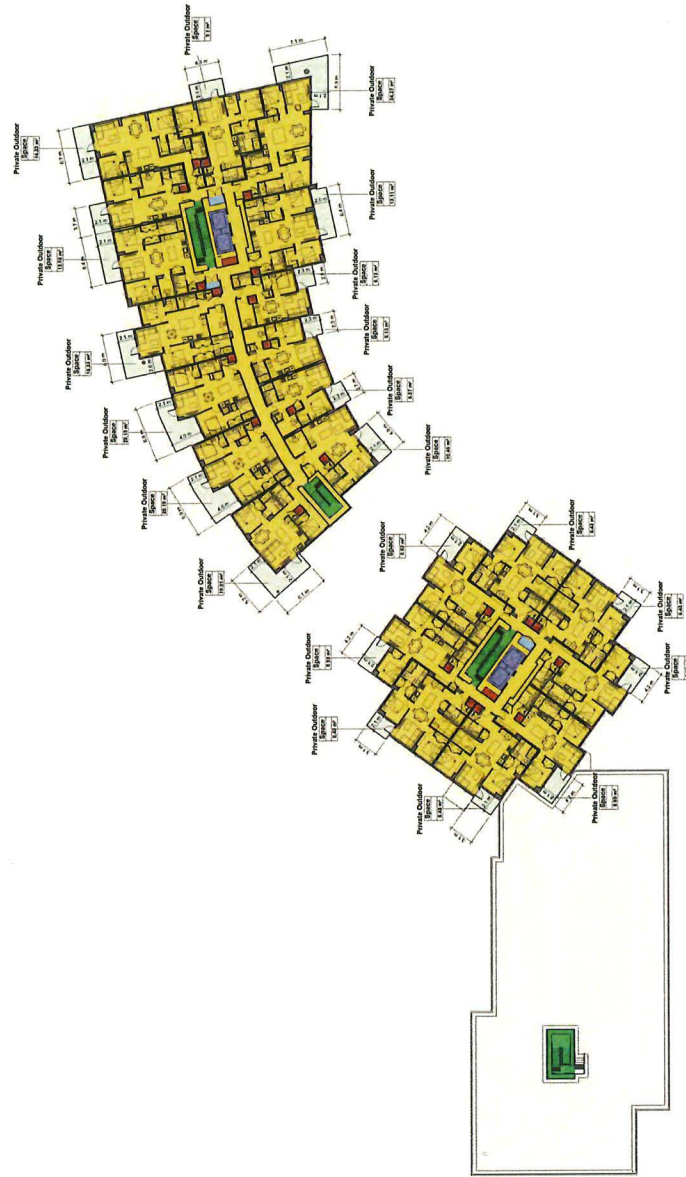
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CARINA | TALISTAR B

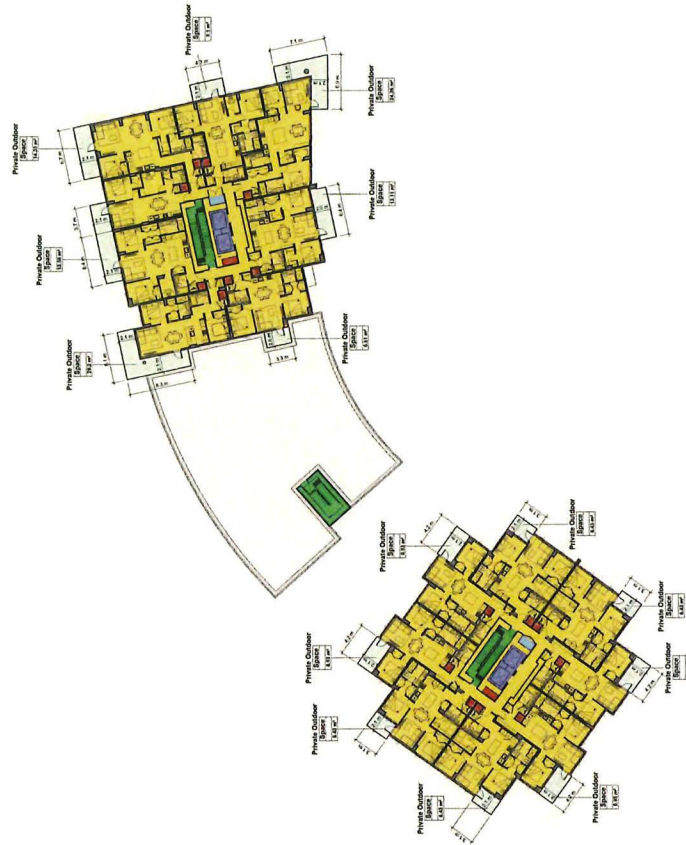
Level 9

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elcc.
- Pool
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



Level 10

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units

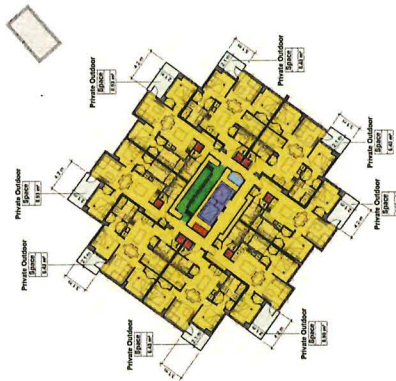


CNCL - 237



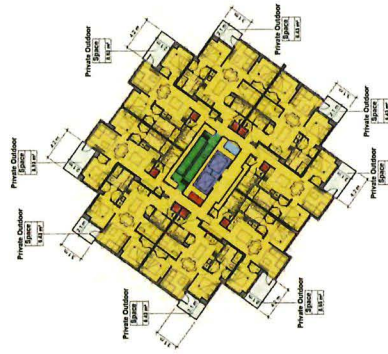
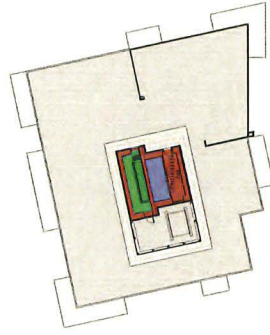
CARINA | TALISTAR B

Market Condo
 Market Rental
 Market Rental Common
 CRU
 Bicycle Facilities
 Amenity
 Elec.
 Parking
 Elevator Shaft
 Mech.
 Stairwell
 4-Pipe Fan Coil System Exemption
 Private Outdoor Space
 BUH Units



Level 13 & Mech

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



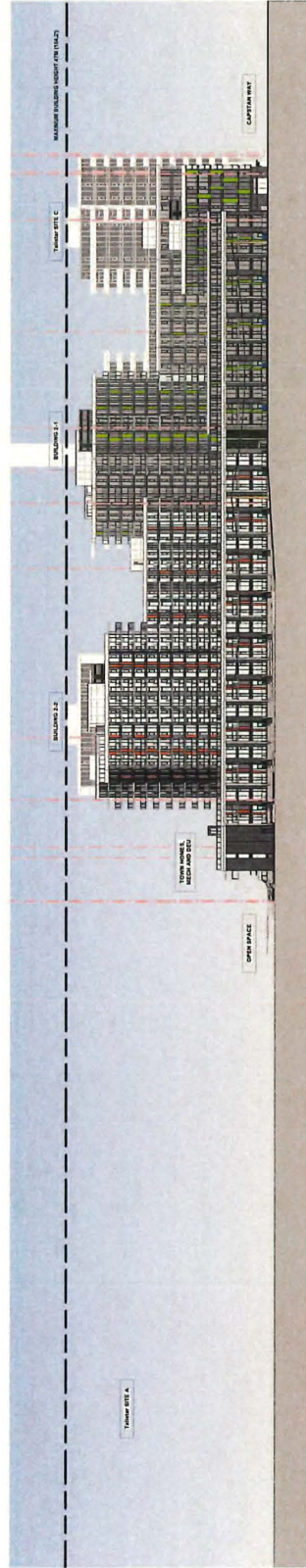
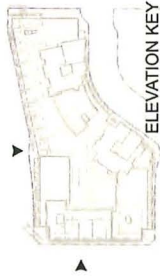
CARINA | TALISTAR B

CNCL - 240

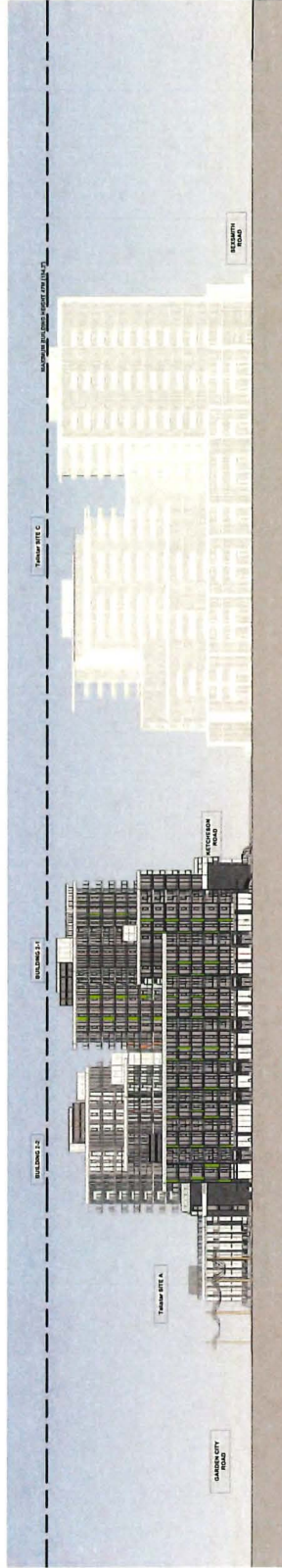


Artful vertical colour accents create a distinctive identity for the development and contribute to the emerging character of Capstan Village

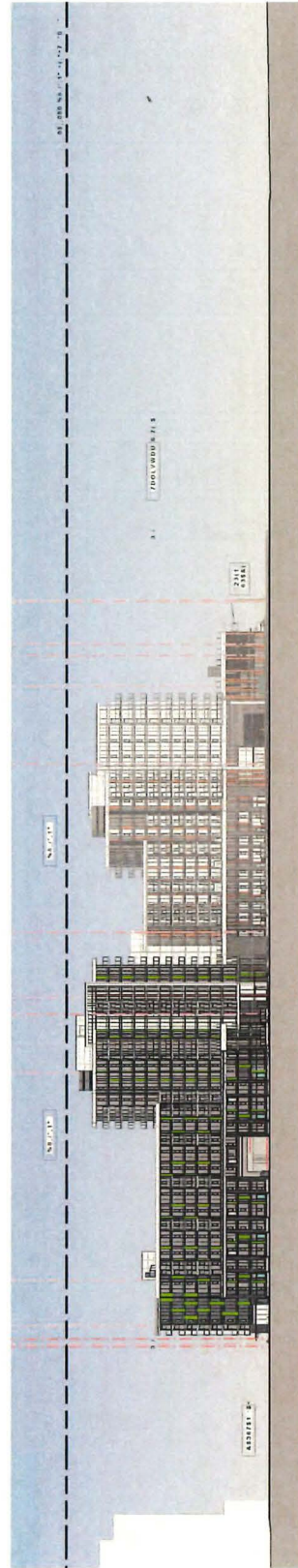
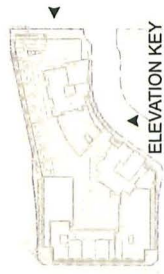
Overall Elevation East & North



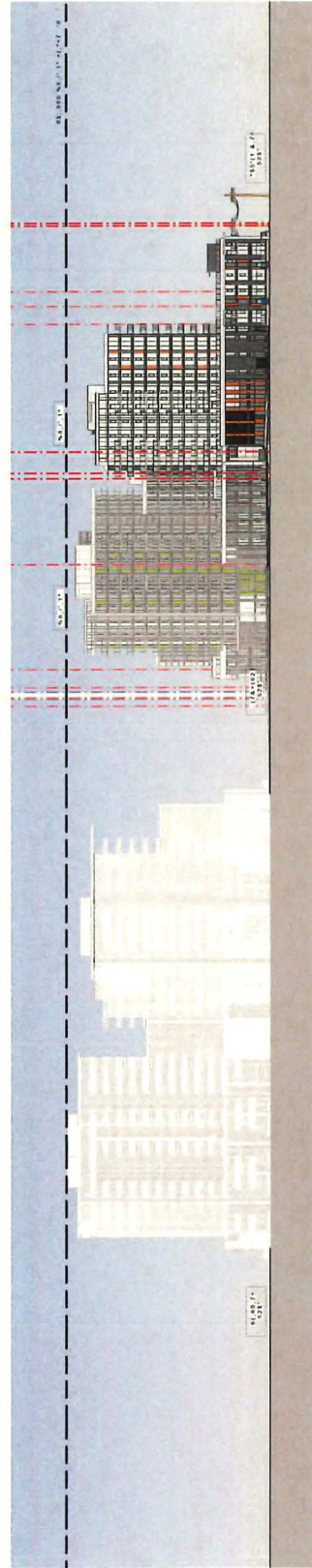
1 EAST STREET ELEVATION
Scale: 1" = 30'-0"



Overall Elevation West & South



675 (17) (1957.21)



6287+ 675 (17) (1957.21)

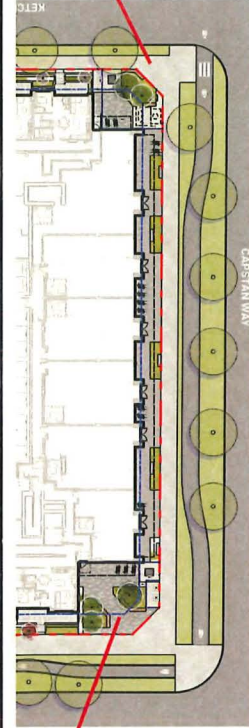
Renderings

Retail Highstreet on Capstan Way

Retail Highstreet



CNCL - 244



CARINA | TALISTAR B

Retail Highstreet on Capstan Way

Retail Highstreet



CARINA TALISTAR B

Ground Oriented Units - Garden City Road

Active Frontage



CNCL - 246



CARINA | TALISTAR B

Ground Oriented Units - Garden City Road

Active Frontage



CNCL - 247

Ground Oriented Units - Mews

Active Frontage



CARINA | TALISTAR B

CNCL - 248



Ground Oriented Units - Ketcheson Court

Active Frontage



CARINA | TALISTAR B



Ground Oriented Units - Ketcheson Road

Active Frontage



CARINA TALISTAR B

CNCL - 250

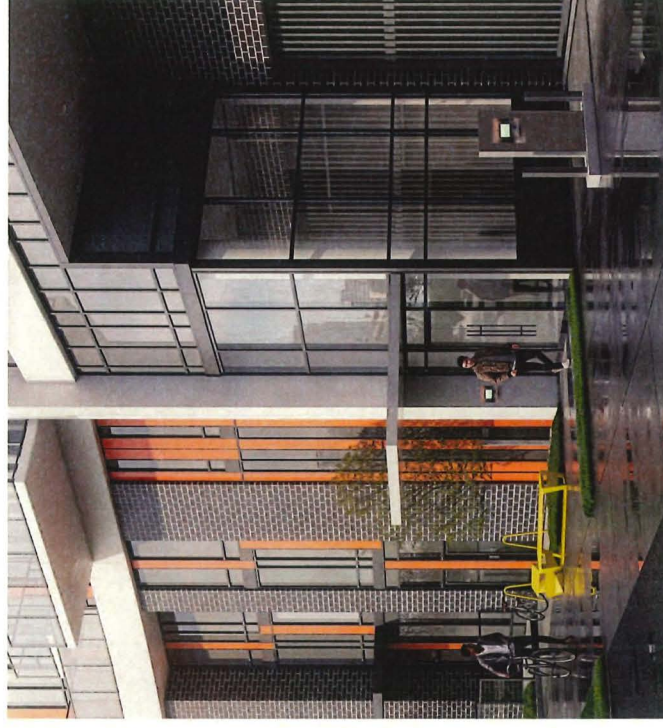


Lobbies

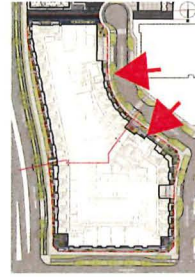
Active Frontage



North Lobby



South Lobby



Screened Mechanical



GNCL - 252

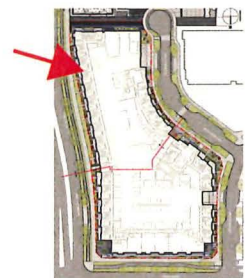
View of Overall Project



CNCL - 253

View of Roof Decks

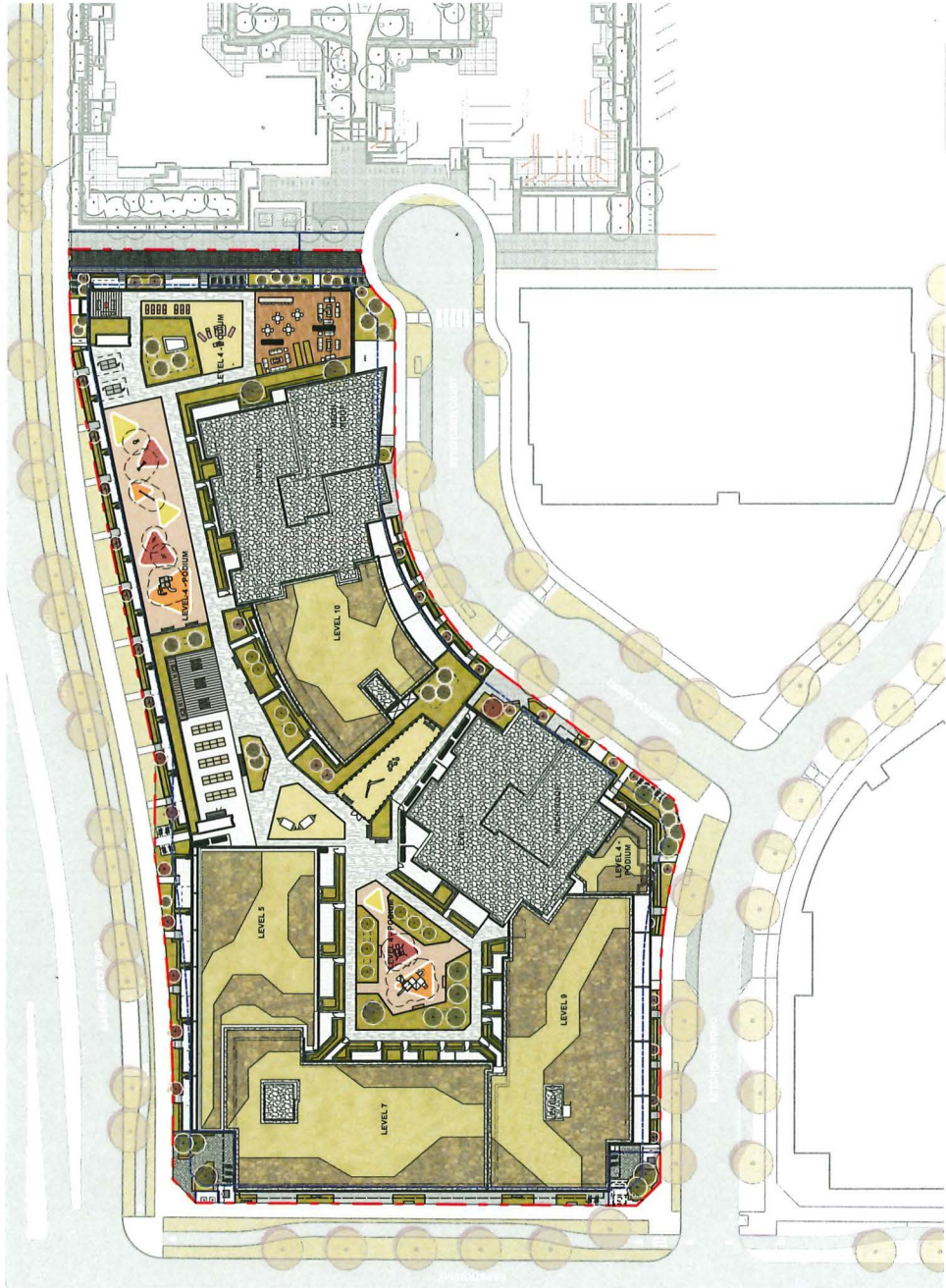
CNCL - 254



Landscape

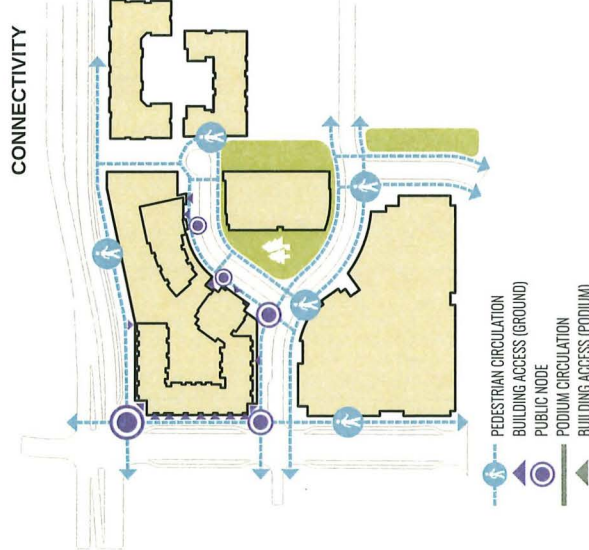
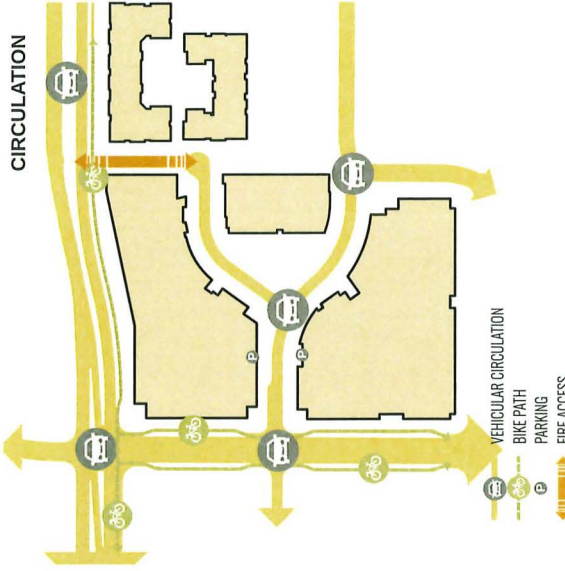
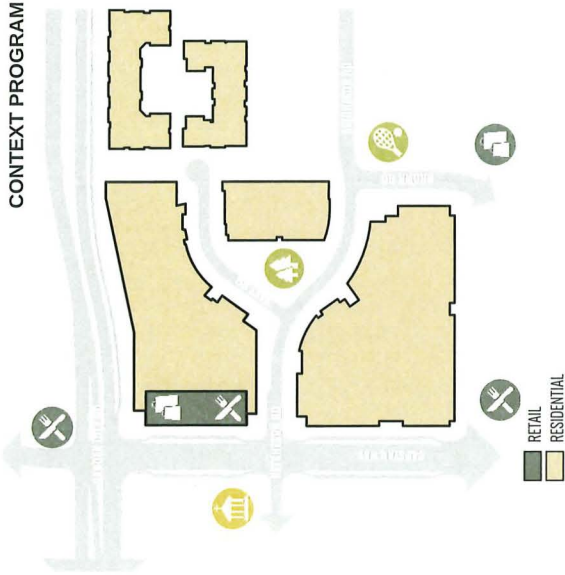
CARINA (TALISTAR B)

3420 KETCHESON COURT, RICHMOND, BC



0 10 20 30 m

SITE CONTEXT

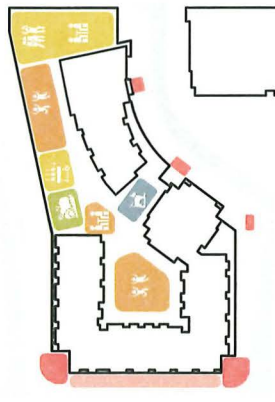


VISION



CNCL - 258

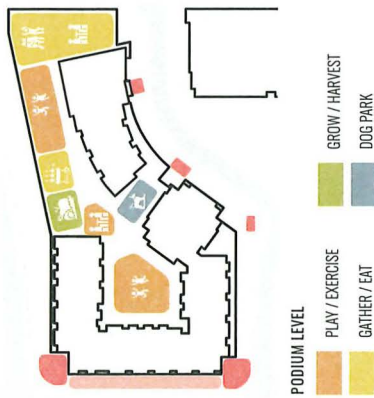
GROUND LEVEL



GROUND LEVEL
PUBLIC PLAZA
SHOP / RETAIL EDGE



PODIUM LEVEL



CNCL - 260





PLANTING STRATEGY



GROUND LEVEL

- FEATURE PLANTING**
FLOWERING ACCENTS
LOW TEXTURED PLANTING WITH FLOWERING ACCENTS
URBAN CHARACTER
- GREEN BUFFER**
FULL SUN FOR SOUTH, PART SHADE FOR WEST & EAST
HEDGING AND LAYERED SEASONAL PLANTING
URBAN CHARACTER
- URBAN SHADE EDGE**
NORTHSIDE SHADE PLANTING
LOW EVERGREEN TEXTURED PLANTING LAYERED

PODIUM & ROOF LEVEL

- CANOPY**
LARGE CANOPY TREES
WOODLAND-INSPIRED LAYERED PLANTING
- ROOF TOP OPEN SPACE**
FLOWERING AND CHARACTER TREES
LAYERED SEASONAL PLANTING BEDS AND HEDGING WITH STRUCTURE
PLANTING AROUND PATIOS
- EXTENSIVE GREEN ROOF**
MIX OF SEDUM, BULBS AND GRASS
LOW EXTENSIVE GREEN ROOF
INACCESSIBLE



LARGE CANOPY TREES



FEATURE PLANTING



GREEN BUFFER



URBAN SHADE EDGE



EXTENSIVE GREEN ROOF



LAYERED TEXTURE PLANTING



ROOFTOP URBAN SPACE

PLANT LIST

TREES				PERENNIALS				GROUNDCOVERS				FERNS				GRASSES											
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD				
AP0	7	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	3-4m HL	\$3	5m	3m	abv	167	Asilbe x arendal 'Bridal Veil'	Hybrid Asilbe	#1 pot	0.45 o.c.			hch	72	Polystichum munitum	Sword Fern	#2 pot	0.9 o.c.	1m					
AR1	1	Acer rubrum 'Redpointe'	Redpointe Red Maple	7cm, cal.	\$3	12m	9m	amt	186	Achillea millefolium 'Terracotta'	Terracotta Yarrow	#1 pot	0.45 o.c.			feb	91	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2 pot	0.3 o.c.	0.25m					
CBF	2	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	7cm, cal.	\$3	12m	3m	echp	112	Echinacea purpurea	Coneflower	#1 pot	0.45 o.c.			hak	207	Hakonechloa macra	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m					
CC1	19	Cercis canadensis 'The Rising Sun'	The Rising Sun Eastern Redbud	5cm, cal.	\$3	2.4m	2.4m	gmb	151	Echinacea purpurea 'Magnus'	Magnus Coneflower	#1 pot	0.45 o.c.			maintained to 0.9m hedge											
CKm	10	Cornus kousa 'Milky Way'	Milky Way Dogwood	6cm, cal.	\$3	6m	6m	gmb	112	Gaura lindheimeri 'Whirling Butterfly'	Beeblossom	#1 pot	0.45 o.c.														
P0b	10	Picea omorika 'Bruns'	Brun's Serbian Spruce	1.8m HL	\$3	4m	1.2m	hoj	2	Hosta June	Plantain Lily	#2 pot	0.75 o.c.														
PRV	16	Picea flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	4m HL	\$3	6m	4m	ise	6	Hosta sieboldiana 'Elegans'	English Lavender	#1 pot	0.45 o.c.														
PN5	5	Pinus nigra 'Spect Green'	Austrian Pine	4m HL specimen	\$3	10m	4m	la	110	Lavandula angustifolia	English Lavender	#1 pot	0.45 o.c.														
PN5	3	Pinus 'Jobby'	Jobby Pine	6m, cal.	\$3	4m	4m	luc	110	Lonicera x 'Hidcote Blue'	Black-Eyed Susan	#1 pot	0.45 o.c.														
SP	9	Stewartia pseudocamellia	Japanese Stewartia	7cm, cal.	\$3	5m	3m	fig	245	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	0.45 o.c.														
								saj	181	Santolina chamaecyparissus	Lavender Cotton	#1 pot	0.45 o.c.														
												Autumn-Joy Stonecrop	#1 pot	0.45 o.c.													

NOTE: BIRD-FRIENDLY SPECIES



Carpinus betulus
'Frans Fontaine'
Frans Fontaine Hornbeam



Prunus 'Ichijo'
Ichijo Cherry



Acer palmatum 'Osakazuki'
Osakazuki Japanese Maple



Polystichum munitum
Western Sword Fern



Spiraea x bumalda 'Goldflame'
Goldflame Spiraea



Skimmia japonica
Japanese Skimmia



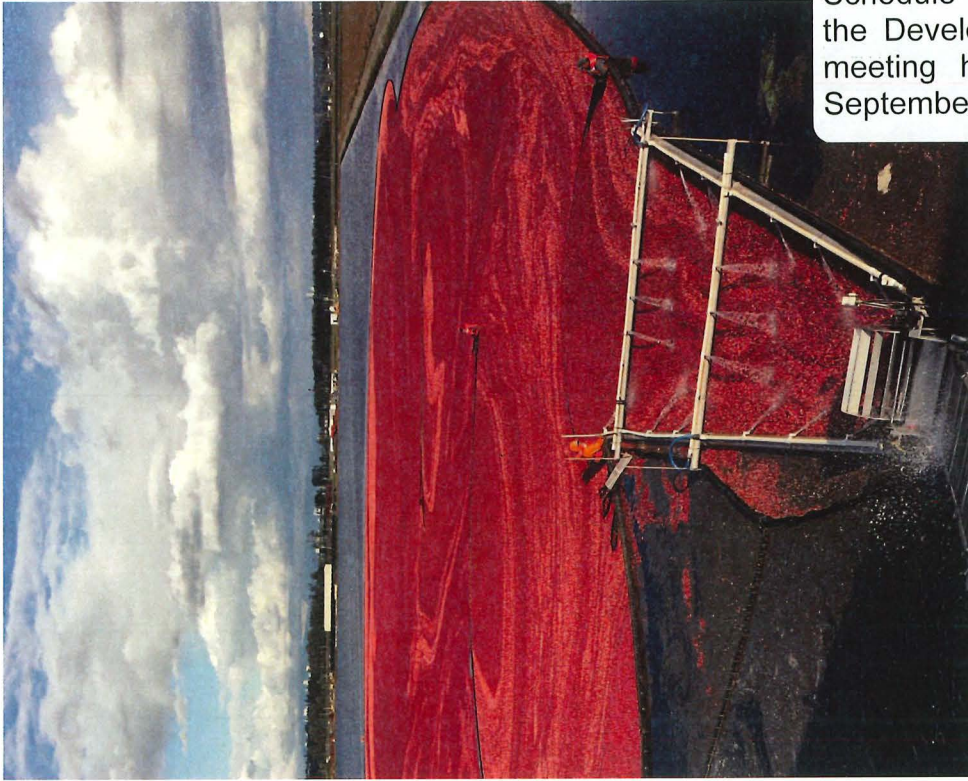
Hakonechloa macra
Japanese Forest Grass

THANK YOU

11331 Thorpe Road

DV 26-008922

Schedule 4 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 16, 2026

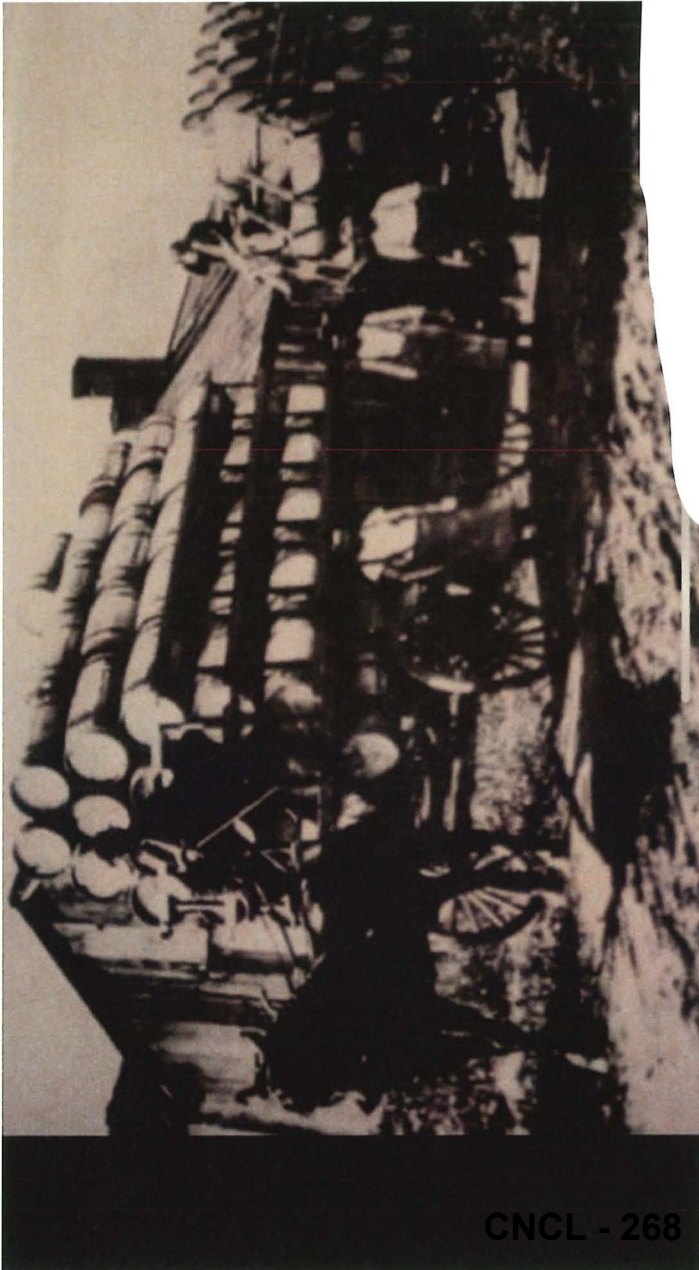


Development Permit Panel

September 16, 2026

DV 26-017406

Maybog Farms Ltd.

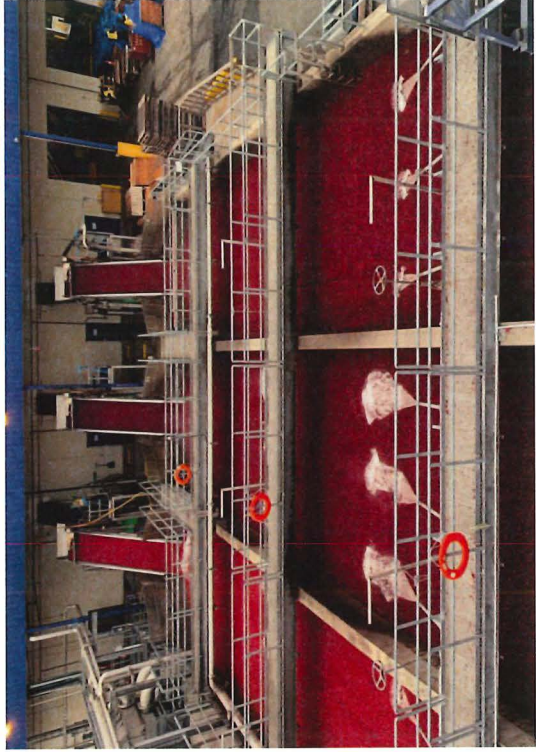
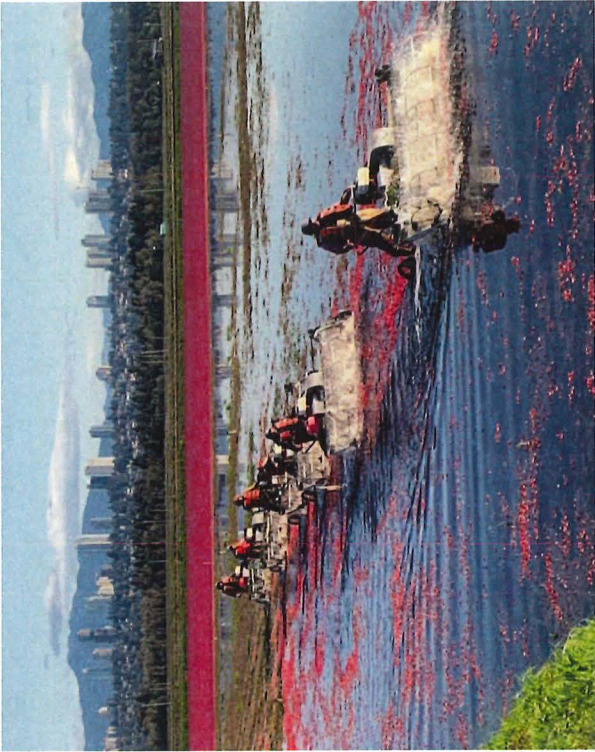


CNCL - 268



Cranberry Harvesting and
storage has come a long way

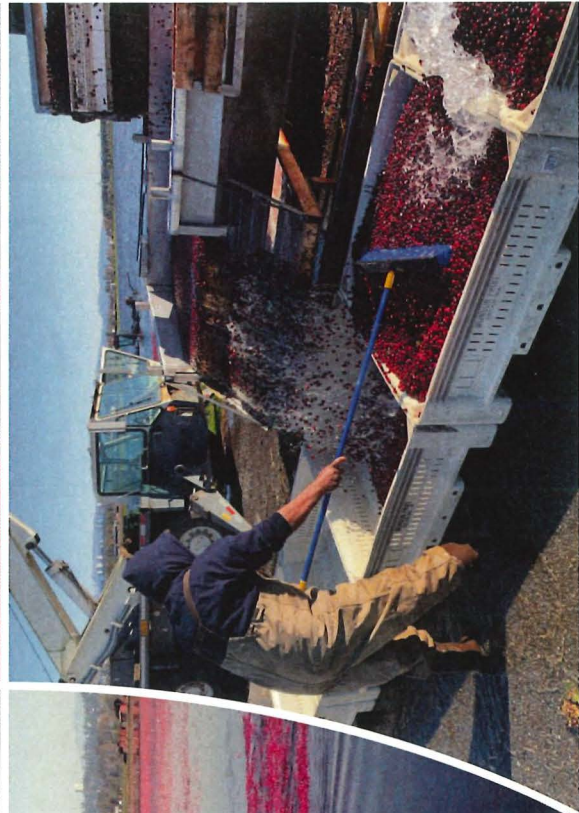
Modern harvesting techniques



Fresh Fruit Harvest

CNCL - 270

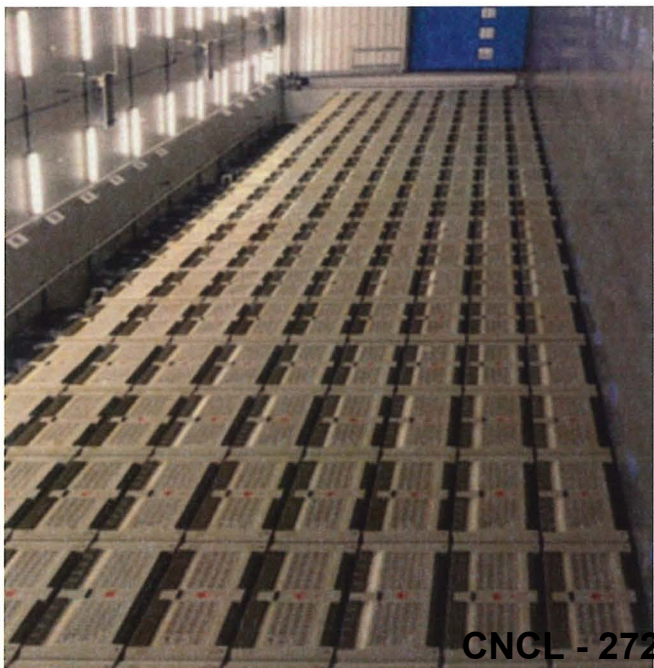
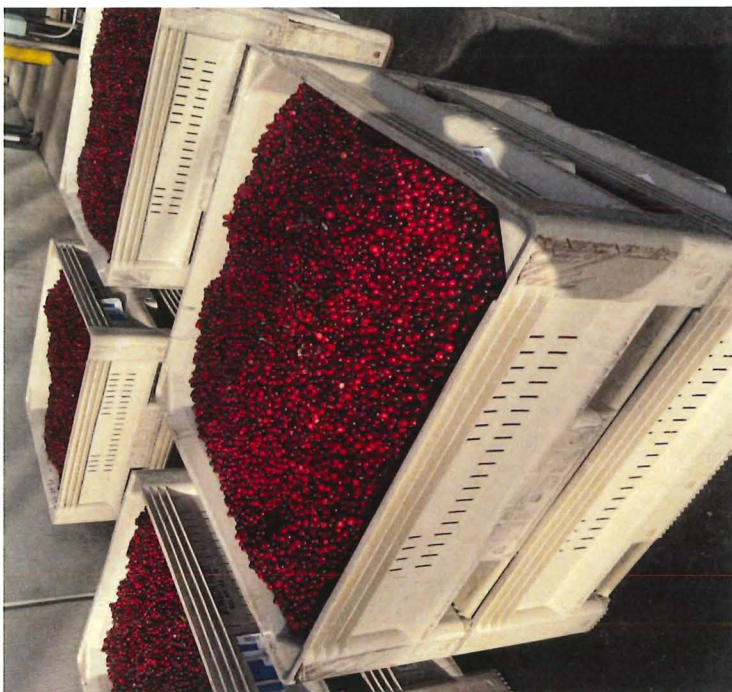
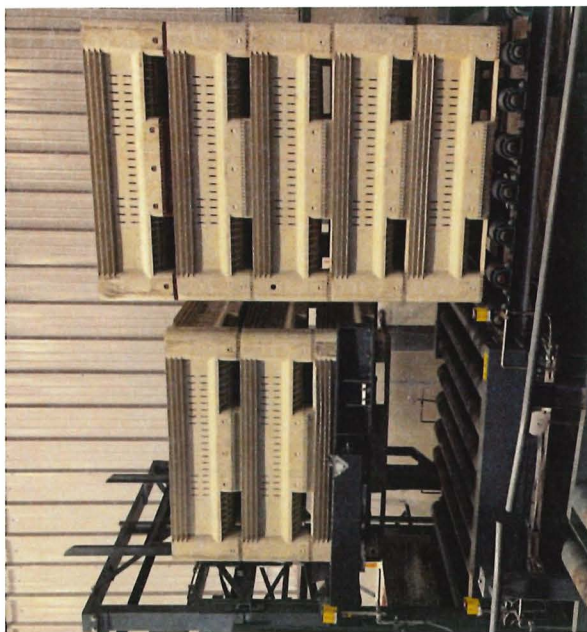
Harrows are used to gently remove the fruit from the plants. Berries are then immediately removed from the water



Fruit is cleaned,
sorted and
dried

Fruit arrives directly
from the field to be
cleaned, washed,
sorted and graded
The fruit is gently
loaded in to specially
designed bins that
preserve quality and
maintain freshness

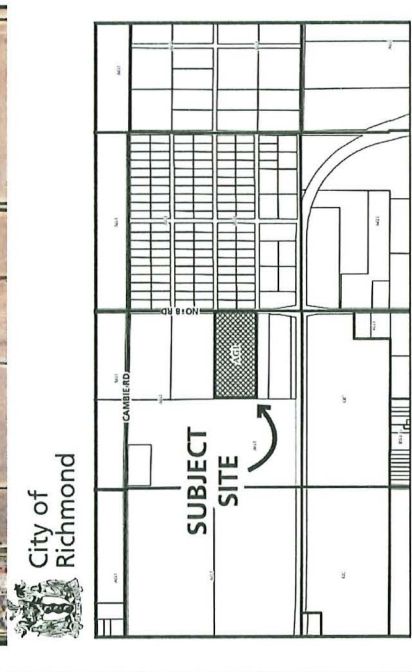
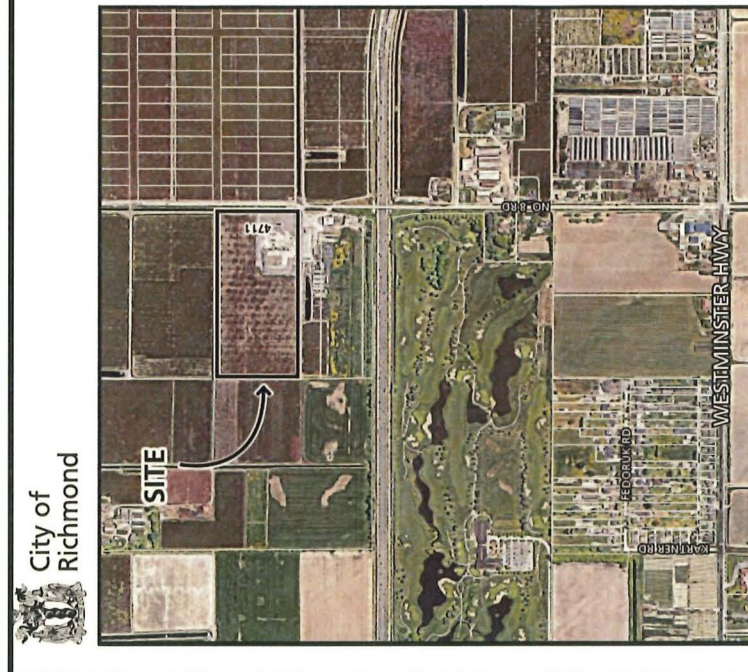
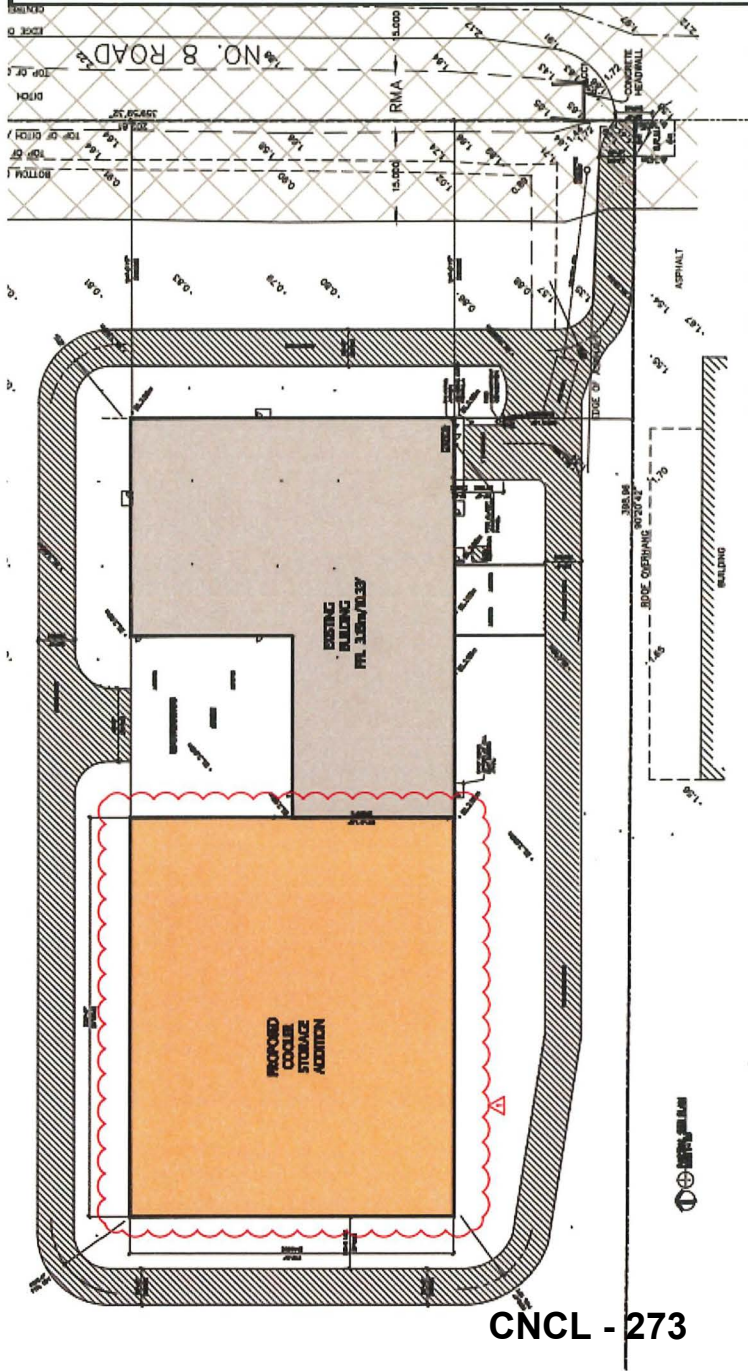




CNCL - 272

Fresh fruit is received into the cooler continuously during harvest. On farm storage allows cranberries to go from field to fridge in fifteen minutes, all day, every day.

The cooler will be located beside the new barn and central to the cranberry fields, where crops can be delivered directly from the harvested fields



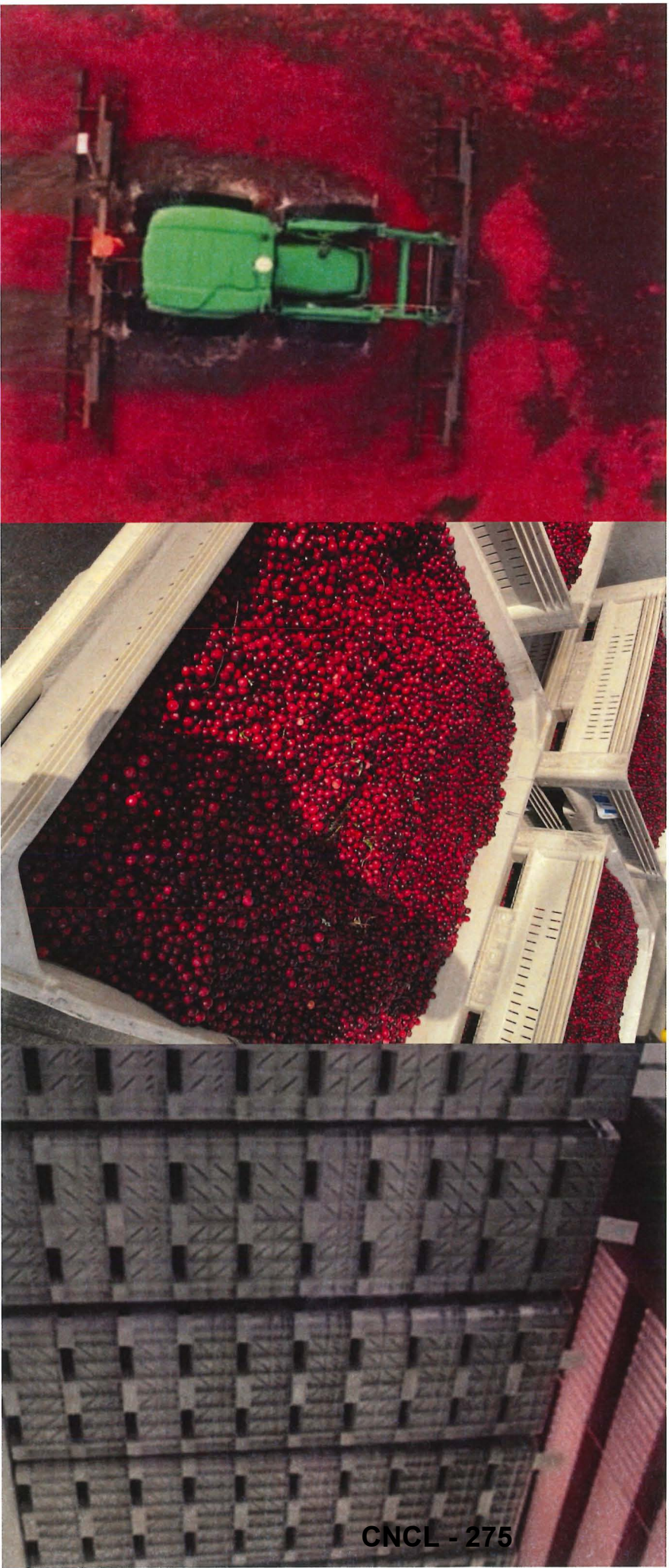


CNCL - 274

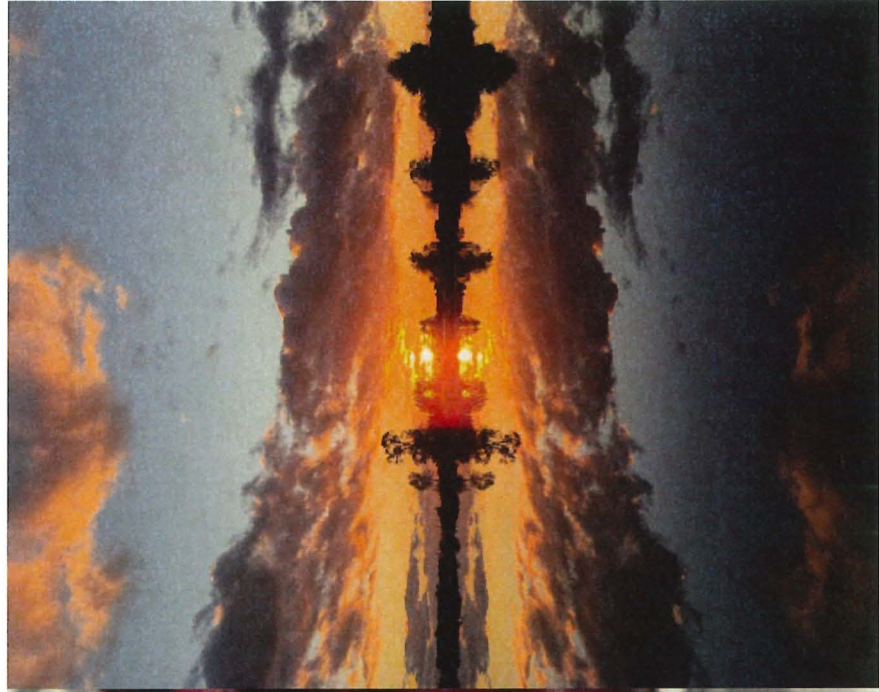


Fresh fruit is stored in the cooler, and is then packaged for delivery as it is requested by the customer

On-farm cooler storage allows for precise control of fruit quality, from the field to the consumer



Thank you for your support of our
6th Generation Family Farm





**Development Permit Panel
Thursday, October 1, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Hopkins, Director, Policy Planning, Chair
Suzanne Bycraft, Director, Public Works
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 16, 2026, be adopted.

CARRIED

**1. DEVELOPMENT VARIANCE PERMIT DV 25-028927
(REDMS No. 8535208)**

APPLICANT: Brad Dore

PROPERTY LOCATION: 10371 Springwood Crescent

INTENT OF PERMIT:

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
- b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.

Development Permit Panel

Thursday, October 1, 2026

Applicant's Comments

Brad Dore, applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application highlighting the following:

- the subject site is a corner lot zoned “Small-scale Multi-Unit Housing (RSM/L)” fronting Springwood Crescent to the south and Springmont Drive to the east with the rear yard to the west;
- a new single-family dwelling on the subject site is currently under construction and nearing completion;
- the proposed detached accessory building is partially located within the rear yard;
- the factors for consideration for the proposed variance on the subject site include an unusual short corner lot size of 28.5 m which makes it difficult to incorporate the front and rear yards, the principal dwelling and the proposed detached accessory building;
- there is no impact on the neighbours with the proposed reduction to the building separation;
- the proposed detached accessory building does not include living space and is intended for off-street parking;
- the main impact of the proposed variance is on the principal dwelling, with design choices made to ensure adequate daylight in the rooms adjacent to the detached accessory building;
- the rear yard is open and spacious and includes opportunities for outdoor living;
- a pathway between the proposed detached accessory building and the principal dwelling will provide access to the rear yard, mudroom entrance and garage; and
- the form and character of the proposed detached accessory building is consistent with the materials and colour scheme of the newly constructed home that fits in with the existing neighbourhood.

Vera Bedard, Bedard Landscape Design, with the aid of the same visual presentation, briefed the Panel on the landscaping noting (i) the entire subject site landscape plan features pathways throughout the property for easy flow that includes a single driveway, (ii) plantings include two replacement trees and one accent tree as well as a variation of low maintenance evergreen plants, (iii) the proposed corner landscape plan features soft low lying plantings and an accent tree, and (iv) the principal outdoor living space includes an outdoor lounge and dining area as well as additional seating and raised garden beds behind the proposed detached accessory building.

Development Permit Panel

Thursday, October 1, 2026

In reply to queries from the Panel, the applicant noted that (i) the landscape plan does not include the utilization of a tree root barrier system for the proposed trees, (ii) the trees proposed include a Cherry tree, a Magnolia tree and a Dogwood tree, and (iii) the proposed Cherry tree on the southeast corner is a top grafted tree whereby the tree limbs should not obstruct the visual clearance of the street corner.

Staff noted that they will work with the applicant to review the required setback of the tree located on the southeast corner to maintain the appropriate sight triangle.

Staff Comments

Joshua Reis, Director, Development, noted (i) a clarification that the requested variance to reduce the minimum building separation between a building located in the rear yard to a building containing a dwelling unit from 6.0 m to 1.4 m should be amended to 1.37 m and if the Panel endorses the permit with this amendment that staff would update the permit to reflect the change, (ii) the proposal is supported by the neighbouring property owner to the west, (iii) the proposed variances and one story garage is consistent with the surrounding development patterns in the area, (iv) in the RSM zone the setback between the buildings is typically provided and intended for outdoor space and the applicant has provided several opportunities for outdoor spaces throughout the property, and (v) the variance responds to the corner lot geometry of the property.

Panel Discussion

In reply to queries from Panel, the applicant noted (i) the gravel area in the northwest corner will remain open with no permanent structures, (ii) the door to the proposed detached accessory building can be hung to swing out and addressed at the building permit stage, (iii) the height and pitch of the proposed detached accessory building is in accordance with the bylaw, and (iv) the proposed trees were chosen by the homeowner.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued regarding a reduction of the minimum building separation, and as a result, the following **amendment** motion was introduced:

Development Permit Panel
Thursday, October 1, 2026

It was moved and seconded

- a) *That the minimum building separation between a building located in the rear yard and a building containing a dwelling unit be reduced from 1.4 m to 1.37 m.*

CARRIED

The Panel spoke to the application noting the applicant's attempt to work with the covered parking area, the challenges of the corner lot, and the effort made to make the proposed detached accessory building as low profile as possible.

The Panel directed staff to work with the applicant to ensure the proposed landscaping complies with all setbacks to ensure visual sightlines are maintained at the corner.

Panel Decision

The main motion, as amended was introduced:

It was moved and seconded

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) *Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.37 m; and*
- b) *Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.*

CARRIED

2. New Business - None

3. Date of Next Meeting – October 28, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:01 p.m.).

CARRIED

Development Permit Panel
Thursday, October 1, 2026

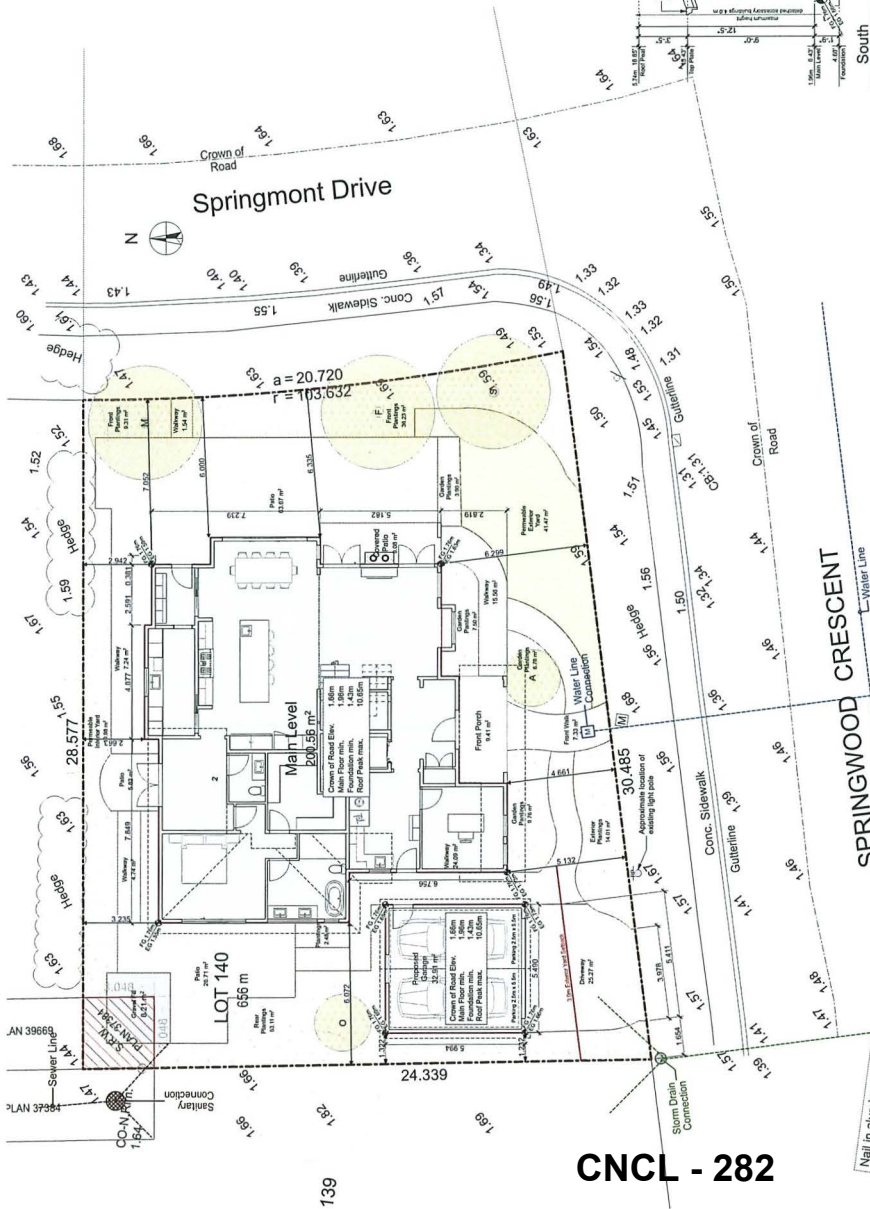
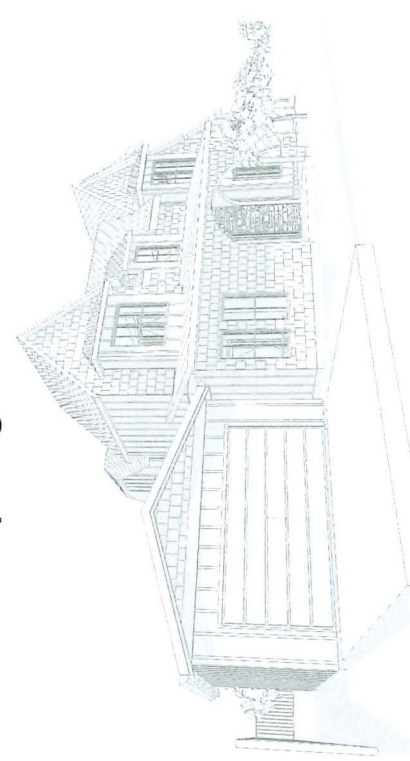
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, October 1, 2026.

John Hopkins
Chair

Andrea Mizuguchi
Legislative Services Coordinator

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 1, 2026.

Detached Garage 10371 Springwood Crescent



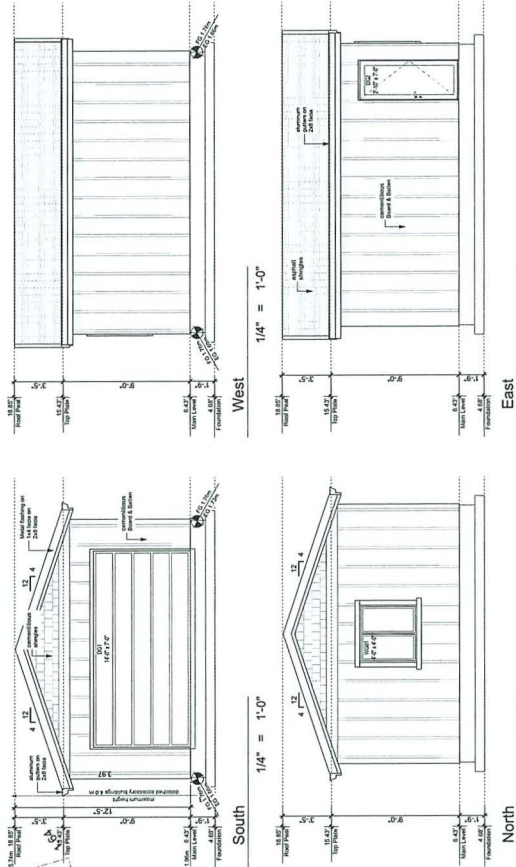
CNCL - 282

Project Summary

Proposal	Address	Lot Size	Lot Width	Lot Depth	Site Area
Single Family Dwelling	10371 Springwood Crescent	28,577 sq. ft.	73.4 ft.	386.6 ft.	28,577 sq. ft.
Current RSM SPD		28,577 sq. ft.	73.4 ft.	386.6 ft.	28,577 sq. ft.
ALLOWABLE					
FAR 0.55 on 44.5 m ²		250.48 m ²	279.0 ft ²		250.48 m ²
FAR 0.30 in excess of 44.5 m ²		57.45 m ²	618 ft ²		57.45 m ²
Accessory FAR		312.93 m ²	3398 ft ²		312.93 m ²
Sheds and open to below		10.00 m ²	108 ft ²		10.00 m ²
Step Code 4 green building system		2.35 m ²	25 ft ²		2.35 m ²
Total FAR		352.28 m ²	3801 ft ²		352.28 m ²
Free Space (Garage only)		40.00 m ²	431 ft ²		40.00 m ²
15% of floor area for covered areas		32.53 m ²	350 ft ²		32.53 m ²
Permitted Lot Coverage 45% for buildings		295.20 m ²	3178 ft ²		295.20 m ²
Permitted non-porous surfaces 70%		439.20 m ²	4693 ft ²		439.20 m ²
Landscaping with live plant material 20%		131.20 m ²	1412 ft ²		131.20 m ²
Live landscaping of required storm yards		73.85 m ²	793 ft ²		73.85 m ²
Minimum building height pitched roof		9.00 m	29.53 ft.		9.00 m
Yards & Setbacks		6.00 m	19.69 ft.		6.00 m
Front Yard		6.00 m	19.69 ft.		6.00 m
20% Rear Yard 60% of rear wall at 1st story		7.38 m	24.22 ft.		7.38 m
25% Rear Yard (maximum 10.7m)		1.20 m	3.94 ft.		1.20 m
Side Yard		3.00 m	9.84 ft.		3.00 m
Flowering Yard					

Site Plan 1/8" = 1'-0"

Nail in aluminum
Tag #7000
Site Benchmark
Elevation: 1.44m



Barstow
CONSTRUCTION
778.892.5462
info@barstowconstruction.com
www.barstowconstruction.com/

Legal Address
Lot 239, Block 4 North, Plan NWP32810
Section 33, Range 6 West
New Westminster Land District
PID 003-419-681

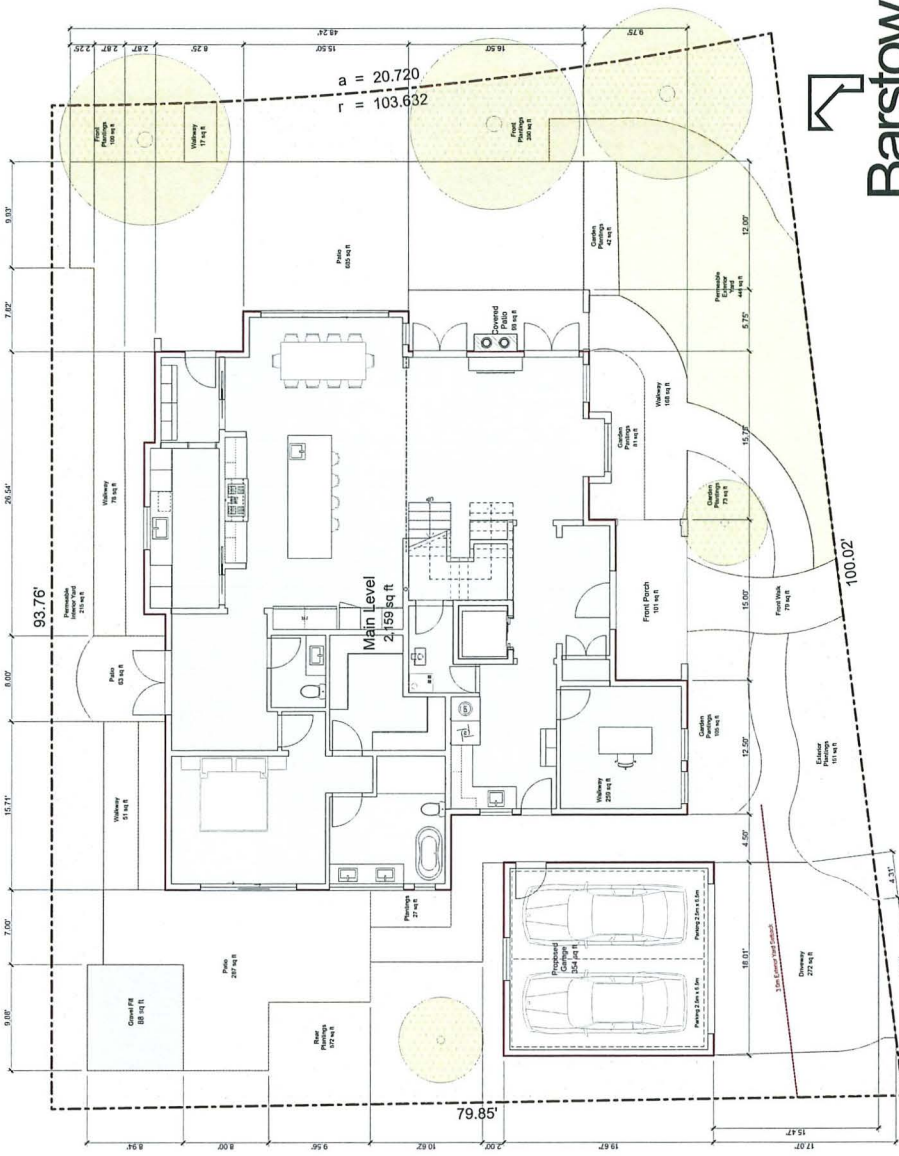
Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

Cover Sheet		Date
Status	Issued for Development Permit	9/28/26
A01		

The design and specifications of all drawings
are subject to the BCBC 2024.
All drawings are the property of a
designer and shall remain confidential.

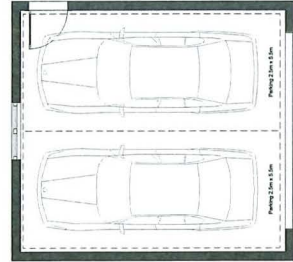


CNCL - 283



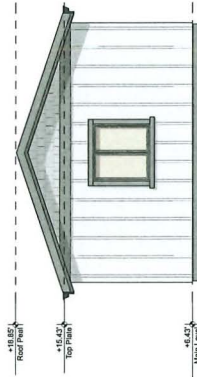
Site Impermeable Plan

3/16" = 1'-0"



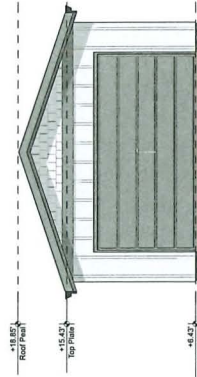
Main Level

1/4" = 1'-0"



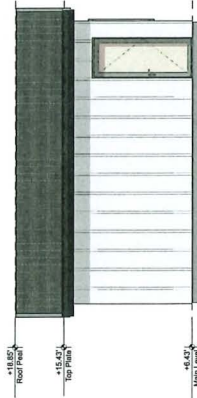
North

1/4" = 1'-0"



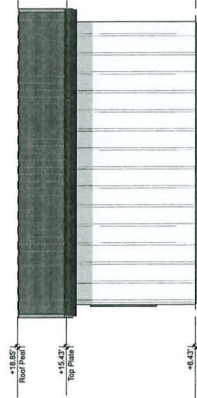
South

1/4" = 1'-0"



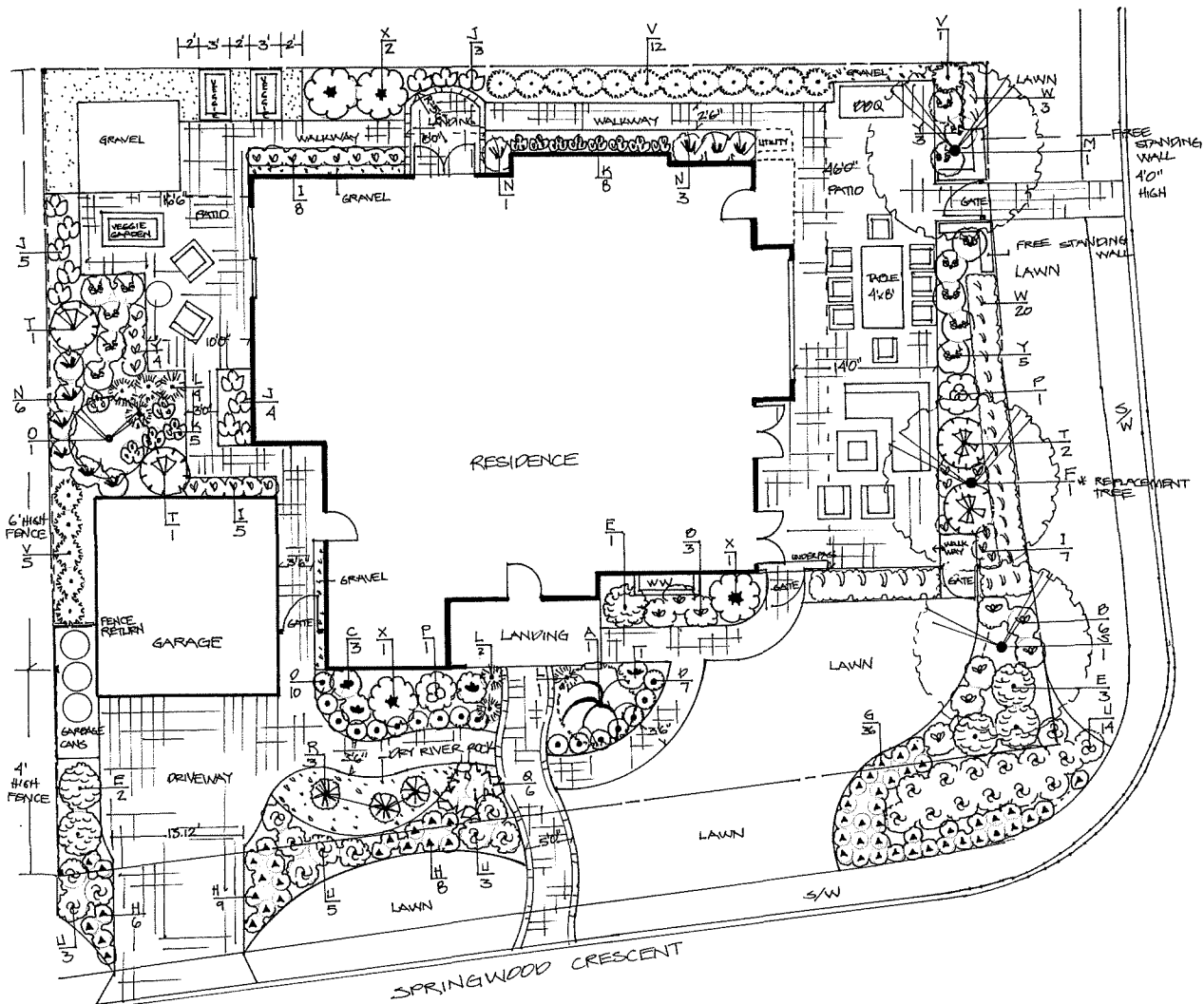
East

1/4" = 1'-0"



West

1/4" = 1'-0"



BARSON CONSTRUCTION LTD.
INFO@BARSONCONSTRUCTION.COM
778-692-5462

PLANT LIST		SPRINGWOOD		01-Jun-28	
KEY	BOTANICAL NAME	QTY	SIZE	SPACING	EXP.
A	Aster pinnatifidus	1	2'	8" x 8"	DT
B	Aster pinnatifidus	1	2'	8" x 8"	DT
C	Aster pinnatifidus	1	2'	8" x 8"	DT
D	Aster pinnatifidus	1	2'	8" x 8"	DT
E	Aster pinnatifidus	1	2'	8" x 8"	DT
F	Aster pinnatifidus	1	2'	8" x 8"	DT
G	Aster pinnatifidus	1	2'	8" x 8"	DT
H	Aster pinnatifidus	1	2'	8" x 8"	DT
I	Aster pinnatifidus	1	2'	8" x 8"	DT
J	Aster pinnatifidus	1	2'	8" x 8"	DT
K	Aster pinnatifidus	1	2'	8" x 8"	DT
L	Aster pinnatifidus	1	2'	8" x 8"	DT
M	Aster pinnatifidus	1	2'	8" x 8"	DT
N	Aster pinnatifidus	1	2'	8" x 8"	DT
O	Aster pinnatifidus	1	2'	8" x 8"	DT
P	Aster pinnatifidus	1	2'	8" x 8"	DT
Q	Aster pinnatifidus	1	2'	8" x 8"	DT
R	Aster pinnatifidus	1	2'	8" x 8"	DT
S	Aster pinnatifidus	1	2'	8" x 8"	DT
T	Aster pinnatifidus	1	2'	8" x 8"	DT
U	Aster pinnatifidus	1	2'	8" x 8"	DT
V	Aster pinnatifidus	1	2'	8" x 8"	DT
W	Aster pinnatifidus	1	2'	8" x 8"	DT
X	Aster pinnatifidus	1	2'	8" x 8"	DT
Y	Aster pinnatifidus	1	2'	8" x 8"	DT
Z	Aster pinnatifidus	1	2'	8" x 8"	DT

BARSON CONSTRUCTION LTD.
LANDSCAPE DESIGN
01-Jun-28

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