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**City Council**

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

**Monday, February 24, 2025  
7:00 p.m.**

Pg. #      ITEM

MINUTES

- CNCL-10    1.    *Motion to adopt the **minutes** of the Regular Council meeting held on February 10, 2025.*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

3.    Delegations from the floor on Agenda items.

**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 16.**

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
- Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)
- Additional Information on 2025 Health, Social and Safety Grant Applicants
- Richmond Seniors Advisory Committee 2024 Annual Report And 2025 Work Program
- Richmond Youth Advisory Committee 2024 Annual Report And 2025 Work Program
- Youth Strategy Highlights Report 2023–2024
- Application to Amend Housing Agreement Bylaw 9952 (Richmond Centre Phase One)
- Amendment to Zoning Bylaw No 8500 To Provide A Zone For Compact Small-Scale Multi-Unit Housing (ZS32)
- Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*



Consent  
Agenda  
Item

6. COMMITTEE MINUTES

*That the minutes of:*

CNCL-24 (1) *the **Community Safety Committee** meeting held on February 11, 2025;*

CNCL-28 (2) *the **General Purposes Committee** meeting held on February 18, 2025;*

(3) *the **Planning Committee** meeting held on February 19, 2025 (distributed seperately); and*

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CNCL-38 (4) the **Public Works and Transportation Committee** meeting held on February 19, 2025;  
be received for information.



Consent  
Agenda  
Item

7. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE ONE PUBLIC ENGAGEMENT SUMMARY AND PHASE TWO (NEXT STEPS)**

(File Ref. No. 08-4045-30-08) (REDMS No. 7902635)

CNCL-48

**See Page CNCL-48 for full report**

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the report entitled “Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning, be received for information; and*
- (2) *That staff report back on proposed strategic policy directions related to Housing Affordability, Equity, Environmental Protection and Enhancement and Climate Mitigation and Adaptation as outlined in the report entitled “Official Community Plan Targeted Update–Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning.*



Consent  
Agenda  
Item

8. **ADDITIONAL INFORMATION ON 2025 HEALTH, SOCIAL AND SAFETY GRANT APPLICANTS**

(File Ref. No. 08-4055-01) (REDMS No. 7956007)

CNCL-79

**See Page CNCL-79 for full report**

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *As outlined in the report titled “Additional Information on 2025 Health, Social and Safety Grant Applicants”, dated February 11, 2025, from the Director, Community Social Development:*
  - (a) *That Parish of St. Alban’s (Richmond) receive additional one-time funding of \$26,416 to support its Hamper and Community Meal Programs in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*

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- (b) *That Church on Five receive additional one-time funding of \$85,000 to support its After Hours Outreach Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*
  - (c) *That The Salvation Army receive one-time funding of \$20,000 to support its Mobile Feeding Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*
  - (d) *That Christian Addictions Recovery Ministries Society receive one-time funding of \$2,500 to support its Substance Use Prevention Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*
- (2) *That the total additional funding of \$133,916 for implementation of these recommendations be funded from the Council Community Initiative Account and that the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly.*



Consent  
Agenda  
Item

9. **RICHMOND SENIORS ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 7919212)

CNCL-88

See Page CNCL-88 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Richmond Seniors Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Seniors Advisory Committee’s 2025 Work Program be approved.*



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Consent  
Agenda  
Item

10. **RICHMOND YOUTH ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**  
(File Ref. No. 07-3425-01) (REDMS No. 7909088)

CNCL-98

[See Page CNCL-98 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Richmond Youth Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Youth Advisory Committee’s 2025 Work Program be approved.*



Consent  
Agenda  
Item

11. **YOUTH STRATEGY HIGHLIGHTS REPORT 2023–2024**  
(File Ref. No. 07-3425-01) (REDMS No. 7898279)

CNCL-106

[See Page CNCL-106 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Youth Strategy Highlights Report 2023–2024, as outlined in the staff report titled, “Youth Strategy Highlights Report 2023–2024”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care; and posted on the City website.*



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Consent  
Agenda  
Item

12. **APPLICATION TO AMEND HOUSING AGREEMENT BYLAW 9952 (RICHMOND CENTRE PHASE ONE)**  
(File Ref. No. 08-4057-05) (REDMS No. 7907728)

CNCL-133

See Page CNCL-133 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Housing Agreement (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634 be introduced and given first, second, and third readings.*



Consent  
Agenda  
Item

13. **AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**  
(File Ref. No. 08-4100-02-01) (REDMS No. 7909335)

CNCL-151

See Page CNCL-151 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:*

- (1) Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;*
- (2) Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and*
- (3) Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);*

*be introduced and given first, second and third reading.*



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Consent  
Agenda  
Item

- 14. **DISASTER RESILIENCE AND INNOVATION FUND (DRIF) – NORTH DIKE PRELIMINARY DESIGN PROJECT GRANT APPLICATION**

(File Ref. No. 10-6060-01) (REDMS No. 7921545)

CNCL-166

See Page CNCL-166 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) *That the application to the Disaster Resilience and Innovation Fund (DRIF) as outlined in the staff report titled “Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application” dated January 15, 2025 from the Director, Engineering, be endorsed; and*
- (2) *That should the grant application be successful, the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized on behalf of the City to negotiate and execute a funding agreement with the Province of British Columbia for the above mentioned project.*



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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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PLANNING COMMITTEE

Councillor Bill McNulty, Chair

- 15. **REFERRAL RESPONSE: CHARGING FEES FOR PARKING ALLOCATED TO LOW-END MARKET RENTAL (LEMR) UNITS IN TRANSIT-ORIENTED AREAS (TOA)**

(File Ref. No. 08-4057-05) (REDMS No. 7894496)

CNCL-171

See Page CNCL-171 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day and McNulty

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- (1) *That, as described in the report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, dated January 18, 2025, from the Director, Housing Office, changes to the terms of affordable housing agreements used to secure LEMR units to permit a charge for parking as outlined in Option 2 be endorsed by Council;*
- (2) *That the terms used to enable owners of LEMR units to charge for the use of parking be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of February 24, 2025, notwithstanding the terms of any executed rezoning considerations letter; and*
- (3) *That the terms used to enable owners of LEMR units to charge for the use of parking, be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-176

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10485**  
(9371 Dolphin Avenue, RZ 23-014545)  
Opposed at 1<sup>st</sup> Reading – Cllr. Wolfe  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – Cllr. Wolfe

NOTE:

*With the implementation of Bylaw No. 10573 (SSMUH) Bylaw, Bylaw No. 10485 is now rezoning from RS2/K to RSM/S zone.*





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**CNCL-178**      Revenue Anticipation Borrowing (2025) **Bylaw No. 10632**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**DEVELOPMENT PERMIT PANEL**

16. **RECOMMENDATION**

See DPP Plan Package (distributed separately) for full hardcopy plans

**CNCL-179**      (1) *That the **Chair's report** for the Development Permit Panel meeting held on August 21, 2024, be received for information; and*  
(2) *That the recommendations of the Panel to authorize the issuance of Development Permit (DP 24-011767) for the property at 11388 Steveston Highway, be endorsed and the Permit so issued.*

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

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

(1) Belinda Boyd & Hugh Freiburg, to speak on After Hours Outreach in Richmond.

18. *Motion to rise and report.*

**ADJOURNMENT**



**Regular Council**

**Monday, February 10, 2025**

Place: Council Chambers  
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

**MINUTES**

R25/3-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on January 27, 2025, be adopted as circulated; and*
- (2) *the Metro Vancouver 'Board in Brief' dated January 31, 2025, be received for information.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R25/3-2

It was moved and seconded

*That the Motion for Item No. 11 - 2025 Child Care Grants, be amended to include a grant for Hamilton Community Association in the amount of \$1,366.00.*

**CARRIED**

**PRESENTATION**

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Jane Fernyhough representing the Richmond Arts Coalition (RAC) Board, presented their annual report and spoke on 2024 activities, collaborations and partnerships, grant funding received and upcoming events in 2025.

**COMMITTEE OF THE WHOLE**

R25/3-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:08 p.m.).*

**CARRIED**

3. Delegations from the floor on Agenda items

Item No. 10 – 2025 Health, Social And Safety Grants

Hardeep Thind, on behalf of the Mission Possible Compassionate Ministries Society, gave a brief overview of the organization's initiatives noting that Mission Possible is a non-profit organization that offers an Employment Readiness Program, which provides one on one coaching, employment training and paid transitional work experience for people facing barriers in employment. The delegate highlighted that Council's support for their Health, Social and Safety grant application submission will enable Mission Possible to work with the Alderbridge Supportive Housing Society and its residents to implement its pilot project in Richmond.

2.



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Item No. 21 – Placement Of Fill Application For The Property Located At The Eastern Terminus Of Francis Road - PID: 023-860-481 (Cranberry Meadow Farms Ltd. – Gord Maichin)

Stewart Brown, PGL Environmental Consultants Ltd and Lucas Hogler, Richmond Country Farms, spoke to the merits of their application and gave a project overview, noting that the application is to reinstate the original soil surface and improve the agricultural capabilities of the soils at their property line.

In response to queries from Council, the delegation advised that (i) the 1.0 meter depth of fill will remain below the surrounding grade, and (ii) upon Council and the Agricultural Land Commission (ALC) approval of the application, a mitigation plan would be developed during the fill operation to minimize any potential adverse impacts or interactions with the Sandhill cranes.

Item No. 12 –2025 Arts And Culture Grants

Trang Trin, on behalf of the Richmond Delta Youth Orchestra, expressed her appreciation for Council’s endorsement of their grant application, noting that the grant made an impactful difference to their organization.

- R25/3-4      4. It was moved and seconded  
*That Committee rise and report (7:33 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R25/3-5      5. It was moved and seconded  
*That Items No. 6 through No. 14 and No. 16 through No. 18 and No. 20 be adopted by general consent.*

**CARRIED**

**6. COMMITTEE MINUTES**

*That the minutes of:*

3.



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- (1) *the Parks, Recreation and Cultural Services Committee meeting held on January 28, 2025;*
  - (2) *the General Purposes Committee meeting held on February 3, 2025;*
  - (3) *the Finance Committee meeting held on February 3, 2025; and*
  - (4) *the Planning Committee meeting held on February 4, 2025;*
- be received for information.*

**ADOPTED ON CONSENT**

**7. 2025 COMMUNITY MURAL PROGRAM PROJECTS**

(File Ref. No. 11-7000-09-20-255) (REDMS No. 7841778, 7844852, 7845313)

- (1) *That the 2025 Community Mural Program Projects as presented in the staff report titled "2025 Community Mural Program Projects", dated January 6, 2025, from the Director, Arts, Culture and Heritage Services, be approved; and*
- (2) *That external contributions received for the 2025 Community Mural Program Projects be added to the project budget and included as an amendment to the Consolidated 5-Year Financial Plan (2025-2029).*

**ADOPTED ON CONSENT**

**8. STEVESTON HISTORIC SITES BUILDING COMMITTEE REVISED TERMS OF REFERENCE**

(File Ref. No. 01-0100-20-SHSB1-01) (REDMS No. 7840807, 7764822, 7798891)

*That the Steveston Historic Sites Building Committee revised Terms of Reference as detailed in the staff report, "Steveston Historic Sites Building Committee Revised Terms of Reference", dated January 6, 2025, from the Director, Arts, Culture and Heritage be approved.*

**ADOPTED ON CONSENT**



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**9. AWARD OF CONTRACT 8307P - PROVISION OF PARKING METER EQUIPMENT**

(File Ref. No. 03-1000-20-8307P) (REDMS No. 7807973)

- (1) *That Contract 8307P – Provision of Parking Meter Equipment be awarded to J.J. MacKay Canada Ltd. for a five-year term, for an estimated total value of \$1,041,056.50, excluding taxes as described in the report titled “Award of Contract 8307P - Provision of Parking Meter Equipment”, dated January 6, 2025, from the Director, Community Bylaws and Licencing;*
- (2) *That the scope change for the 2025 Capital Project Parking Meter Replacement as identified in the report titled, “Award of Contract 8307P - Provision of Parking Meter Equipment”, dated January 6, 2025, from the Director, Community Bylaws and Licencing be approved; and*
- (3) *That the Chief Administrative Officer and the General Manger, Law and Community Safety be authorized to execute the contract and all related documentation with J.J. MacKay Canada Ltd. including, subject to future budget approval, the contemplated five year extension agreement and related documents.*

**ADOPTED ON CONSENT**

**10. 2025 HEALTH, SOCIAL AND SAFETY GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 7867970, 7901574, 7908147, 7939658)

- (1) *That the 2025 Health, Social and Safety Grants be awarded for the total recommended amount of \$497,945 as identified in the staff report titled “2025 Health, Social and Safety Grants”, dated January 21, 2025 from the Director, Community Social Development; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

**ADOPTED ON CONSENT**



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**11. 2025 CHILD CARE GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 7870766, 6466775, 7884704, 7956817)

- (1) *That as identified in the staff report titled “2025 Child Care Grants”, dated January 17, 2025, from the Director, Community Social Development:*
  - (a) *Child Care Capital Grants in the amount of \$34,267.96 be awarded; and*
  - (b) *Child Care Professional and Program Development Grants in the amount of \$7,500.00 be awarded;*
  - (c) *That Hamilton Community Association be given a grant in the amount of \$1,366.00; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

**ADOPTED ON CONSENT**

**12. 2025 ARTS AND CULTURE GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 7879234, 7805345, 7805043, 7901580, 7901584, 7929982)

- (1) *That the Arts and Culture Grants be awarded for the total recommended amount of \$130,039, as identified in Attachment 1 of the staff report titled “2025 Arts and Culture Grants”, dated January 13, 2025, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

**ADOPTED ON CONSENT**

**13. 2025 ENVIRONMENTAL ENHANCEMENT GRANTS**

(File Ref. No. 03-1085-07) (REDMS No. 7886244, 7409391, 7919330, 7840825, 7840828, 7589123, 7888987)

- (1) *That the 2025 Environmental Enhancement Grants be awarded for the recommended amount of \$38,086 as identified in Attachment 1 of the staff report titled “2025 Environmental Enhancement Grants”, dated January 13, 2025, from the Director, Parks Services; and*



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- (2) *That the grant funds be disbursed accordingly following Council approval.*

**ADOPTED ON CONSENT**

14. **REVENUE ANTICIPATION BORROWING (2025) BYLAW NO. 10632**  
(File Ref. No. 12-8060-20-010632) (REDMS No. 7903070, 7903198)

*That Revenue Anticipation Borrowing (2025) Bylaw No. 10632 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

15. **AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**  
(File Ref. No. 08-4100-02-01) (REDMS No. 7909335)

This item was removed from the agenda.

16. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**  
(File Ref. No. 01-0100-30-RIAD1-01) (REDMS No. 7854674, 7854694, 7854699)

(1) *That the Richmond Intercultural Advisory Committee's 2024 Annual Report, as presented in the staff report titled "Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program", dated January 20, 2025, from the Director, Community Social Development, be approved; and*

(2) *That the Richmond Intercultural Advisory Committee's 2025 Work Program be approved.*

**ADOPTED ON CONSENT**

17. **RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**  
(File Ref. No. 01-0100-30-CCDE1-01) (REDMS No. 7881715, 7869737, 7869946)

(1) *That the Child Care Development Advisory Committee's 2024 Annual Report, as outlined in the staff report titled, "Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program", dated January 17, 2025, from the Director, Community Social Development, be approved; and*





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- (2) *That the Child Care Development Advisory Committee's 2025 Work Program be approved.*

**ADOPTED ON CONSENT**

18. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 15238 – 64 AVENUE**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7920819)

*That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 15238 - 64 Avenue", dated January 8, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.*

**ADOPTED ON CONSENT**

19. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "LOW TO MID RISE RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE VILLAGE OF CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-010635, RZ 22-023633) (REDMS No. 7871666, 7909377, 7876886)

Please see page 10 for action on this item.



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**20. REFERRAL RESPONSE: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) – PUBLIC CONSULTATION SUMMARY AND SUPPLEMENTARY DESIGN REVIEW**

(File Ref. No. 12-8060-20-010630; 12-8060-20-010631; 08-4045-30-02) (REDMS No. 7865965, 7891193, 7891190, 7898379)

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10630, which proposes to amend conditions when a Development Permit is required for development of Small-Scale Multi-Unit Housing be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10630 having been considered in conjunction with:*
  - (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10630, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10631, to clarify provisions for development of Small-Scale Multi-Unit Housing be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**

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

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19. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 8620, 8640, 8660 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW TO MID RISE RENTAL APARTMENT (ZLR49) – SPIRES ROAD (BRIGHOUSE VILLAGE OF CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010635, RZ 22-023633) (REDMS No. 7871666, 7909377, 7876886)

R25/3-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10635 to create the “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)” zone, and to rezone 8620, 8640, 8660 Spires Road, and the surplus portion of the Spires Road road allowance from “Single Detached (RS1/E)” to “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)”, be introduced and given first, second and third reading.*

The question on the motion was not called as discussion ensued with respect to (i) the proposed development site’s suitability for future park space, (ii) loss of two significant trees, (iii) the proposed 22 affordable housing rental units, and (iv) the metrics on the timeline and the success of fast tracking 100 percent rental applications.

In response to queries from Council, staff advised that (i) this application was fast tracked as it is a 100 percent rental development, (ii) the tree protection bylaw provides standard guidelines for tree replacement, but staff work with the applicant to get the best outcome, (iii) staff will work with the applicant at the Development Permit stage to explore including additional replacement trees on-site, and (iv) approximately 700 trees annually have been planted throughout the community through the Tree Compensation Fund.

The question on Resolution R25/3-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

- 21. **PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT THE EASTERN TERMINUS OF FRANCIS ROAD - PID: 023-860-481 (CRANBERRY MEADOW FARMS LTD. – GORD MAICHIN)**

(File Ref. No. 12-8350-05) (REDMS No. 7838121)

R25/3-7

It was moved and seconded

*That the ‘Placement of Fill’ application submitted by Gord Maichin (Cranberry Meadow Farms Ltd.) proposing to deposit soil to improve the agricultural capability of the property PID: 023- 860-481 which is located at the Eastern Terminus of Francis Road be referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision.*

The question on the motion was not called as in response to queries from Council, staff advised that (i) the City requires the project to be monitored by an Agrologist, who will provide inspection reports every 3,000 cubic metres and test the soil’s suitability, and review source sites, and (ii) staff will conduct regular site visits and maintain proactive inspections and enforcement, to ensure there are no infractions or deviations from the soil deposition plan.

The question on Resolution R25/3-7 was then called and it was **CARRIED**.

In accordance with Section 100 of the Community Charter, Cllr. Loo declared to be in conflict of interest as she is on the Board of Directors of KidSport – Richmond Chapter, and Cllr. Loo left the meeting – 8:14 p.m.

- 22. **2025 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 7840684, 7409391, 7919330, 7840825, 7840828, 7589123)

R25/3-8

It was moved and seconded



Regular Council  
Monday, February 10, 2025

- (1) *That the 2025 Parks, Recreation and Community Events Grants be awarded for the total recommended amount of \$125,601, as identified in Attachment 1 of the staff report titled “2025 Parks, Recreation and Community Events Grants”, dated January 13, 2025, from the Director, Parks Services, and the Director, Recreation and Sport Services; and*
- (2) *That the grant funds be disbursed accordingly, following Council approval.*

CARRIED

*Cllr. Loo returned to the meeting. (8:15 p.m.)*

FINANCE AND CORPORATE SERVICES DIVISION

23. ROAD CLOSURE & REMOVAL OF ROAD DEDICATION BYLAW NO. 10625 (PORTION OF ROAD ADJACENT TO 8620, 8640 AND 8660 SPIRES ROAD) AND DISPOSITION OF CLOSED ROAD AREA IN RELATION TO RZ 22-023633

(File Ref. No. 12-8060-20-010625; 06-2290-20-190) (REDMS No. 7905693, 7905704)

R25/3-9

It was moved and seconded

- (1) *Road Closure and Removal of Road Dedication Bylaw No. 10625 (Portion of Road Adjacent to 8620, 8640 and 8660 Spires Road) be introduced and given 1st, 2nd and 3rd readings;*
- (2) *The required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) *Staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) *Staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±127 square meters and transfer them to Lansdowne Manor Ltd. or its designate for \$415,000 plus applicable taxes; and*



**Regular Council**  
**Monday, February 10, 2025**

- (5) *Staff be authorized to take all necessary steps to complete all matters as contained in the report titled “Road Closure & Removal of Road Dedication Bylaw No. 10625 (Portion of Road Adjacent to 8620, 8640 and 8660 Spires Road) and Disposition of Closed Road Area in relation to RZ 22-023633”, dated December 20, 2024, including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services, to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

**CARRIED**

**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie announced that:

Funding was approved for the dredging of the Steveston Harbour Secondary Channel. The City’s contributions will make up a portion of funding in partnership with the federal and provincial governments, as well as the Steveston Harbour Authority. Funding was also allocated for dredging work on the Imperial Landing and Britannia Heritage Shipyards’ waterlots.

The following individuals were appointed to the Richmond Gateway Theatre for a two-year term to expire December 31, 2026:

- Alana Hibbert;
- Veronica Armstrong; and
- Ray Wang.

Trustee Heather Larson was appointed as the Richmond School Board liaison to the Richmond Child Care Development Advisory Committee for a one-year term to expire on December 31, 2025.



Regular Council  
Monday, February 10, 2025

BYLAW FOR ADOPTION

R25/3-10

It was moved and seconded

*That Traffic Bylaw No. 5870, Amendment Bylaw No. 10623 be adopted:*

**CARRIED**

Opposed: Cllr. Wolfe

DEVELOPMENT PERMIT PANEL

R25/3-11

24. It was moved and seconded

*That the minutes of the Development Permit Panel meeting held on January 29, 2025, be received for information.*

**CARRIED**

ADJOURNMENT

R25/3-12

It was moved and seconded

*That the meeting adjourn (8:20 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, February 10, 2025.

\_\_\_\_\_  
Mayor (Malcolm D. Brodie)

\_\_\_\_\_  
Corporate Officer (Claudia Jesson)



## Community Safety Committee

Date: Tuesday, February 11, 2025

Place: Anderson Room  
Richmond City Hall

Present: Councillor Alexa Loo, Chair  
Councillor Andy Hobbs  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Bill McNulty

Also Present: Councillor Chak Au  
Councillor Carol Day  
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 Community Safety Committee held on January 14, 2025, be adopted.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 11, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

### AGENDA ADDITION

It was moved and seconded  
*That a presentation from Constable Frank Tarape, Richmond RCMP be added to the Community Safety Agenda as Item No. 1A.*

**CARRIED**



**Community Safety Committee**  
**Tuesday, February 11, 2025**

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## DELEGATIONS

1. With the aid of a PowerPoint presentation, (copy on file, City Clerk's Office), Krista Kienapfel, Canadian Lifeboat Institution Volunteer, provided an overview of the Canadian Lifeboat Institution and requested a partnership opportunity with the City of Richmond.

Committee requested a staff memorandum outlining all the various organizations that have presented to Community Safety Committee in the last 5 years and opportunities to collaborate with them.

- 1A.. Constable Frank Tarape, Richmond's Road Safety Unit, RCMP, with the aid of a PowerPoint presentation (copy on file, City Clerk's Office) highlighted various road safety enforcement programs.

*Councillor Day left the meeting (4:25 p.m.) and did not return.*

## LAW AND COMMUNITY SAFETY DIVISION

2. **COMMUNITY BYLAWS ACTIVITY REPORT – DECEMBER 2024 AND YEAR IN REVIEW**

(File Ref. No. 12-8060-01) (REDMS No. 7938431)

In response to queries from Committee, staff advised that (i) there has been an increase in people obtaining licences, and coming into compliance for short term rentals, (ii) the reduction in calls for service for property use has allowed for additional time to target larger non-compliant operations in the City, (iii) there is a more unsheltered population in the city core where there are more services and higher population, (iv) there is an even distribution around the periphery likely caused by less frequent active patrols on provincially owned lands and a heat map can be provided, (v) proactive patrol results are reflected in tickets and violations issued and overall revenue generated, and (vi) a list of repeat unsightly premises violations can be provided.

It was moved and seconded

*That the staff report titled “Community Bylaws Activity Report – December 2024 and Year in Review”, dated January 15, 2025, from the Director, Community Bylaws & Licencing, be received for information.*

**CARRIED**

2.

**Community Safety Committee**  
**Tuesday, February 11, 2025**

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3. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – DECEMBER 2024 AND YEAR IN REVIEW**

(File Ref. No. 09-5140-01) (REDMS No. 7920874)

In reply to queries from Committee, staff advised that (i) Richmond Fire-Rescue (RFR) staff have exceptionally high training and there are no concerns with their ability to handle the types of calls they are dispatched to, and (ii) there are no obvious trends regarding opioid overdoses.

Discussion took place on trends related to opioid overdoses, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

*That staff follow up with Vancouver Coastal Health and obtain the metrics for opioid overdoses in 2024 to examine any trends, and report back.*

**CARRIED**

It was moved and seconded

*That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – December 2024 and Year In Review”, dated January 13, 2025, from the Fire Chief, be received for information.*

**CARRIED**

4. **FIRE CHIEF BRIEFING**

(Verbal Report)

Staff advised that due to upcoming retirements a recruitment process will begin this week.

5. **RCMP MONTHLY ACTIVITY REPORT – DECEMBER 2024 AND YEAR IN REVIEW**

(File Ref. No. 09-5000-01) (REDMS No. 7893240)

Committee requested figures for a 5-year average for the whole year for long term analysis.

It was moved and seconded

*That the report titled “RCMP Monthly Activity Report – December 2024 and Year in Review”, dated January 15, 2025, from the Officer in Charge, be received for information.*

**CARRIED**

6. **RCMP/OIC BRIEFING**

(Verbal Report)

None.

**Community Safety Committee**  
**Tuesday, February 11, 2025**

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7. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:01 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the Community  
Safety Committee of the Council of the  
City of Richmond held on Tuesday,  
February 11, 2025.

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Councillor Alexa Loo  
Chair

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Sarah Goddard  
Legislative Services Associate



**General Purposes Committee**

Date: Tuesday, February 18, 2025

Place: Anderson Room  
Richmond City Hall

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

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

**AGENDA ADDITIONS**

It was moved and seconded  
*That Buy Local Information for Richmondites be added to the agenda as Item No. 3, and that Additional Information on 2025 Health, Social and Safety Grant Applicants be considered as Item No. 4.*

**CARRIED**

**MINUTES**

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on February 3, 2025, be adopted as circulated.*

**CARRIED**

**General Purposes Committee**  
**Tuesday, February 18, 2025**

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**PLANNING AND DEVELOPMENT DIVISION**

**1. OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE ONE PUBLIC ENGAGEMENT SUMMARY AND PHASE TWO (NEXT STEPS)**

(File Ref. No. 08-4045-30-08) (REDMS No. 7902635)

In response to queries from the Committee, staff noted (i) Phase 2 is anticipated to be completed by the end of June, following the public consultation to consider further refined topic areas and certain policy directions, and (ii) Phase 3 will follow with the preparation of the revised OCP document and Bylaw.

It was moved and seconded

- (1) *That the report entitled “Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning, be received for information; and*
- (2) *That staff report back on proposed strategic policy directions related to Housing Affordability, Equity, Environmental Protection and Enhancement and Climate Mitigation and Adaptation as outlined in the report entitled “Official Community Plan Targeted Update–Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning.*

**CARRIED**

**COUNCILLOR CHAK AU**

**2. ASSESSING THE IMPACT OF THE CANADA-U.S. TARIFF WAR AND REVIEWING RICHMOND’S PROCUREMENT POLICY**

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

Councillor Au provided an overview of the referral motion (attached to and forming part of these minutes as **Schedule 1**) and spoke on the negative impacts of proposed American tariffs on Canadian goods and the response from other municipalities.

2.

**General Purposes Committee**  
**Tuesday, February 18, 2025**

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In response to queries from the Committee, staff noted (i) the City has a procurement policy in place guided by the trade treaties (mostly province to province, and do not extend to the United States), and publicly advertised when above certain dollar thresholds, (ii) the Richmond Chamber of Commerce is collecting information and data from businesses across the country to understand the impacts of the potential tariffs on their businesses, in order to form their advocacy positions to senior government and policy makers, (iii) for the past month staff have been actively reaching out to the City's vendors and contractors to get assessments of what the impact might be with respect to potential tariffs from the United States, and (iv) the City has many locally sourced contractors and consultants, with the City's construction program in the range of 75% locally sourced already.

It was moved and seconded

- (1) *Richmond City Council direct staff to review the likely economic impacts of the Canada-U.S. tariff war on local businesses and residents;*
- (2) *City staff review the current procurement policy in light of recent trade developments;*
- (3) *The City of Richmond seek clarification on our trade obligations; and*
- (4) *A report with findings and recommendations be presented to Council for further discussion and potential policy adjustments.*

**CARRIED**

## COUNCILLOR CAROL DAY

3. **BUY LOCAL INFORMATION FOR RICHMONDITES**

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

Councillor Day provided an overview of the referral motion (attached to and forming part of these minutes as **Schedule 2**) and spoke on ways to encourage residents to support local businesses.

It was moved and seconded

*Direct staff to research and highlight options for citizens to buy local in Richmond, and promote the information on the City website, City portals and in City facilities.*

**CARRIED**

3.

**PLANNING AND DEVELOPMENT DIVISION**

**4. ADDITIONAL INFORMATION ON 2025 HEALTH, SOCIAL AND SAFETY GRANT APPLICANTS**

(File Ref. No. 08-4055-01) (REDMS No. 7956007)

It was moved and seconded

*(1) As outlined in the report titled “Additional Information on 2025 Health, Social and Safety Grant Applicants”, dated February 11, 2025, from the Director, Community Social Development:*

*(a) That Parish of St. Alban’s (Richmond) receive additional one-time funding of \$11,416 to support its Hamper and Community Meal Programs in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*

*(b) That Church on Five receive additional one-time funding of \$65,000 to support its After Hours Outreach Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*

*(c) That The Salvation Army receive one-time funding of \$20,000 to support its Mobile Feeding Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*

*(d) That Christian Addictions Recovery Ministries Society receive one-time funding of \$2,500 to support its Substance Use Prevention Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*

*(2) That the total additional funding of \$98,916 for implementation of these recommendations be funded from the Council Community Initiative Account and that the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly.*

The question on the motion was not called as in reply to queries from Committee, staff noted (i) the additional one-time funding for the Parish of St. Alban’s (Richmond) and the Church on Five will equal the same funding as provided in 2024, (ii) staff will work with grant applicants to reflect the overall funding needs in 2025 and to seek external sources of funding for their application for the 2026 Health, Social and Safety (“HSS”) grant cycle, and (iii) staff are in the process of completing a review of the HSS grant program, which will include an analysis of the HSS grant budget and overall sustainability and equitable distribution of City resources.

**General Purposes Committee**  
**Tuesday, February 18, 2025**

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Further discussion ensued with respect to increasing additional one-time funding for certain applicants.

In response to queries from Committee, staff advised (i) HSS grant recipients are required to submit a grant use report each year which describes the outcomes relative to their proposal and how the grant funds were utilized, and (ii) if a grant use report is not submitted, the grant recipient will not be eligible to apply for another grant until they submit that grant use report.

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

It was moved and seconded

***That the motion be amended to increase the additional one-time funding for the Parish of St. Alban's (Richmond) by \$15,000, and Church on Five by \$20,000.***

**CARRIED**

The question on the main motion as amended, which reads as follows:

- (1) *As outlined in the report titled "Additional Information on 2025 Health, Social and Safety Grant Applicants", dated February 11, 2025, from the Director, Community Social Development:*
- (a) *That Parish of St. Alban's (Richmond) receive additional one-time funding of \$26,416 to support its Hamper and Community Meal Programs in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*
  - (b) *That Church on Five receive additional one-time funding of \$85,000 to support its After Hours Outreach Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;*
  - (c) *That The Salvation Army receive one-time funding of \$20,000 to support its Mobile Feeding Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*
  - (d) *That Christian Addictions Recovery Ministries Society receive one-time funding of \$2,500 to support its Substance Use Prevention Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and*



**General Purposes Committee**  
**Tuesday, February 18, 2025**

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- (2) *That the total additional funding of \$133,916 for implementation of these recommendations be funded from the Council Community Initiative Account and that the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly,*

was then called, and it was **CARRIED**.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:55 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, February 18, 2025.

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Mayor Malcolm D. Brodie  
Chair

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Lorraine Anderson  
Legislative Services Associate

## ON TABLE ITEM

Date: Feb 18, 2025  
Meeting: GP  
Item: 2

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Tuesday, February 18, 2025.

**From:** Biason, Evangel  
**Sent:** February 18, 2025 12:29 PM  
**To:** Biason, Evangel  
**Subject:** FW: On table information

**From:** "Au,Chak" <CAu@richmond.ca>  
**Date:** February 18, 2025 at 12:04:49 PM PST  
**To:** "Jesson, Claudia" <CJesson@richmond.ca>  
**Cc:** "Brodie, Malcolm" <MBrodie@richmond.ca>, "Lusk, Serena" <slusk@richmond.ca>  
**Subject:** On table information

### Additional Information on the motion

In response to the recent trade tensions and the imposition of tariffs by the United States, several municipalities across British Columbia have taken steps to adjust their procurement policies to support local businesses and reduce reliance on American goods.

Vancouver: On February 11, 2025, the Vancouver City Council unanimously passed a motion directing city staff to urgently review all capital projects, suppliers, procurement practices, and trade agreement exposures through a “Buy Local/Buy Canadian” lens. The objective is to develop immediate and long-term strategies that support local businesses and align with national efforts to counteract foreign policies detrimental to the Canadian economy and sovereignty.

In addition to the procurement policy review, the motion mandates the launch of a “Buy Local/Buy Canadian” campaign and the establishment of an internal roundtable to respond swiftly to tariffs and supply chain disruptions. City staff are also tasked with exploring temporary business relief measures, such as permit fee reductions and property tax deferrals, to support local businesses during this period of economic uncertainty.

Victoria: On February 13, 2025, Councillor Dave Thompson introduced a motion for city staff to explore options to avoid purchasing U.S. goods and services, particularly from states supporting the tariffs. The motion also suggested moving away from certain social media platforms and emphasized the importance of diversifying and strengthening the local economy.

Surrey: Mayor Brenda Locke announced the cancellation of a \$740,000 contract with a U.S.-based company, embracing the notion of buying Canadian in light of the tariff threats.

Delta: Councillor Dylan Kruger proposed a motion urging the provincial government to amend procurement legislation, allowing municipalities to prioritize Canadian businesses in their procurement processes.

Burnaby: Mayor Mike Hurley directed city staff to adopt a “buy local and buy Canadian” approach, seeking ways to adjust the city’s procurement policies to support local businesses.

Maple Ridge: On February 11, 2025, the City Council unanimously adopted an action plan aimed at enhancing local economic resilience and supporting Canadian businesses. This plan

includes updating municipal procurement policies to prioritize Canadian-made goods and services, while ensuring compliance with existing trade agreements. Additionally, the city is conducting a cross-departmental review to identify alternative sources for goods and services currently sourced from the U.S., focusing on buying Canadian.

These actions reflect a broader movement among Canadian municipalities to reassess procurement strategies, aiming to bolster local economies and reduce dependence on foreign suppliers in response to international trade challenges.

Aligning Richmond's policies with this approach would not only bolster local businesses but also demonstrate solidarity with provincial and national efforts to safeguard Canada's economic interests

**TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE**

Schedule 2 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Tuesday, February 18, 2025.

NOTICE OF MOTION

Carol Day Feb 6<sup>th</sup> 2025

MOTION:

**BUY LOCAL INFORMATION FOR RICHMONDITES**

Direct staff to research and highlight options for citizens to buy local in Richmond. Promote the information on the city web site, city portals and in city facilities.

RATIONALE:

With the Tariffs proposed by President Trump becoming a major concern for our citizens it would be a good time to review and improve the information we provide to the public to better inform them about the options they have for buying local.

The City Economic Business office does great work but the public may not be aware of the options that local businesses provide to citizens.

Tourism Richmond has long been promoting the many attributes of Richmond the city could work more closely to create to catalog of local businesses that sell products made here in Richmond.

Local Farm markets, wineries, the fish docks in Steveston are just a few examples that locals may not be aware of and promoting them through the cities information portals would help Richmondites buy local and buy Canadian.







**Public Works and Transportation Committee**

Date: Wednesday, February 19, 2025

Place: Anderson Room  
Richmond City Hall

Present: Councillor Carol Day, Chair  
Councillor Michael Wolfe  
Councillor Chak Au  
Councillor Kash Heed (by teleconference)  
Councillor Alexa Loo

Also Present: Councillor Andy Hobbs

Call to Order: The Chair called the meeting to order at 5:17 p.m.

**MINUTES**

It was moved and seconded  
*That the minutes of the meeting of the Public Works and Transportation Committee held on January 22, 2025, be adopted as circulated.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**1. DISASTER RESILIENCE AND INNOVATION FUND (DRIF) – NORTH DIKE PRELIMINARY DESIGN PROJECT GRANT APPLICATION**

(File Ref. No. 10-6060-01) (REDMS No. 7921545)

In response to queries from Committee, staff advised that (i) part of the preliminary design project will identify habitat impacts in addition to potential habitation compensation options and (ii) Transportation staff will be engaged during the design process to address concerns and considerations.

**Public Works & Transportation Committee**  
**Wednesday, February 19, 2025**

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It was moved and seconded

- (1) *That the application to the Disaster Resilience and Innovation Fund (DRIF) as outlined in the staff report titled “Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application” dated January 15, 2025 from the Director, Engineering, be endorsed; and*
- (2) *That should the grant application be successful, the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized on behalf of the City to negotiate and execute a funding agreement with the Province of British Columbia for the above mentioned project.*

**CARRIED**

**2. PROVINCIAL INVASIVE SPECIES MONITORING UPDATE:  
NORTHERN GIANT HORNET**

(File Ref. No. 10-6160-07-01) (REDMS No. 7948159)

It was moved and seconded

*That the staff report titled “Provincial Invasive Species Monitoring Update: Northern Giant Hornet” dated January 28, 2025 from the Director, Climate and Environment be received for information.*

**CARRIED**

**3. PROPOSED SPEED MITIGATION MEASURES ON DYKE ROAD  
AND LONDON/PRINCESS AREA**

(File Ref. No. 12-8060-20-010623;10-6450-15-01) (REDMS NO. 7859884, 7909364)

Staff provided an overview of their findings following the review of the Dyke Road speed limit, referencing their PowerPoint presentation (attached to and forming part of these minutes as Schedule 1).

In response to queries from Committee, staff advised that (i) the 5-year ICBC collision data noted 14 collisions which mostly represent single-vehicle incidences and did not involve pedestrians or cyclists, and there was no indication that speeding was a contributing factor and (ii) Dyke Road is classified as a local road.

Jesse Li, HUB Cycling's Richmond/YVR Local Committee, spoke in support of lowering the speed limit and introducing traffic calming measures on Dyke Road.

Discussion ensued regarding (i) the implementation of physical traffic calming measures, and (ii) a forthcoming report regarding traffic calming on Dyke Road as a whole.

**Public Works & Transportation Committee**  
**Wednesday, February 19, 2025**

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It was moved and seconded

*That the staff presentation titled “Review of Dyke Road Speed Limit” be received for information.*

**CARRIED**

4. **MANAGER’S REPORT**

*(i) Cambie Road and No. 5 Road Intersection Upgrade Project*

Staff advised that ICBC re-assessed the Cambie Road and No. 5 Road Intersection Upgrade project and will be contributing an additional \$43,000 as part of cost-share funding.

*(ii) Steveston Highway Multi-Use Pathway Project*

Staff advised that (i) the section between Shell Road and Gilbert Road is complete, (ii) construction is ongoing between Gilbert Road and No. 2 Road, with completion anticipated in the second quarter of 2025, and (iii) construction of the No. 2 Road to Railway Avenue portion has commenced, with completion anticipated in summer 2025.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:38 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, February 19, 2025.

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Councillor Carol Day  
Chair

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Shannon Unrau  
Legislative Services Associate



Schedule 1 to the Minutes of the  
Public Works and Transportation  
Committee meeting of Richmond City  
Council held on Wednesday,  
February 19 , 2025.



# Review of Dyke Road Speed Limit

**Public Works and Transportation  
Committee Meeting**

**February 19, 2025**

# Traffic Calming Process

*Speed mitigation process on local roads is community driven:*

- Residents request speed management on their local street
- Traffic studies are conducted
- Staff consult with residents to develop traffic calming measures
- Surveys distributed to affected residents
- Implementation subject to level of support and/or Council direction

# Study Area



## Dyke Road:

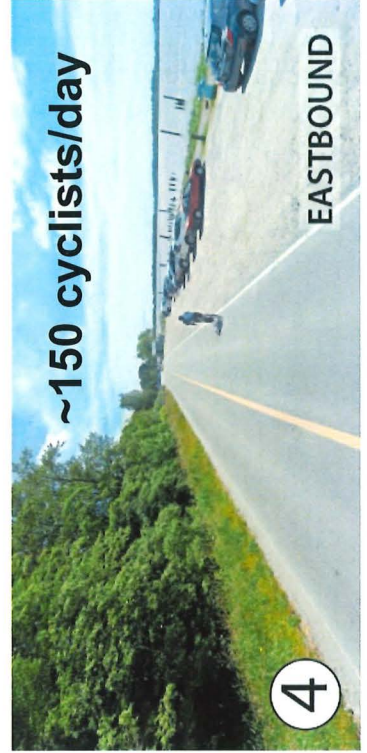
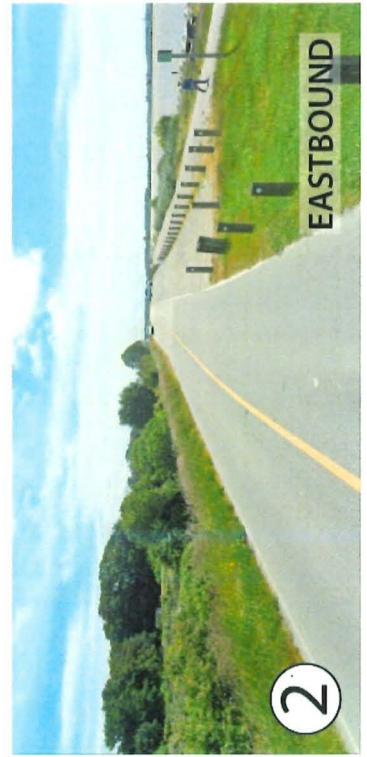
- Local road
- Low traffic volume
- Narrow pavement width

**Vehicle Speeds:** Average = 50 km/h




85<sup>th</sup> Percentile = 60 km/h

**5-Year ICBC Collision Data:** 14 total collisions

# Road Conditions

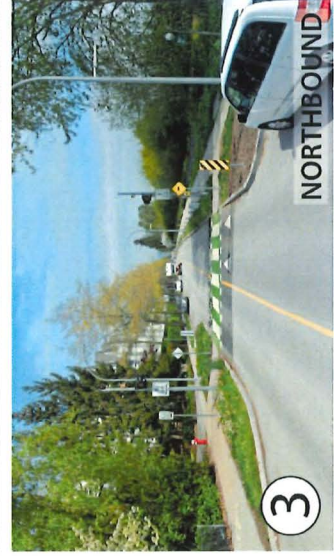
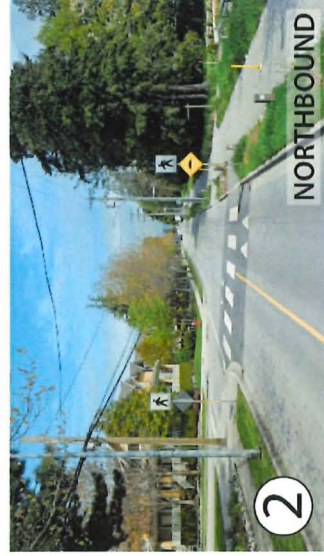
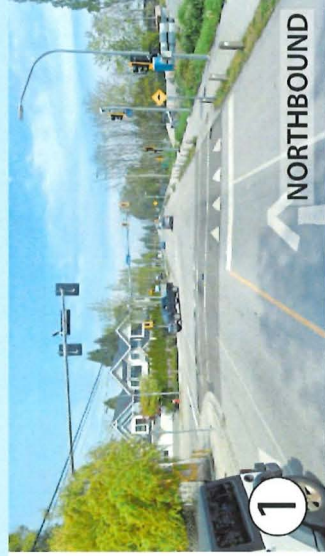


# Lowering Speed Limits

Speed Limit	Traffic Movement (travel time)	Safety* (~collision survivability)	Considerations
	100 seconds	10%	<ul style="list-style-type: none"> <li>• Default MVA speed limit</li> <li>• Appropriate for major streets carrying large amounts of traffic with dedicated sidewalks and cycling facilities</li> </ul>
	125 seconds	50%	<ul style="list-style-type: none"> <li>• Balances efficiency and safety for higher volume collector-type roads</li> <li>• More appropriate for roads with fewer cyclists</li> </ul>
	160 seconds	90%	<ul style="list-style-type: none"> <li>• Supported by Vision Zero &amp; Transport 2050 for local roads and roads shared with cyclists</li> <li>• Consistent with school zone and playground speed limit</li> </ul>

\*Wramborg's model for fatality probability vs. vehicle collision speed

# No. 2 Road



- Existing Traffic Calming Measures south of Moncton Street.

## Vehicle Speeds:

Average = 37 km/h

85<sup>th</sup> Percentile = 46 km/h

# Lower Speed Limit Considerations

## No. 2 Road:

- Consult with adjacent multi-family residences to assess level of support and report back to Council.

## Dyke Road:

- Consulted with London/Princess neighbourhood in October 2024.
- Speed cushions approved by Council in February 2025, will be installed Q2 when weather permits.
- Dyke Road to east has few adjacent properties.
- Can broaden public engagement.



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** February 3, 2025

**From:** John Hopkins  
Director, Policy Planning

**File:** 08-4045-30-08/Vol 01

**Re:** **Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)**

### Staff Recommendations

1. That the report entitled “Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning, be received for information; and
2. That staff report back on proposed strategic policy directions related to Housing Affordability, Equity, Environmental Protection and Enhancement and Climate Mitigation and Adaptation as outlined in the report entitled “Official Community Plan Targeted Update – Phase One Public Engagement Summary and Phase Two (Next Steps)” dated February 3, 2025, from the Director, Policy Planning.

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

JH:rn

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Intergovernmental Relations & Protocol	<input checked="" type="checkbox"/>	
Housing Office	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Climate & Environment	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>



## Staff Report

### Origin

On September 9, 2024, Council endorsed a public engagement framework for the Official Community Plan Targeted Update as outlined in the staff report dated August 12, 2024, titled "Official Community Plan Targeted Update — Phase One Public Engagement Overview" from the Director, Policy Planning. Further, Council directed staff to report back with a public engagement summary with next steps in the Official Community Plan (OCP) targeted update.

This report presents the results of phase one of the OCP targeted update community engagement process including major themes that are emerging and an overview of the intended next steps.

This report supports Council's Strategic Plan 2022–2026 Strategy #1 Proactive in Stakeholder and Civic Engagement.

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

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

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

*2.1 Ensure that Richmond's targeted OCP update shapes the direction and character of the City.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

*Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.*

### Findings of Fact

#### Background

On September 9, 2024, Council endorsed a public engagement framework for the OCP targeted update, which was divided into three consultation phases:

1. Background Research & Public Engagement;
2. Strategic Options; and
3. Pulling the Plan Together.

Further details on the Council endorsed consultation phases can be found in Attachment 1.

This report provides an update to Council on the outcome of the phase one community engagement for the OCP targeted update. The newly revised OCP will be grounded in Council’s Strategic Directions and will respond to the new provincial legislation on housing policy. In 2022, Council approved a plan to update the OCP with themes of “Resiliency, Equity, Adaptation and Completeness” and six targeted areas including:

1. Housing Affordability
2. Equity
3. Environmental Protection and Enhancement
4. Climate Mitigation and Adaptation
5. Long-Term Planning for Emerging Trends and Transformational Technologies
6. Administrative Updates

At the time, Council endorsed the scope for a robust review of the existing OCP to strengthen its policies in areas such as affordable housing, equitable communities from a land-use perspective and environmental resilience. However, the process was interrupted by new provincial legislation (Bills 16, 44, 46 and 47) that altered the planning framework in British Columbia, requiring an extended pause to integrate these changes into local planning practices. This review must now address provincial deadlines such as the requirement to update the OCP by the end of 2025 and incorporating housing policies as they relate to Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA). Richmond’s OCP targeted update, from the perspective of public consultation, was relaunched in September 2024, starting with phase one of community engagement.

Phase one of the targeted update process encompassed raising awareness of the project, gathering feedback on the community’s perspectives, identifying areas for improvement and providing feedback on early ideas for each target area. There were over 740 interactions with people – from project page visits to online and in-person engagements. This input will inform the development of an updated OCP that reflects community perspectives and prepares Richmond for future growth. By providing opportunities for community engagement, the City is creating a more comprehensive and inclusive process to ensure the OCP reflects the aspirations of its residents in the long term.

## Analysis

### What We Heard

Various public and stakeholder engagement opportunities took place to discuss and receive feedback on the early ideas for the OCP update. They took place from September to December 2024.

In-person	<ul style="list-style-type: none"> <li>● 9 Pop-up booths throughout the city</li> <li>● 4 Public open houses</li> <li>● 5 Advisory Committee meetings</li> </ul>	<ul style="list-style-type: none"> <li>● 350 interactions</li> <li>● 128 attendees</li> <li>● 40 members</li> </ul>
Online	<ul style="list-style-type: none"> <li>● Let’s Talk Richmond – Ask a Question</li> <li>● Let’s Talk Richmond – Survey</li> <li>● Let’s Talk Richmond – Get Snapping photo submission campaign</li> </ul>	<ul style="list-style-type: none"> <li>● 20 questions submitted</li> <li>● 42 surveys submitted</li> <li>● 35 photos submitted</li> </ul>

Attachment 2 – What We Heard: Official Community Plan Targeted Update Phase One Engagement Summary – provides a comprehensive summary of the engagement timeline, details of the engagement events and activities and what was heard from those events and activities. Key themes are provided, along with graphics from the “LetsTalkRichmond” online survey and a summary of feedback.

Based on all the public engagement activities, and working with the framework of the OCP targeted update, the following recurring themes emerged:

- **Housing affordability:** Overall support for diverse housing options and affordability, with balanced density, infrastructure upgrades and provision for services and amenities. Concerns include housing affordability, traffic challenges, school use and capacity and active transportation options outside of the City Centre.
- **Equitable communities:** Overall there is a strong sense of community and safety, with an emphasis on fostering equitable policies and enhancing local services. Better support for unhoused individuals, crime reduction and cultural inclusivity are desired.
- **Environmental protection and enhancement:** Appreciation was voiced for an extensive park network, ecological areas and dike management. Suggestions were made for stronger environmental protection, urban forestry and climate adaptation strategies.
- **Climate mitigation and adaptation:** A focus emerged on protective measures against extreme weather events while balancing housing priorities.

### Next Steps – Phase Two

Phase two of the OCP targeted update will involve the development of a series of key strategic policy directions and options for Housing Affordability, Equity, Environmental Protection and Enhancement and Climate Mitigation and Adaptation targeted areas. Through this process, staff will explore multiple ideas that balance policy and technical analysis, the public feedback received in the phase one public engagement, and feedback and direction received from Council.

Phase two will be comprised of three primary steps:

1. Further developing draft policy directions within the six targeted areas in response to phase one engagement and feedback from Council advisory committees;
2. Presenting draft policy directions to Council for consideration/endorsement prior to community consultation; and
3. Endorsement of consultation plan and conducting consultation on draft policy directions.

Staff will keep Council informed regarding the progress of the OCP targeted update, as well as providing opportunities for Council to provide feedback and recommendations on proposed strategic policy directions before they are prepared for public engagement. To facilitate this intention, staff will prepare several reports to General Purposes Committee over the coming months that will address the targeted areas in the OCP review. This will allow Council to provide feedback on the targeted areas and enable staff to adjust the number of reports based on feedback.

The targeted areas and approximate time frame for these reports are as follows:

- ✓ Strategic Policy Directions: Environmental Protection and Enhancement, including a revised Environmentally Sensitive Areas (ESA) map and Climate Mitigation and Adaptation (March/April 2025)
- ✓ Strategic Policy Directions: Housing Affordability and Equitable Communities (April/May 2025)
- ✓ Strategic Policy Directions: Long-Term Planning for Emerging Trends and Transformational Technologies and Administrative Updates (e.g., revised Regional Context Statement) (May/June 2025)
- ✓ Endorsement of Strategic Policy Directions and consultation plan (May/June 2025)

The intent is to begin community consultation in June 2025 which will complete phase two of the OCP targeted review. Engagement with the School District will also encompass meetings and regular communications with their staff.

Phase three will incorporate feedback received through the phase two community consultation into a new OCP document. Further, the revised OCP will need to include updates to the land use designations and policies of the OCP to permit the 20-year supply and types of housing identified in the Interim Housing Needs Report (endorsed by Council in December 2024) which used methodology as prescribed by the Province.

The OCP must also include policies that incorporate regulations as they relate to Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Area (TOAs).

The intention is to bring a newly revised OCP document and bylaw for Council's consideration in the fall 2025. A public hearing will be required and work must be completed by December 31, 2025 based on provincial legislation.

### **Financial Impact**

None.

### **Conclusion**

This report presents the results of phase one of the OCP Targeted Update community engagement process including major themes that are emerging and an overview of the intended next steps. Overall, there were over 740 interactions with people online and in person. This input will inform the development of the updated OCP policies, reflecting community priorities and preparing Richmond for future growth.

Phase two will focus on the identification of proposed strategic policy directions for the four key target areas of Housing Affordability, Equity, Environmental Protection & Enhancement and Climate Mitigation and Adaptation. Multiple staff reports will be presented to Council to provide opportunities for feedback on proposed strategic policy directions prior to community consultation in late spring/early summer 2025.

*Russell Nelson*

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(604-276-4164)

*Emily Huang*

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

EH:RN:cas

- Att. 1: Council Endorsed Consultation Phase  
2: What We Heard:Official Community Plan Targeted Update Phase One  
Engagement Summary

## ATTACHMENT 1

Council Endorsed Consultation Phases	Timeframe
<p><b>1. Background Research &amp; Public Engagement:</b> Conduct background and contextual research on the six target areas noted above and other implications of provincial bills. Simultaneously, launch public engagements to garner awareness, educate and provide opportunities for the public to share feedback. Public open houses and an online survey would be scheduled for November. Staff will analyze engagement feedback and produce an engagement summary that will be shared with Council in the next stage as it relates to the Strategic Options.</p>	Q3 to Q4 2024
<p><b>2. Strategic Options:</b> The second phase will involve drafting policy directions that are informed by the background research and the engagement feedback. Interdepartmental staff, advisory committees, and the public will provide input on the draft policy directions. During this period and into the Summer/Fall 2025, specific but related reports will come forward, per provincial requirements, including such matters as inclusionary zoning on TOA areas, DCC/ACC options, etc.</p>	Q1 to Q2 2025
<p><b>3. Pulling the Plan Together:</b> The third phase will involve drafting clear policies and implementation actions. The public will provide feedback on the draft policies. Staff will seek Council’s consideration of the OCP Bylaw, including a required public hearing, to wrap up the third phase of engagement.</p>	Q3 to Q4 2025



**richmond 2050**  
planning together

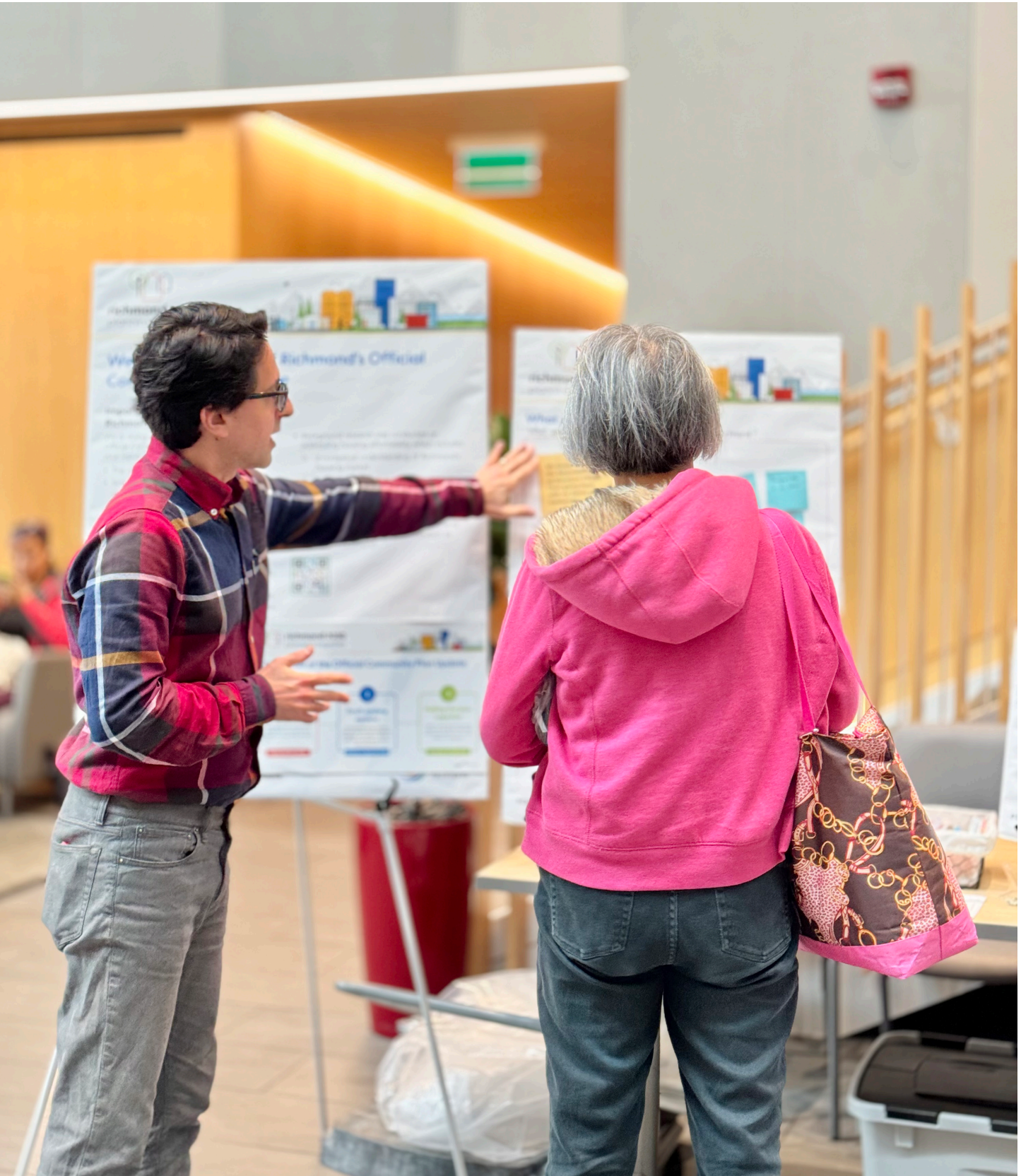


# What We Heard: Official Community Plan Targeted Update Phase One Engagement Summary

February 2025

CNCL – 55







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# Introduction

Richmond is undertaking a Targeted Update of its Official Community Plan (OCP) in 2024/2025 to address key priorities such as housing affordability, equity from a land-use perspective, and environmental resilience, while meeting new provincial requirements.

Since the adoption of the current OCP in 2012, Richmond’s population and economy have grown, and transformations in the above noted areas – particularly on vulnerable populations – have intensified. While the OCP has been amended over the years to remain effective, we are undertaking a targeted update to ensure our OCP aligns with current social, economic and environmental priorities, and community values, as well as new legislative mandates.

The update will take place over three phases. Phase one is now complete. It comprised of raising awareness and gathering feedback on areas for improvement and early ideas for targeted areas.

The community had online and in-person engagement opportunities to get involved from September to December 2024. This report represents the results and findings from community engagements which will help inform the next steps of Phase two and three.

## OCP Update Themes and Target Areas

This Targeted OCP Update is guided by the overarching themes of **Resiliency, Equity, Adaptation,** and **Completeness** with six target areas. The first four target areas are the priority for this update:



1. Housing Affordability



4. Climate Mitigation & Adaptation



2. Equity



5. Long-Term Planning for Emerging Trends & Transformational Technologies



3. Environmental Protection & Enhancement



6. Administrative Updates

## Engagement timeline

The OCP Targeted Update timeline is divided into three phases and encompasses the following steps:

1. Prepare engagement framework (Summer 2024)
2. OCP launch (September 2024)
3. Pop-up booths (September to October 2024)
4. Open houses and online survey (November 2024)
5. Community engagement analysis (December 2024 to January 2025)
6. Phases two and three (February to October 2025)
7. Seek Council consideration of the OCP bylaw with Public Hearing (October 2025)



# Phase 1 of Community Engagement

The first phase of engagement focused on:

- raising awareness
- gathering feedback on the community, identifying areas for improvement
- providing feedback on early ideas for each target area.

We had over over 740 interactions with people – from online project page visits to participating in online and in-person engagements. This input will inform development of updated OCP policies to reflect community priorities and prepare Richmond for future growth.

By incorporating public feedback and addressing provincial requirements, the OCP Targeted Update aims to create a sustainable, equitable, and resilient plan that aligns with Richmond’s long-term vision.

## Engagement Summary

Various public and stakeholder engagement opportunities took place to discuss and receive feedback on the early ideas for the OCP update. They took place from September to December 2024.

<b>In-person</b>	<ul style="list-style-type: none"> <li>• 9 Pop-up booths throughout the city</li> <li>• 4 Public open houses</li> <li>• 5 Advisory Committee meetings</li> </ul>	<ul style="list-style-type: none"> <li>• 350 interactions</li> <li>• 128 attendees</li> <li>• 40 members</li> </ul>
<b>Online</b>	<ul style="list-style-type: none"> <li>• Let’s Talk Richmond – Ask a Question</li> <li>• Let’s Talk Richmond – Survey</li> <li>• Let’s Talk Richmond – Get Snapping photo submission campaign</li> </ul>	<ul style="list-style-type: none"> <li>• 20 questions submitted</li> <li>• 42 surveys submitted</li> <li>• 35 photos submitted</li> </ul>

Details and feedback summaries follow in the next sections.



# What We Heard – An Overall Summary

Based on all the engagement activities, the following overarching summaries emerged:

- **Housing affordability**  
Overall support for diverse housing options and affordability, with balanced density, infrastructure upgrades, and provision for services and amenities. Concerns include housing affordability, traffic challenges, the capacity of schools, and alternative transportation options outside of the City Centre.
- **Equitable community**  
Overall a strong sense of community and safety, with emphasis on fostering equitable policies and enhancing local services. Better support for unhoused individuals, crime reduction, and cultural inclusivity are desired.
- **Environmental protection & enhancement**  
Appreciation for extensive park network, ecological areas and dike management. Suggestions for stronger environmental protection, urban forestry, and climate adaptation strategies.
- **Climate mitigation & adaptation**  
A focus on protective measures against extreme weather events while balancing housing priorities.

Separate detailed feedback summaries for each of the engagement opportunities is provided later in this report.

# What We Did

The following provides detailed information on each of the Phase one engagement opportunities that took place between September and December 2024.

## Engagement Events & Activities

### Let's Talk Richmond

- Details:
  - The project was created on LetsTalkRichmond.ca to inform the public about the OCP Targeted Update. There is an option to submit questions and receive a response from staff.
    - Date(s): September 2024 to December 2025
    - Location(s): Online
    - Engaged: 137 webpage visits, 20 submitted questions

### Pop-up Booths

- Details:
  - Nine pop-up booths were set up at various locations, and on various days, throughout the city to raise awareness about the project and provide opportunities for the public to learn and get involved. The purpose of these booths was to connect with passersby by "meeting people where they are," reaching those who might not have the chance to provide input online or attend scheduled engagement events. The booths featured display boards explaining the OCP Targeted Update and an interactive activity board where passersby were invited to share what they appreciate about Richmond and what they would like to see improved.
    - Date(s): September to October 2024
    - Location(s): Nine pop-ups across the city
    - Engaged: 350 interactions

### Public Open Houses

- Details:
  - Four in-person public open houses were held to share early ideas for the target areas and provide additional opportunities for feedback. Display boards showcased information and attendees had the chance to speak with City staff and have their questions answered.
    - Date(s): November 20, 21, 27, 28, 2024
    - Location(s): Steveston Community Centre, Richmond Public Library Brighthouse, Thompson Community Centre , East Richmond Community Hall
    - Engaged: 128 attendees



### Let's Talk Richmond Survey

- Details:
  - An online survey was hosted on LetsTalkRichmond.ca, allowing participants to provide input. The survey, which took less than 10 minutes to complete, focused on the four prioritized target areas. The intent of the survey was to be accessible and high level so that community members could complete the survey without having to review the open house display boards.
    - Date(s): November 20 to December 22, 2024
    - Location(s): Online
    - Engaged: 42 participants

### Advisory Committees

- Details:
  - Five Advisory Committee meetings were held independently with the Community Services Advisory Committee, Economic Development Advisory Committee, Child Care Development Advisory Committee, Youth Advisory Committee, and Advisory Committee on the Environment. Staff liaisons from these committees reached out to Policy staff requesting presentations with the purpose of raising awareness and promoting ways to get involved with the OCP update.
    - Date(s): September to October 2024
    - Location(s): In-person and online
    - Engaged: Approximately 40 members

### Get Snapping Photo Opportunity

- Details:
  - This initiative was hosted on LetsTalkRichmond.ca. Local residents were invited to share photos of their favourite places in Richmond and generate interest throughout the engagement phase. All participants' names were entered into a random draw and five participants were selected to receive a nominal prize. Select photos are featured on the LetsTalkRichmond.ca Get Snapping webpage.
    - Date(s): September to December 2024
    - Location(s): Online
    - Engaged: 50 webpage visits, 35 photo submissions

## Outreach and Promotion

Advertising and promotion of the community engagement opportunities took place via various e-channels, including:

- News releases
- City of Richmond project webpage
- Let's Talk Richmond engagement page
- Events calendar
- City e-newsletters
- The Richmond Sentinel online newspaper ads
- Social media posts (Facebook, X, Instagram)
- Posters
- Bus shelter ads
- Emails to Let's Talk Richmond subscribers, Advisory Committees, Residents Associations, local community groups and organizations, community centres, libraries, public schools, civic facilities and Richmond Centre.



# What We Heard: Summary of Input & Themes

The following is a breakdown of details and feedback themes received for each engagement method.

## Pop-up Booths Engagement

During the pop-up booths, display boards highlighted the OCP Targeted Update to raise awareness. Passersby were asked the following two questions:

- “What do you love about Richmond?”
- “What would you like to see happen in the next 25 years in Richmond?”

## Key Themes

Community members shared their feedback using sticky notes.

The following themes emerged for **“What do you love about Richmond?”** by order of frequency:

1. **Services and amenities:** Robust provision of services and amenities in the city, in particular, good community centres, facilities, shopping areas, and schools.
2. **Safety and community:** Appreciation for the diversity and sense of community in Richmond. Overall, the city feels safe and is a good place to grow up as a youth.
3. **Greenspace, trees and public space:** Appreciation for Richmond’s extensive parks, greenways and landscaping.
4. **Pedestrian infrastructure:** Richmond has a lot of walkability opportunities, especially for seniors.
5. **Housing affordability and density:** The city is relatively affordable, however there is a need to ensure density is balanced with infrastructure upgrades and amenity provision.
6. **Road and street infrastructure:** Appreciation for walkways on and beside raised dikes.
7. **Culture, equity, access:** Appreciation for food, restaurants, and the city’s history.
8. **Public transportation and cycling infrastructure:** Public transit in Richmond is reliable.
9. **Traffic and parking:** Generally the city has good traffic.
10. **Environment:** Overall good air quality.

The following themes emerged for **“What would you like to see happen in the next 25 years in Richmond?”** by order of frequency:

- 1. Housing affordability and density:** Concerns about housing affordability and the need for more social and co-op housing. Increasing density also puts a strain on services and amenities.
- 2. Services and amenities:** Needed in various neighbourhoods. Some facilities such as the aquatic centre and the hospital are too small and senior citizen programs are not affordable. Having more seating and “places to stay” would be appreciated.
- 3. Public transportation and cycling infrastructure:** Need for more public transit and cycling infrastructure, including more bike lanes and easy connections across the city.
- 4. Road and street infrastructure:** Improve road infrastructure, such as road signs, drainage, and pot holes gradually.
- 5. Traffic and parking:** Increase in density and lack of accessible parking spaces cause traffic and parking challenges.
- 6. Safety and community:** Richmond should continue helping the unhoused and improve overall community safety.
- 7. Greenspace, trees and public space:** Richmond could have more parks and lively public spaces.
- 8. Culture, equity, access:** Create more opportunities to share input and have more diverse food choices.
- 9. Pedestrian infrastructure:** Need for safer and more pedestrian walkway connectivity.
- 10. Environment:** Concern for the loss of productive farmlands over the years.

# Open House Engagement

The in-person open house display boards showcased early ideas for each target area. One of the display boards shared what the City is “thinking about for the OCP targeted Update”, which includes:

- Increasing housing supply, broadening housing choices and addressing affordability to support Richmond’s diverse and growing population
- Extreme weather events and the effects of climate change have intensified
- Improving protection and increasing integration of green spaces, natural areas and trees
- Coordinating where we live and how we move around—land use, walking, cycling, transit
- Responding to cost of living that continues to rise—housing, food, energy, among others
- Creating an environment where the local economy/jobs can grow with an increasing population
- Guiding the design of new residential development to support livability, quality of life and healthy neighbourhoods



## Key Themes

Based on what the City is “thinking about for the OCP targeted Update”, attendees were asked if there is “**anything we are missing and should consider**”. The following themes highlight what we heard by order of frequency:

- **Road and street infrastructure:** Appreciate the overall dike upgrades in Richmond. There is also a need for road upgrades, traffic signal improvements and more walking paths.
- **Housing affordability and density:** Increasing density through infill housing for single-family zones should be encouraged. There is also a need to build density beyond just along arterial roads. More mixed-use zoning would be beneficial and senior homes are much needed in the city.
- **Public transportation, cycling and pedestrian infrastructure:** Bike lanes and pedestrian walkways can be better distinguished to improve safety.
- **Services and amenities:** Build more amenities such as schools, hospitals, public space, and arts and cultural facilities. Services and amenities should be accessible and affordable as well. Existing schools such as those in the City Centre is already over capacity.
- **Process:** The development review process could be sped up for improved efficiency. The City could also better inform owners whose properties are designated under the Environmentally Sensitive Area Development Permit area.
- **Culture, equity, access:** Improve immigration integration and cultural sensitivity. Small businesses also need more affordable commercial spaces.
- **Public transportation and cycling infrastructure:** Bike lane upgrades to encourage active transportation would help support the City’s transportation and climate goals. Overall bus service could be improved as well.
- **Safety and community:** Community safety and lowering crime rates should be a priority.

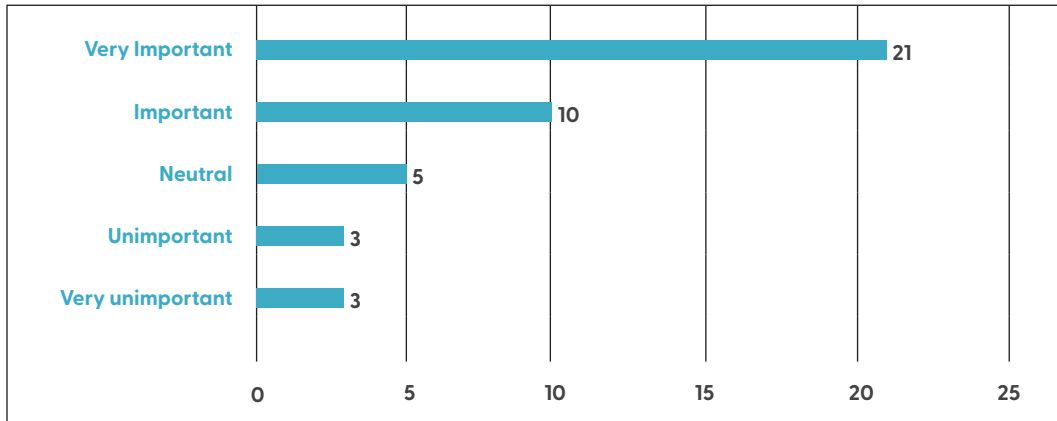
# Let's Talk Richmond Survey

An online survey was hosted on LetsTalkRichmond.ca from November 20 to December 22, 2024. It focused on the four prioritized target areas. The survey was developed to be high level and simple so that participants do not need to do a comprehensive review of the open house display boards in order to complete the survey.

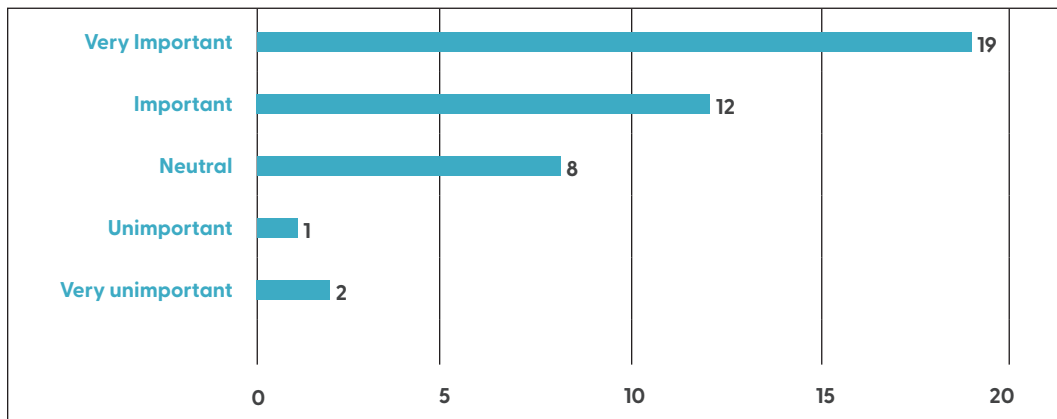
## Results

The results of the four questions are shown in the charts below:

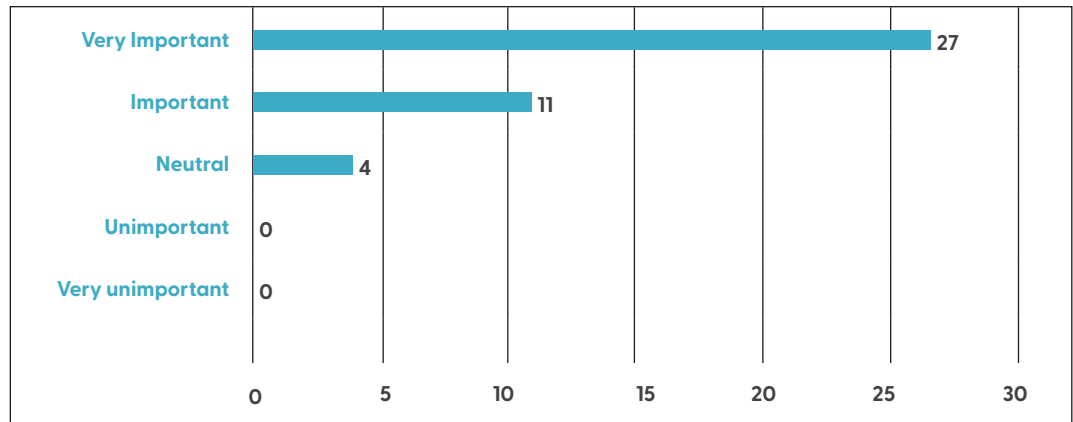
### How important is it to build more “affordable housing” and more housing choices outside the City Centre? (42 responses)



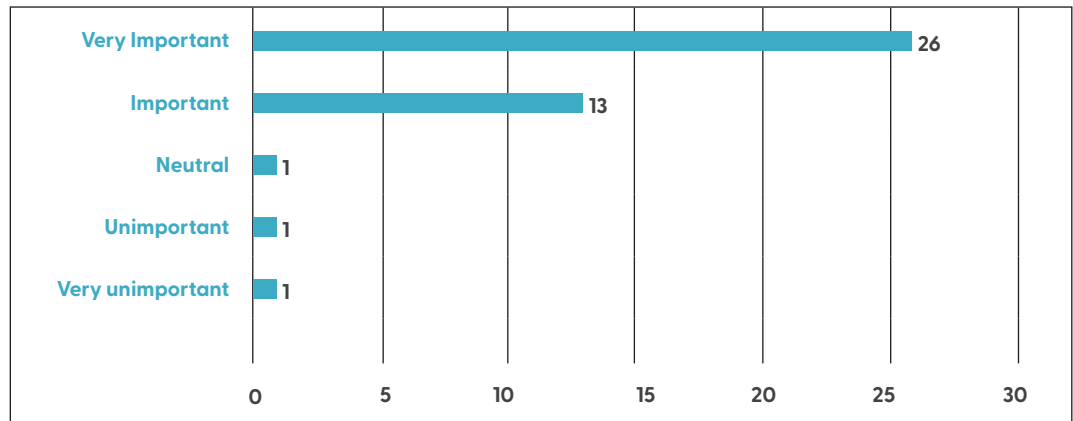
### How important is it to strengthen policies to ensure a more equitable and inclusive city? (42 responses)



**How important is it to strengthen ecological health, environmentally sensitive areas, and urban forestry? (42 responses)**



**How important is it to enhance climate change mitigation and adaptation? (42 responses)**





## Key Themes

Several key themes were heard which are acknowledged below. Concerns related to the target areas will be considered through the OCP Targeted Update.

The following themes highlight what we heard by order of frequency:

### Affordable housing

- Prioritize housing and access for those who work minimum wage, service sector workers, young families, people with disabilities, and seniors.
- Increase housing diversity across all affordability levels, including cooperative housing and four-plex rentals.
- Affordable housing should be developed in areas where there are fewer services and amenities, such as outside the City Centre, not just in areas with existing density.
- Affordable housing units in Richmond are not affordable. Tenants struggle to pay rent, purchase groceries, and pay expenses.
- Concern that affordable housing would increase infrastructure cost which would negatively impact tax payers.
- The City should only be mandated to provide affordable housing to Richmond residents, rather than those who are not currently residing in Richmond.

### Housing form and density

- More housing density in transit villages outside the City Centre would help distribute the need for affordable housing across the city. Transit villages would support amenities and services and will help minimize traffic issues.
- More market housing should be developed on arterial roads with the highest densities surrounding neighbourhood shopping centres, which would help with housing affordability.
- Support for townhouse developments along arterial roads but not supportive of replacing single-family housing on interior streets.
- Increase density in areas that are only single-family housing would provide more housing choice.
- Increasing density and placing a cap on the rent or sale price of the units would help with housing affordability.
- Current townhouses are not liveable due to the narrow layouts.
- Concern that high rise development would contribute to unstable ground structure.

### Environmental protection

- Garden City Lands, environmentally sensitive areas, and agricultural lands should be better protected against development and growth.
- Protect against sea level rise by considering methods such as beach nourishment, coastal tidal marsh construction. Use alternative dike construction methods to encourage growth of native riparian or marine vegetation.
- Reduce the negative affects on wild animals from urbanization such as light pollution and developments.
- Maintain the existing greenery and ecological habitat which makes Richmond unique.
- Concern that environmental protection policies are at odds with development.
- The public should be able to easily access ecological areas for leisure and enjoyment.
- Richmond has the responsibility to plan for and mitigate against environmental risks.
- All areas along the river should have maximum protection for wildlife, including a buffer area.

### Climate change

- Efforts to implement climate change mitigation and adaptation are important even though Richmond's efforts are miniscule against global climate change.
- A healthy environment would help mitigate the effects of climate change, considering the past extreme heat events were fatal to the most vulnerable.
- Methods such as energy step codes and heat pump installation would increase housing prices and could contribute to climate change.
- Housing affordability should take priority over climate change. Some issues should be the responsibility of the provincial and federal government.
- Consider expanding District Energy into all neighbourhoods.
- Protection from the effects of extreme weather is important but it takes time for people's behaviour to change.
- Incorporate climate change education into school curriculum.

### **Parks and greenspace**

- Close access to park space is important for people living in high density areas with small living unit sizes.
- Park space would benefit from planting native plant and tree species, with increased efforts to eliminate invasive species.
- Urban forestry, tree canopy, and nature corridors are important for ecological health.
- Encourage the use of public rooftops for solar power or green roofs.

### **Public and active transportation**

- Increase buses on major roads and active transportation options, such as more bike lanes, to encourage alternative methods of transportation and a healthier lifestyle.
- Bike lanes would be safer for cyclists.
- Walkability to essential services would support a healthy lifestyle.

### **Services and amenities**

- Ensure services and amenities are accessible and neighbourhoods such as Hamilton should have more adequate services and amenities as they are more isolated from the city.
- Incorporate more car sharing and EV chargers.

### **Policy and process**

- Improve efficiency by reducing permit approval time and regulations.
- Consider incentives for commercial and residential property developers to adopt energy efficiency measures.
- Consider lifting restrictions on areas that prohibit residential uses, such as areas that are currently designated for industrial. Removing these barriers could allow for more affordable housing developments.
- Tackling land speculation is key to stabilizing housing demand and housing affordability issues.
- Energy guidelines are important but should not burden builders and negatively impact housing cost.
- Review the current bylaws on heat pumps as some residential buildings may struggle to meet these requirements.

### Parking

- Adequate parking space and bylaw enforcement should be balanced with increasing affordable housing developments.

### Equity

- Equity is important however, there are existing policies that prioritizes some groups over others.

### Community connection and belonging

- Ensure all residents feel equally welcomed at all businesses and that English language signage is given equal prominence by ethnically-Asian businesses

### Tree bylaw

- Tree bylaws are too restrictive for private properties, especially if a tree poses a danger to the house and its occupants.

### City partnerships

- City partnerships with non-profit organizations that deliver services should be well maintained and benefit the community.



Photo credit: Mok, West Dyke Hill Fun

## Next Steps

City staff will draft policies and provide further opportunities for feedback in late spring 2025. The new OCP bylaw will be prepared for Council consideration with a Public Hearing at the end of 2025.

Ongoing information is available at [richmond.ca/ocp-update](https://richmond.ca/ocp-update)

### Contact:

City of Richmond  
Planning and Development Division  
[CommunityPlanning@richmond.ca](mailto:CommunityPlanning@richmond.ca)





## City of Richmond

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**CNCL – 78**



# City of Richmond

## Report to Committee




**To:** General Purposes Committee **Date:** February 11, 2025  
**From:** Kim Somerville **File:** 08-4055-01/2025-Vol 01  
 Director, Community Social Development  
**Re:** **Additional Information on 2025 Health, Social and Safety Grant Applicants**

### Staff Recommendations

1. As outlined in the report titled “Additional Information on 2025 Health, Social and Safety Grant Applicants”, dated February 11, 2025, from the Director, Community Social Development:
  - a) That Parish of St. Alban’s (Richmond) receive additional one-time funding of \$11,416 to support its Hamper and Community Meal Programs in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;
  - b) That Church on Five receive additional one-time funding of \$65,000 to support its After Hours Outreach Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;
  - c) That The Salvation Army receive one-time funding of \$20,000 to support its Mobile Feeding Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines;
  - d) That Christian Addictions Recovery Ministries Society receive one-time funding of \$2,500 to support its Substance Use Prevention Program in keeping with the terms of the Health, Social and Safety Grant Program Guidelines; and
2. That the total additional funding of \$98,916 for implementation of these recommendations be funded from the Council Community Initiative Account and that the Consolidated 5-Year Financial Plan (2025–2029) be amended accordingly.

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

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Finance	<b>CONCURRENCE</b> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On February 3, 2025, the report titled “2025 Health, Social and Safety Grants” was presented at the General Purposes Committee meeting and resulted in the following referral:

*That staff provide more information on Mission Possible Compassionate Ministries Society, Parish of St. Alban’s (Richmond), Church on Five, and Christian Addictions Recovery Ministries Society, including whether they should be given more funding in addition to the grant amounts and the potential sources of funding.*

On February 5, 2025, The Salvation Army wrote an email to City Council requesting for consideration of its 2025 Health, Social and Safety Grant (HSS) application. The Salvation Army had completed its draft application before the deadline however, the application was not submitted in the system. As a result, Council directed staff to incorporate The Salvation Army’s request as part of the above referral.

On February 6, 2025, a memorandum was provided to Council with additional information on Mission Possible Compassionate Ministries Society’s (Mission Possible) 2025 HSS Grant application. On February 10, 2025, at a regular meeting of Council, Council approved Mission Possible’s HSS Grant request of \$10,000. Since Mission Possible received the full amount requested, no further action is required.

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

*1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

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

*6.4 Support vulnerable populations through collaborative and sustainable programs and services.*

This report supports the City of Richmond’s 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond Strategic Direction #2 Support Residents at Risk of or Living in Poverty:

*2.4 Implement initiatives to increase food security in the community for residents at risk of or living in poverty.*

This report also supports the City of Richmond’s 2019–2029 Homelessness Strategy Strategic Direction #2 Support Residents Who Are Experiencing Homelessness:

*4. Enhance coordination of food programs and outreach for residents experiencing homelessness.*



## Analysis

The HSS Grant Program has seen an increase in the requests for funding over the last several years as the demand for social services has grown. During the 2025 HSS Grant cycle, the budget was \$497,945 and the total request was \$897,300. Gaming revenue has been a source of funding to support the City's various grant programs for many years. However, the City has seen a substantial decline in gaming revenue in recent years. Due to the uncertainty in the amount of casino revenue that will be received each year, the grants may need to be funded by taxation in the future. The City currently provides a substantial amount of funding towards external social service providers outside the HSS Grant Program, such as through contribution agreements, service contracts and license agreements. Once these other funding arrangements have been taken into account, the total City funding towards social service providers in 2025 totals \$1.5 million. For more detailed information regarding total City funding towards external social service providers, please refer to Attachment 1.

The following sub-sections provide additional information about Parish of St. Alban's, Church on Five, The Salvation Army and Christian Addictions Recovery Ministries (Charm) Society and an analysis of whether additional City funding should be provided to these organizations in addition to the 2025 HSS Grant amounts they have received.

### Parish of St. Alban's

The Parish of St. Alban's (St. Alban's) currently operates four food programs that serve households on low income, individuals who are precariously housed and those experiencing homelessness in Richmond. Its Tuesday evening community meal program serves 60 Richmond residents, including seniors, new immigrants, refugees and families with young children. It also provides 80 takeaway meals to an outreach worker who delivers them to people who are unsheltered and those in need. Its Friday Hot Lunch program serves 40 people, and its Sunday Sandwich program provides sandwiches and other ready-to-eat items to 100 individuals with limited or no cooking facilities. In addition, St. Alban's has partnered with the Richmond School District (SD38) to provide weekly food hampers for families with children attending SD38 schools, totalling 245 people.

St. Alban's is part of the Richmond Food Coalition and Richmond Food Aid Delivery, which consist of emergency meal providers that serve community and outreach meals in Richmond. These networks ensure there is a coordinated approach to the delivery of these programs and prevent duplication of services among service providers. While there are currently two non-profit organizations providing meals on Tuesday evenings, Peace Mennonite Church and The Salvation Army, they serve different areas and population groups in Richmond. It is also important to note that St. Alban's is the only emergency meal provider on Fridays and Sundays.

St. Alban's 2025 HSS Grant application is requesting \$65,000 to support the delivery of its food programs. The proposed City funding will primarily support program materials, supplies, volunteer support and rent. At the February 10, 2025 Council meeting, Council approved \$38,584 in funding to St. Alban's through the 2025 HSS Grant program. It is recommended that St. Alban's receive additional one-time funding of \$11,416 to bring the total City funding to

\$50,000 to support its 2025 food programs. In 2024, St. Alban's received a total of \$50,000 from the HSS Grant (\$37,790) and the Rate Stabilization Account (\$12,210).

Should Council approve this additional one-time funding request, the City would be funding the majority of St. Alban's food programs for 2025. One of the objectives of the HSS Grant Program is to promote financial cost sharing and prevent reliance on City funding. Staff will work with St. Alban's in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its food programs and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.

### Church on Five

Church on Five operates an After Hours Outreach program five nights a week from 8:00pm to 2:00am that delivers hot meals and other essential items to over 100 people experiencing homelessness in Richmond. The program is carried out by two outreach workers who pick up meals from various emergency meal providers and deliver them to individuals who are unhoused and/or food insecure and connect them to available resources. Between June and October 2024, the outreach workers delivered 25,000 meals and supported a total of 307 clients, including 85 referrals to detox programs, 108 referrals to shelters located in Richmond and/or within the Lower Mainland, and over 164 sleeping bags and blankets delivered to street-entrenched individuals.

In 2024, Church on Five received \$13,109 from the HSS Grant, \$21,891 from Council Contingency and \$54,560 from the Rate Stabilization Account for a total of \$89,560 to support its After Hours Outreach Program. Since the allocation of funding, there has been greater collaboration among a range of organizations in the community in the delivery of outreach services as well as increased outreach capacity to support individuals experiencing homelessness. For example, Richmond has an Outreach Worker Network consisting of service providers who provide outreach services to people experiencing homelessness in the community. This includes the City's Homelessness Outreach team; Vancouver Coastal Health's Substance Use Outreach and Assertive Community Treatment teams; the Ministry of Social Development and Poverty Reduction's Community Integration team; Turning Point Recovery Society's Reaching Home Services and Drop-in Centre; Parish of St. Alban's outreach volunteers; Union Gospel Mission's outreach team; The Salvation Army's Evening Outreach Meal Program Worker; and Church on Five's After Hours Outreach Workers. In addition to this network, there are other non-profit organizations who support case management and service navigation from a facility such as The Progressive Housing Society, which operates the temporary winter shelters at South Arm Outdoor Pool and Brighthouse Pavilion; and The Salvation Army, which operates the Richmond House Emergency Shelter.

Church on Five's 2025 HSS Grant application is requesting \$110,000 to support its After Hours Outreach program in Richmond. The proposed City funding will primarily support personnel salaries for two full-time After Hours Outreach workers (\$90,000), as well as supplies and local travel (\$20,000) for a total of \$110,000. At the February 10, 2025 Council meeting, Council approved \$25,000 in funding to Church on Five through the HSS Grant program. It is recommended that Church on Five receive an additional one-time funding of \$65,000 to bring the total City funding to \$90,000 to support its After Hours Outreach Program. This is a similar level of funding that Church on Five received in 2024.

Should Council approve this additional one-time funding request, the City would be funding the majority of Church on Five's After Hours Outreach Program for 2025. One of the objectives of the HSS Grant Program is to promote financial cost sharing and prevent reliance on City funding. Staff will work with Church on Five in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its After Hours Outreach Program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.

### The Salvation Army

The Salvation Army operates a Mobile Feeding Program, which provides meals for 70 people experiencing homelessness in Richmond four nights a week from 7:00pm to 9:00pm in the City Centre area. While a number of organizations provide outreach meals delivered by an outreach worker to individuals experiencing homelessness in Richmond during the week, The Salvation Army's Mobile Feeding Program provides outreach meals within the City Centre area while the meals delivered by the outreach worker are being delivered to areas outside of the city core.

The Salvation Army's 2025 HSS Grant application is requesting \$50,000 to support its Mobile Feeding Program. The proposed City funding will support a part-time cook position. The Salvation Army previously received \$6,000 and \$6,138 through the HSS Grant program in 2021 and 2022 respectively towards travel expenses for an outreach worker to pick up and deliver meals to individuals experiencing homelessness in Richmond. Between October 2021 and July 2023, The Salvation Army received provincial funding from the City's UBCM Strengthening Communities Grant for \$112,000 towards food outreach services.

The Salvation Army has supported its Mobile Feeding Program primarily through donations, such as its Christmas Kettle Campaign, which have seen a decrease in recent years. At the time of applying for a 2025 HSS Grant application, The Salvation Army estimated that it would need \$50,000 to help operate its Mobile Feeding Program, however in a follow-up conversation with staff on February 11, 2025, The Salvation Army indicated that a substantial donation has recently been received and now it only needs \$20,000 in funding to keep its program running. It is recommended that The Salvation Army receive a one-time funding of \$20,000 to support its Mobile Feeding Program.

Should Council approve this additional one-time funding request, staff will communicate to The Salvation Army that this is a one-time exemption and late submissions in the future will not be accepted. In addition, staff will work with The Salvation Army in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its Mobile Feeding Program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.

### Christian Addictions Recovery Ministries Society

Christian Addictions Recovery Ministries (Charm) Society runs a Movie Night event at Canadian Martyrs Parish as part of its substance use prevention programming for youth and families. The event consists of a movie screening of CBC's "The Downside of High" documentary, a short talk and a Q&A session.

Charm Society’s 2025 HSS Grant application is requesting \$18,075 to support the development of a resource publication that provides information on the unintended consequences of marijuana use, how to talk to your children, healthy alternatives to using substances, and a list of resources. It will also support the development of roundtable workshops for parents to learn and practice non-confrontational communication styles to discuss the health risks of marijuana use. The proposed City funding will go towards program materials, including design services for online publication sales, social media costs and consultant services.

Other substance use prevention programming for youth and families in Richmond include Richmond Addiction Services Society’s (RASS) community and school prevention programs, which offer workshops and presentations on mental health, addiction to substances, behaviours and technologies, in schools and around the community. RASS also provides intervention and support to Richmond children, youth and families that prevent the early onset of addiction and mental health challenges. It is recommended that Charm Society receive a one-time funding of \$2,500 to support its Substance Use Prevention Program. Staff will work with Charm Society in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program. This is the first time that Charm Society received funding through the HSS Grant Program.

Financial Options for Consideration

Based on the additional information presented above, it is recommended that additional one-time funding be provided to St. Alban’s, Church on Five and The Salvation Army. Each of the options are outlined below should Council wish to approve one or more options:

Options	Key Considerations	Cost
<p>1. That no additional funding be provided to 2025 HSS Grant applicants.</p> <p><b>(STATUS QUO)</b></p>	<ul style="list-style-type: none"> <li>The City currently provides a substantial amount of funding towards social service providers through the HSS Grant Program and through contribution agreements, service contracts and license agreements. In 2025, the City will provide funding of \$1,566,703 towards social service providers.</li> <li>Some of the programs and services provided by these HSS Grant applicants will not be offered in the same scale and scope needed to meet the demand in the community.</li> </ul>	<p>\$0</p>
<p>2. That additional one-time funding be provided to St. Alban's to support its various food programs.</p> <p><b>(RECOMMENDED)</b></p>	<ul style="list-style-type: none"> <li>This one-time funding will support St. Alban's various food programs that serve individuals and households on low income, individuals who are precariously housed and those experiencing homelessness in Richmond.</li> <li>This additional funding of \$11,416 will bring the total City funding to St. Alban's to \$50,000, which is the same level of funding in 2024.</li> <li>Staff will work with St. Alban's in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its food programs and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.</li> </ul>	<p>\$11,416</p>

Options	Key Considerations	Cost
3. That additional one-time funding be provided to Church on Five to support its After Hours Outreach Program.  <b>(RECOMMENDED)</b>	<ul style="list-style-type: none"> <li>This one-time funding will help sustain Church on Five's After Hours Outreach program and allow it to continue to provide hot meals and essential items to the homeless population in Richmond.</li> <li>This additional funding of \$65,000 will bring the total City funding to Church on Five to \$90,000, which is a similar level of funding in 2024.</li> <li>Staff will work with Church on Five in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its After Hours Outreach Program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.</li> </ul>	\$65,000
4. That one-time funding be provided to The Salvation Army to support its Mobile Feeding Program.  <b>(RECOMMENDED)</b>	<ul style="list-style-type: none"> <li>This one-time funding of \$20,000 will support The Salvation Army's Mobile Feeding Program and allow it to continue to provide hot meals four nights a week to people who are unhoused or those experiencing food insecurity in the City Centre.</li> <li>Staff will communicate to The Salvation Army that this is a one-time exemption and late submissions will not be accepted in the future.</li> <li>Staff will work with The Salvation Army in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its Mobile Feeding Program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.</li> </ul>	\$20,000
5. That one-time funding be provided to Charm Society to support its Substance Use Prevention Program.  <b>(RECOMMENDED)</b>	<ul style="list-style-type: none"> <li>Charm Society's proposal will support its substance use prevention programming for youth and families.</li> <li>Staff will work with Charm Society in 2025 to ensure its 2026 HSS Grant application reflects the overall funding needs of its program and that external funding sources have been sought so that it can meet the requirements of the HSS Grant Program.</li> </ul>	\$2,500
<b>Total</b>		<b>\$98,916</b>

Please note: The above recommendations could be adjusted after Council's consideration.

**Financial Impact**

The five options outlined above have different financial impacts for the City. Depending on the option(s) Council approves, additional funding would be required in 2025 for implementation. It is recommended that any additional funding required for the implementation of these options be funded from Council Community Initiative Account.

Future requests for additional funding, beyond any one-time funds approved by Council at this time, would be appropriately addressed through the regular, open Health, Social and Safety Grants program and requested during the identified application window for consideration within that process and budget.

### **Conclusion**

The HSS Grant Program has been oversubscribed in the last several years as the demand for social services continues to grow. This additional one-time funding would help these organizations to continue serving Richmond's most vulnerable residents. It is recommended that the Parish of St. Alban's receive an additional one-time funding of \$11,416, Church on Five receive an additional one-time funding of \$65,000, The Salvation Army receive a one-time funding of \$20,000 and Charm Society receive a one-time funding of \$2,500 in keeping with the terms of the Health, Social and Safety Grant Program Guidelines. It is also recommended that any additional funding required for the implementation of these recommendations be funded from the Council Community Initiative Account.



Dorothy Jo  
Program Manager, Social Planning  
(604-276-4391)

Att 1: 2025 City Funding Allocation towards Social Service Providers

### 2025 City Funding Allocation towards Social Service Providers

In 2025, Council approved \$497,945 towards external social service providers through the HSS Grant Program. The HSS Grant Program is only one of the ways the City supports social services in Richmond. Outside of the HSS Grant Program, the City also provides annual funding to several social service providers in Richmond through contribution agreements and service contracts. Additionally, the City will provide funding through license agreements for the operation of a year-round Drop-in Centre (\$270,000) for individuals experiencing homelessness in 2025 and operation of a Temporary Winter Shelter at Brighthouse Pavilion (\$225,000) for the 2024/25 winter season. City funding for these services comes from a combination of the 2025 Operating Budget and one-time additional funding allocation. Once these other funding arrangements have been taken into account, the total City funding to external social service providers amounts to \$1,566,703 for 2025 as outlined below in Table 1.

Table 1: City Funding to External Social Service Providers outside the HSS Grant Program

<b>Funding Recipient</b>	<b>Funding Arrangement</b>	<b>Purpose</b>	<b>2025 Amount</b>
Richmond Centre for Disability (RCD)	Contribution Agreement	Core operating expenses	\$204,005
Richmond Therapeutic Riding Association (RTRA)	Contribution Agreement	Core operating expenses	\$69,053
Touchstone Family Association (Touchstone)	Restorative Justice Contract	Restorative Justice Program	\$100,700
Richmond Addiction Services Society (RASS)	Contribution Agreement	Core operating expenses	\$200,000
Drop-in Centre Operator	License Agreement	Core operating expenses	\$270,000
Temporary Winter Shelter Operator at Brighthouse Pavilion	License Agreement	Core operating expenses	\$225,000
		Subtotal	\$1,068,758
		2025 HSS Grant Program	\$497,945
		<b>Total</b>	<b>\$1,566,703</b>



**To:** Planning Committee **Date:** January 20, 2025  
**From:** Kim Somerville **File:** 01-0100-30-SADV1-01/2025-Vol 01  
 Director, Community Social Development  
**Re:** **Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program**

**Staff Recommendations**

1. That the Richmond Seniors Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be received for information; and
  
2. That the Richmond Seniors Advisory Committee’s 2025 Work Program be approved.

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

Att. 2

<b>REPORT CONCURRENCE</b>		
<b>ROUTED TO:</b>  Recreation and Sport Services	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>   _____
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>   _____



## Staff Report

### Origin

The City of Richmond is committed to fostering an inclusive and age-friendly community that supports the health, well-being and quality of life for its growing seniors population. This is reflected through various initiatives, policies and collaborations, including the work of the Richmond Seniors Advisory Committee (RSAC). The RSAC was formed in 1991 to act as a resource, provide advice to Council and to support and enhance the health and well-being of the seniors population living in Richmond. Each year, the RSAC submits an annual report for the completed year and a proposed work program for the upcoming year to Council. This report presents the RSAC 2024 Annual Report (Attachment 1) and RSAC 2025 Work Program (Attachment 2).

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

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

This report also supports the Seniors Strategy (2022–2032) Strategic Direction #4 Education and Understanding about Healthy Aging:

*4.3 Facilitate ongoing dialogue and engagement opportunities with seniors through accessible platforms and communication methods to seek feedback on issues and opportunities related to healthy aging.*

### Analysis

The RSAC is comprised of up to 16 voting members who contribute diverse perspectives, knowledge and experiences to committee meetings. Their input fosters meaningful discussion and provides advice to the City, supporting the well-being of seniors in Richmond. The RSAC 2024 Work Program focused on supporting the implementation of the Council-adopted Seniors Strategy (2022–2032), monitoring seniors' issues and emerging trends, and supporting public awareness and community engagement.

#### 2024 Annual Report

The RSAC 2024 Annual Report provides an overview of the committee's work during the past year. Highlights for 2024 included:

- **Participating in the implementation of the Seniors Strategy:** The RSAC continued its involvement with the Seniors Strategy, including representation on the Seniors Strategy Working Group to support the ongoing implementation of key initiatives;
- **Supporting Age-Friendly Neighbourhood Group Projects:** The RSAC contributed to the project's expansion into the Broadmoor, Cambie/East Richmond and Hamilton neighbourhoods, further promoting age-friendly principles across Richmond;
- **Engaging with guest speakers and community partners:** The RSAC facilitated knowledge-sharing sessions through presentations by guest speakers on topics relevant to seniors, including affordable housing, crime prevention, dementia, intergenerational programs, senior-focused community services and volunteerism;

- **The 2024 Provincial Summit on Aging:** RSAC members attended webinars, conferences and events such as the 2024 Provincial Summit on Aging, further enhancing their knowledge of seniors' issues and sharing insights to better serve Richmond's seniors;
- **Forming the Seniors Aging Well in Place (SAWIP) Sub-committee:** The SAWIP was established to gather information and delve more deeply into issues impacting Richmond seniors' ability to age well in place, further supporting the RSAC's advisory role; and
- **Contributing input to key City initiatives:** The RSAC provided input on significant City projects, including the Lansdowne Major Park Master Plan.

The RSAC was actively involved in various seniors-related initiatives throughout the city in 2024, including those related to the implementation of the Seniors Strategy and continued to monitor trends related to seniors in Richmond.

### Proposed RSAC 2025 Work Program

The proposed RSAC 2025 Work Program, discussed during RSAC meetings, outlines key priorities and planned activities to address the needs and concerns of Richmond's seniors. It also builds upon the committee's past contributions to enhance the well-being of seniors in the community.

Highlights of the proposed 2025 Work Program:

- **Enhancing knowledge of seniors' issues:** The RSAC will strengthen its understanding of seniors' challenges and opportunities through regular information sharing, guest speakers and educational sessions;
- **Supporting implementation of the Seniors Strategy:** The RSAC will provide input into the Seniors Strategy and its implementation, offering recommendations and seniors' perspectives on various initiatives. The RSAC will also provide advice and recommendations regarding aspects of other Council-adopted strategies impacting seniors in Richmond, including the City's Official Community Plan (OCP) Update;
- **Promoting community engagement and public awareness:** The RSAC will support initiatives to raise awareness of seniors' needs and promote engagement with the broader Richmond community; and
- **Focusing on priority initiatives:** Through dedicated subcommittees and discussions, the RSAC will support key seniors-related projects and provide regular updates on their progress.

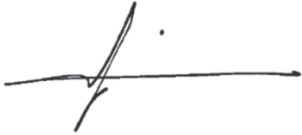
In 2025, the RSAC will meet regularly to discuss seniors-related matters, advise Council and staff, and participate in City initiatives that support the health and well-being of seniors in Richmond. The proposed 2025 Work Program focuses on supporting the implementation and advancing various actions within the Seniors Strategy. The RSAC will continue to provide input and a seniors' perspective on seniors-related policies, plans and initiatives and respond to requests and referrals from Council as they arise. The 2025 Work Program will be revised as necessary to respond to emerging opportunities related to the RSAC's advisory role.

### **Financial Impact**

None.

## Conclusion

The RSAC remains committed to addressing the evolving needs of Richmond's growing seniors' population by building on its accomplishments and maintaining its advisory role to Council. The RSAC 2024 Annual Report highlights the committee's achievements in supporting the implementation of the Seniors Strategy, promoting community engagement and enhancing awareness of seniors' issues. The proposed RSAC 2025 Work Program outlines key priorities and planned activities that will further advance this work, ensuring seniors remain informed, connected and actively involved in their community.



Niloofar Hedayati  
Planner 1 (Seniors)  
(604-276-4175)

- Att. 1: Richmond Seniors Advisory Committee (RSAC) 2024 Annual Report
- 2: Richmond Seniors Advisory Committee (RSAC) 2025 Work Program

## **Richmond Seniors Advisory Committee (RSAC) 2024 Annual Report**

### **Purpose**

The purpose of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to Council, aiming to support and enhance the health and well-being of seniors (55+) in Richmond.

### **2024 Membership**

In 2024, the RSAC consisted of 11 citizen representatives and four representatives from organizations that support seniors in Richmond. These organizations included: S.U.C.C.E.S.S.; Richmond Centre for Disability (RCD); Richmond Cares, Richmond Gives (RCRG); and Vancouver Coastal Health (VCH).

The RSAC consisted of 15 voting members in 2024:

- Arnold Abramson
- Penny Chan
- Zarina Chan
- Queenie Choo (S.U.C.C.E.S.S)
- Monique Davidson (VCH)
- Frank Deyell
- Carol Dickson (RCRG)
- Sandra Gebhardt
- Nina Graham
- Diana Leung
- Ihsan Malik
- Mumtaz Nathu
- Yasmin Rahman
- David Richardson
- Tom Tang (RCD)

The RSAC also included three non-voting City of Richmond representatives:

- Councillor Carol Day (Council Liaison)
- Claire Adamson, Manager, Community Social Development (Staff Liaison)
- Sean Davies, Area Coordinator, Seniors Centre, Minoru Centre for Active Living

### **Meetings**

The RSAC held 10 in-person meetings in 2024. During these meetings, City staff and guest speakers provided information and resources to the RSAC on topics related to seniors, including City and community programs and support services for seniors.

### **2024 Highlights**

In 2024, the RSAC aligned its Work Program and topics of discussion with priorities outlined in the Council-adopted Seniors Strategy, showing commitment to support the City in its continued implementation. Additionally, a representative from the RSAC participated in the Seniors Strategy Working Group to support the ongoing collaborative implementation of the Seniors Strategy from the City and community-based organizations. RSAC members also completed an internal survey to rank and prioritize key issues for focus in 2024. The top priorities identified included aging in

place, isolation and affordable housing, with ageism emerging as an additional focus area later in the year.

Highlights of the RSAC's work and participation in seniors-related initiatives in 2024 included:

- **Guest Speakers and Topics:** The RSAC sought out and received presentations from a variety of speakers in 2024:
  - Miriam Plishka from the City of Richmond presented on the Lansdowne Major Park Master Plan;
  - Peggy Chen from the City of Richmond and Nikhat Qureshi from Richmond Multicultural Community Services presented on Mosaic Firefly, an intergenerational program that promotes cultural understanding;
  - Joey Wong, Hiro Ito and Mario Gregorio from the UBC IDEA Lab presented on Innovation in Dementia and Aging;
  - Greg Newman from the City of Richmond presented an overview of Affordable Housing policies and trends for seniors in Richmond;
  - Constable Frank Bryson and Corporal Roy Wong from the Richmond RCMP presented on Crime Prevention, Fraud and Scams;
  - Carol Dickson from Richmond Cares, Richmond Gives presented on the Seniors Housing Information and Navigation Ease (SHINE) Program;
  - Queenie Choo from S.U.C.C.E.S.S. presented on the pilot Integrated Community Services for Seniors (ICSS) Program; and
  - Mandy Hadfield from the City of Richmond and Dominique Bulmer from VCH presented on volunteer opportunities for seniors.
- **Age-Friendly Neighbourhood projects:** The RSAC supported the project's expansion to include the Broadmoor, Cambie/East Richmond and Hamilton neighbourhoods by providing input and assisting with project promotion and recruitment.
- **Information Sessions, Webinars and Conferences:** RSAC Members attended various information sessions, webinars and local conferences focused on seniors to support and enhance their work. The RSAC was kept apprised of the various topics highlighted on the Let's Talk Richmond platform and provided input from the seniors' perspective. Additionally, three RSAC members attended the 2024 Provincial Summit on Aging, hosted in Richmond, where hundreds of participants focused on seniors-related programs and services.
- **Seniors Aging Well In Place:** In order to assist the RSAC in its advisory role to Council, a new sub-committee called the Seniors Aging Well In Place (SAWIP) was formed, reporting back to the larger committee. In keeping with the RSAC's mandate, SAWIP began to gather information and delve more deeply into issues impacting Richmond seniors' ability to age well in place.

The RSAC would like to thank Mayor Malcolm Brodie and Councillors for their support. This committee is honoured to serve seniors in Richmond. The committee would also like to thank Council Liaison Carol Day for keeping the RSAC well informed and updated on relevant Council

issues, especially those affecting seniors. Special thanks go to City staff, Claire Adamson and Sean Davies for providing support to the committee.

In closing I would like to add a personal note, after serving on the RSAC committee for eight years, I will be completing my final term in December 2024. Over the years, I have noted that the issues facing seniors have remained fairly constant (e.g. housing/homelessness, health services, transportation and food security). However, statistics and research tell us there is a dramatic increase in the number of seniors dealing with these challenges on a regular basis. I would like to applaud the City of Richmond for continuing to work diligently to mitigate these challenges and to ensure that seniors living in Richmond are safe, respected, healthy and engaged in their communities.

Report prepared by:

*Sandra Gebhardt, Chair  
Richmond Seniors Advisory Committee*

**Richmond Seniors Advisory Committee (RSAC)  
2025 Work Program**

The RSAC 2025 Work Program outlines several initiatives with associated actions that support the RSAC's mandate to act as a resource, provide advice to Council and to support and enhance the health and well-being of the seniors (55+) population living in Richmond.

<b>RSAC Proposed 2025 Work Program</b>		
<b>Initiative</b>	<b>Actions</b>	<b>Expected Outcome</b>
1. Participate in an RSAC orientation.	<p>1.1 Members participate in an orientation to the RSAC to learn about the roles and responsibilities of advisory committee members, the RSAC Terms of Reference and the City's current strategies and initiatives related to seniors.</p> <p>1.2 Members may indicate an interest in participating in the RSAC subcommittees and taking on additional related roles within the scope of the RSAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> <li>• RSAC Terms of Reference;</li> <li>• Their role as an appointed member of the RSAC;</li> <li>• RSAC 2025 Work Program;</li> <li>• Current City strategies and initiatives related to seniors; and</li> <li>• Additional opportunities for involvement as part of RSAC.</li> </ul>
2. Build on and improve the RSAC's knowledge of seniors' issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Invite guest speakers to present on issues and trends that impact or benefit seniors in the community at regular RSAC meetings.</p> <p>2.2 Identify internal and external seniors-related educational opportunities for members to learn about issues and trends impacting seniors that can inform the City's policies or practices.</p> <p>2.3 Monitor seniors' issues and emerging trends.</p>	<p>The RSAC is informed of issues and trends raised by Richmond seniors.</p> <p>The RSAC is informed and well- equipped to provide seniors' perspectives and recommendations to City staff and Council.</p>

**RSAC Proposed 2025 Work Program**

<b>Initiative</b>	<b>Actions</b>	<b>Expected Outcome</b>
<p>3. Act as a resource to the City by providing recommendations and perspectives on issues relating to seniors in Richmond.</p>	<p>3.1 Respond to Council requests and provide advice on issues relating to seniors in Richmond.</p> <p>3.2 Consult and provide input on City plans, strategies, projects and policies that impact seniors, including providing input to the update of the Official Community Plan (OCP).</p> <p>3.3 Provide input and feedback to City staff on programs and services for seniors.</p>	<p>The RSAC is informed and well-equipped to provide seniors’ perspectives and recommendations to City staff and Council.</p> <p>The RSAC will provide ongoing feedback on City strategies, policies and initiatives related to seniors.</p>
<p>4. Support the implementation of the Seniors Strategy.</p>	<p>4.1 Provide input and feedback on initiatives led and supported by the City that address actions identified in the Seniors Strategy, as requested.</p> <p>4.2 Participate in initiatives related to the implementation of the Seniors Strategy, as appropriate.</p>	<p>Members of the RSAC are involved in the implementation of actions identified within the Seniors Strategy, as appropriate.</p>
<p>5. Encourage public awareness and community engagement related to the needs and concerns of seniors in Richmond.</p>	<p>5.1 Discuss seniors-related matters arising at RSAC meetings and when possible, provide feedback to those who raised the concern.</p> <p>5.2 Participate in information sessions, educational activities and special events that focus on issues impacting Richmond seniors.</p> <p>5.3 Promote opportunities for seniors to participate in public engagement opportunities led and supported by the City, including providing input to the update of the OCP to ensure it reflects the evolving needs and priorities of seniors.</p>	<p>The RSAC is informed of issues and trends that impact Richmond seniors.</p> <p>The RSAC helps to increase awareness of opportunities for Richmond seniors to provide input on initiatives that impact them.</p>



**RSAC Proposed 2025 Work Program**

<b>Initiative</b>	<b>Actions</b>	<b>Expected Outcome</b>
<p>6. Support priority seniors-related City initiatives through the RSAC agenda discussion topics and subcommittees.</p>	<p>6.1 Review current and upcoming City initiatives related to seniors and determine where the RSAC’s participation will be most effective within the scope of the committee's advisory role.</p> <p>6.2 Ensure subcommittee work supports City initiatives related to seniors.</p> <p>6.3 Discuss subcommittee work, updates on initiatives, and other important and emerging topics during monthly RSAC meetings for broader committee input and information.</p>	<p>The RSAC’s work and focus are aligned with City priorities related to seniors in Richmond.</p> <p>The RSAC’s work informs current policy updates and initiatives from various City departments related to seniors.</p> <p>Communication is streamlined between the broader RSAC, subcommittees and work on various initiatives that impact seniors.</p>



**To:** Planning Committee

**Date:** January 23, 2025

**From:** Kim Somerville  
Director, Community Social Development

**File:** 07-3425-01/2025-Vol 01

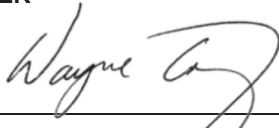

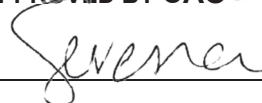
**Re:** **Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program**

**Staff Recommendations**

1. That the Richmond Youth Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and
2. That the Richmond Youth Advisory Committee’s 2025 Work Program be approved.

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

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Recreation & Sport Services	<b>CONCURRENCE</b> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Youth in Richmond represent a culturally, linguistically, socially and developmentally diverse and unique group of individuals. Guided by the City of Richmond's Youth Strategy 2022–2032 (Youth Strategy), the City has taken steps to consider youth perspectives in the planning and development of City initiatives that youth are interested in and directly impact them. This ensures that the interventions and opportunities available to youth are responsive to their needs and supports their growth and well-being.

The creation of the Richmond Youth Advisory Committee (YAC) was approved by Council on January 29, 2024 to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth. The YAC held its first meeting in May 2024. This report presents the 2024 Annual Report for the committee's inaugural year and the 2025 Work Program.

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

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

This report also supports the Richmond Youth Strategy 2022–2032 Strategic Priority #2: Voice:

*2.1 Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.*

*2.2 Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.*

### Analysis

The purpose of the Richmond Youth Advisory Committee is to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond. The City supports the YAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

### 2024 Annual Report

The YAC completed a number of activities in 2024. These are outlined below and described in the 2024 Annual Report (Attachment 1). Highlights of these activities are as follows:

- Identifying priority areas of focus for 2024 based on youth trends and perspectives;
- Gaining knowledge about community resources and programs available to youth and young adults, including services provided by the City and Community Associations and Societies, Vancouver Coastal Health, Foundry Richmond, Richmond School District No. 38, Richmond Addiction Services Society and Aspire Richmond; and

- Providing input on a number of engagement opportunities and programs offered by the City and community partners, which included:
  - The City's Official Community Plan Update;
  - Types of programs and services offered to youth by the City and Community Associations and Societies and how these are communicated to youth;
  - The City's draft Community Wayfinding Strategy; and
  - Richmond Multicultural Community Services' Strengthening Intercultural Dialogue Program.

In 2025, the YAC will continue to gain further knowledge and understanding of the needs of youth in Richmond as well as the programs available to them in the community and will provide a youth perspective to various City initiatives as requested.

### 2025 Work Program

The proposed 2025 Work Program (Attachment 2) was approved at the YAC meeting held January 8, 2025. This year the YAC will give priority to:

- Acting as a resource to the City by providing recommendations and perspectives on issues relating to youth and young adults in Richmond, including the City's Official Community Plan Update;
- Inviting guest speakers and facilitators to present on issues and emerging trends facing youth and young adults in Richmond to inform YAC members' role in providing advice on youth related matters;
- Providing input and feedback on initiatives related to the implementation of the Council-adopted Youth Strategy as referred by Council or City staff; and
- Promoting engagement opportunities and programs for youth that are led and supported by the City.

The 2025 Work Program outlines the YAC's priorities in the coming year to continue to advance the committee's mandate of acting as a resource and providing advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.

### **Financial Impact**

None.

## Conclusion

The YAC 2024 Annual Report provides a summary of the activities undertaken by the committee in its inaugural year. The YAC 2025 Work Program outlines the committee's priorities for the upcoming year to provide advice to Council and staff on matters that directly impact youth. It is recommended that the YAC 2024 Annual Report and 2025 Work Program be approved.



Grace Tiu  
Program Lead, Youth  
(604-276-4110)

- Att. 1: Richmond Youth Advisory Committee 2024 Annual Report
- 2: Richmond Youth Advisory Committee 2025 Work Program

## Richmond Youth Advisory Committee 2024 Annual Report

### Purpose

The purpose of the Richmond Youth Advisory Committee (YAC) is to support the City's commitment to amplifying youth voices and ensuring their perspectives contribute to plans, programs and services that are important to youth and impact their lives. This includes supporting the implementation of the City's Youth Strategy 2022–2032.

### 2024 Membership

The composition of the YAC includes up to 15 Council-appointed members – nine citizen representatives between 13 to 24 years, one citizen representative over 24 years and up to five organization representatives. These organizations include: Richmond Addiction Services Society (RASS), Aspire Richmond, Foundry Richmond, Vancouver Coastal Health (VCH) and Richmond School District No. 38 (SD38).

The YAC consisted of 12 voting members in 2024:

- Cindy Fu
- Ekatarina Gofsky
- Rav Johal (SD38)
- Salaar Khan
- Linus Lau
- Alvin Li (RASS)
- Jason Liu (Aspire Richmond)
- Gregg Loo (Foundry Richmond and VCH)
- Emmett Mark
- Zachary Thompson
- Joe Vu
- Wendy Zhang

The YAC also included four non-voting City of Richmond representatives:

- Councillor Carol Day (Council Liaison)
- Stefanie Myler (Parks, Recreation and Culture Staff)
- Gabriel Narciso (Recording Secretary)
- Grace Tiu (Staff Liaison)

### Meetings

The YAC held six meetings in 2024. City staff, organizational representatives and guest speakers provided information and resources to the YAC on topics related to youth, including City and community programs and support services for youth.

## 2024 Highlights

Highlights of the YAC's work and participation in youth-related initiatives in 2024 included:

- Guest speakers were invited to share information and seek input from YAC members. Invited guests in 2024 included:
  - Alvin Li, Program Coordinator, Richmond Addiction Services Society (programs available to youth)
  - Gregg Loo, Operations Manager, Mental Health and Substance Use Services, Richmond Infant, Child & Youth Mental Health, Vancouver Coastal Health (programs available to youth)
  - Jason Liu, Manager of Youth Connections Program, Aspire Richmond (programs available to youth)
  - Rav Johal, Director of Instruction – Student Services and Data Analytics, Richmond School District No. 38 (programs available to students)
  - Alan Hill, Inclusion Coordinator, Richmond Multicultural Community Services (Strengthening Intercultural Dialogue Program)
  - Emily Huang, Policy Planner, City of Richmond (engagement on the Official Community Plan Update)
  - Omar Rajan and Mia Mascarina, Youth Outreach Workers, City of Richmond (programs available to youth)
  - Sherry Baumgardner, Tourism Development Liaison, City of Richmond (engagement on the Draft Community Wayfinding Strategy)
- **Annual Work Program** – In 2024, YAC identified YAC priority areas of focus and aligned its Work Program and the Council-adopted Youth Strategy and is committed to supporting the City in the ongoing Youth Strategy implementation.
- **Engagement** – YAC members were offered a number of opportunities to complete surveys and participate in information sessions to ensure youth perspectives were heard and that members were well-informed of matters relating to youth. This included completing the second federal State of the Youth report, the City's Arts Strategy Update 2024 Questionnaire and the Official Community Plan Update 2024. Members of the committee were also encouraged to share these opportunities with youth in their networks.

The Richmond Youth Advisory Committee would like to extend our heartfelt gratitude to the Mayor and Councillors for their support and guidance. Their commitment to the creation and success of this committee has significantly influenced its impactful first year. The committee would also like to thank Council Liaison Carol Day for keeping the YAC informed and updated on issues arising and resources that impact youth.

Report prepared by:

*Ekatarina Gofsky, Chair  
Richmond Youth Advisory Committee*

## Richmond Youth Advisory Committee 2025 Work Program

The Richmond Youth Advisory Committee's (YAC) proposed 2025 Work Program outlines several initiatives with associated actions that support the YAC's mandate to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.

YAC Proposed 2025 Work Program		
Initiative	Actions	Expected Outcome
1. Participate in a YAC orientation, and identify priority topics of interest and opportunities to form subcommittees.	<p>1.1 Members participate in an orientation to the YAC to learn about the roles and responsibilities of advisory committee members, the YAC Terms of Reference and the City's current strategies and initiatives related to youth.</p> <p>1.2 Members may indicate an interest in participating in YAC subcommittees and taking on additional related roles within the scope of the YAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> <li>• The YAC Terms of Reference</li> <li>• Their role as an appointed member of the YAC</li> <li>• The YAC 2025 Work Program</li> <li>• Current City strategies and initiatives related to youth</li> <li>• Additional opportunities for involvement as part of the YAC</li> </ul>
2. Build on and improve the members' knowledge of youth issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Learn about issues and trends that impact or benefit youth in the community by inviting guest speakers to present at regular YAC meetings.</p> <p>2.2 Identify and participate in internal and external youth-related educational opportunities, information sessions and special events to learn about issues and trends impacting youth that can inform the City's policies or practices.</p> <p>2.3 Monitor youth issues and emerging trends.</p>	<p>Members of the YAC are informed of issues and trends raised by Richmond youth and that impact Richmond youth.</p> <p>The YAC is informed and well-equipped to provide youth perspectives and recommendations to City staff and Council.</p>



## YAC Proposed 2025 Work Program

Initiative	Actions	Expected Outcome
<p>3. Act as a resource to the City by providing recommendations and perspectives on issues relating to youth in Richmond.</p>	<p>3.1 Respond to Council requests and provide advice on issues relating to youth in Richmond, including providing input to the update of the Official Community Plan (OCP).</p> <p>3.2 Provide input on City plans, strategies, projects and policies that impact youth.</p> <p>3.3 Participate in and promote initiatives related to the implementation of the Youth Strategy.</p> <p>3.4 Provide input and feedback to City staff on programs and services for youth.</p>	<p>Members of the YAC provide ongoing feedback on City strategies, policies and initiatives related to youth.</p> <p>YAC work is aligned with City priorities related to youth in Richmond.</p> <p>YAC work informs policy and initiatives related to youth.</p>
<p>4. Support the implementation of the City’s Youth Strategy.</p>	<p>4.1 Provide input and feedback on initiatives led and supported by the City that address actions identified in the Youth Strategy, as requested.</p> <p>4.2 Participate in initiatives related to the implementation of the Youth Strategy, as appropriate.</p>	<p>Members of the YAC are involved in the implementation of actions listed in the Youth Strategy, as appropriate.</p>
<p>5. Encourage public awareness and engagement on youth-related matters.</p>	<p>5.1 Promote opportunities for youth to participate in public engagement opportunities led and supported by the City.</p>	<p>The YAC helps to increase awareness of opportunities for Richmond youth to provide input on initiatives that impact them.</p>



**To:** Planning Committee

**Date:** January 23, 2025

**From:** Kim Somerville  
Director, Community Social Development

**File:** 07-3425-01/2025-Vol 01

**Re:** Youth Strategy Highlights Report 2023–2024

**Staff Recommendations**

1. That the Youth Strategy Highlights Report 2023–2024, as outlined in the staff report titled, “Youth Strategy Highlights Report 2023–2024”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and
2. That the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care; and posted on the City website.

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

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Environmental Programs	<input checked="" type="checkbox"/>	
Fire-Rescue	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
RCMP Administration	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Since its adoption on July 24, 2023, the City of Richmond Youth Strategy 2022–2032 (Youth Strategy) has guided the City’s approach to working collaboratively with the community to meet the needs of youth in Richmond.

The purpose of this report is to highlight several initiatives in 2023 and 2024 that advanced the actions outlined in the Youth Strategy, and to provide an update on the progress made in implementing the Youth Strategy to date.

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

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

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

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

This report also responds to the City of Richmond Youth Strategy 2022–2032 Strategic Priority 5: Awareness:

*5.3 Monitor and evaluate the implementation of the Youth Strategy and report out on the progress on a biennial basis.*

### Analysis

Youth and young adults in Richmond represent a developmentally and socially diverse community with varied ethnic and cultural backgrounds. According to the 2021 Statistics Canada Census, there are approximately 27,000 youth 13 to 24 years in Richmond. The 2023 BC Adolescent Health Survey, which surveyed youth 12 to 24 years enrolled in participating provincial school districts, reported that Richmond youth are more likely to identify as having East Asian and Southeast Asian backgrounds. Further, 49 per cent of youth identified as male, 46 per cent identified as female and five per cent as non-binary. The majority of youth continued to report having a good life and rated their mental health as good or excellent with a slight decrease compared to five years ago when the previous survey was completed.

In addition, the 2023/2024 Youth Development Index, which is completed by secondary school students across the province, reported that youth generally feel like they belong at school and have supportive adults at home and at school. However, 52 per cent of youth reported feeling a high level of stress in regards to future uncertainty. This is consistent with reports from youth-serving organizations who have shared that youth are feeling concerned about their future mainly due to affordability and lack of confidence in life skills. There have been a number of initiatives implemented across the city that support youth with aspects of their transition to adulthood,

such as career planning and gaining meaningful employment and volunteer experiences as well as numerous programs that aim to engage youth from equity-deserving communities.

The Youth Strategy is guided by the vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.” To achieve this vision, the strategy outlines five strategic priorities:

- 1) *Foundation* - Youth have access to services and resources in the community that provide a foundation for wellness.
- 2) *Voice* - Youth are heard, valued and engaged as members of the community and their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.
- 3) *Collaboration* - Youth are supported by an integrated and collaborative network of youth-serving agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.
- 4) *Opportunity* - Youth have equitable access to a wide-range of programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood.
- 5) *Awareness* - Youth, their families and the broader community have access to information and resources and are aware of the services and supports available to youth in Richmond.

Under these strategic priorities, the Youth Strategy identifies 36 actions with associated timelines to be completed over a 10-year period. These actions are intended to be completed in collaboration and partnership with youth, key partners and youth-serving organizations in Richmond.

#### Youth Strategy Highlights Report 2023–2024

The City and its partners have made notable strides over the past two years in supporting youth and young adults in Richmond through advancing priority actions outlined in the Youth Strategy. A City of Richmond Youth Strategy Highlights Report 2023–2024 (Attachment 1) provides an overview of these initiatives. Key highlights include:

- In January 2024, Council approved the creation of the Richmond Youth Advisory Committee (YAC) to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.
- In 2023, the Media Lab was awarded \$360,000 in grant funding from the Ministry of Jobs, Economic Development and Innovation. This funding allowed for a comprehensive upgrade of equipment and software, greatly enhancing the variety and quality of programs offered to youth.
- In January 2023, Public Safety Canada announced that the City of Richmond was awarded \$2.68 million from the Building Safer Communities Fund (BSCF). Grant funding supported the development of a three-year City of Richmond’s BSCF Strategy, adopted by Council and approved by Public Safety Canada in July 2023, that incorporates research and evidence-based initiatives tailored to Richmond, focusing on gun and gang violence prevention and intervention. The grant funding has supported several initiatives,

including the development of youth “micro hubs” at South Arm, City Centre and Cambie Community Centres.

- The Positive Ticket (POSI-ticket) program, a collaboration between the City, Community Associations and Societies and RCMP that provides community service providers an opportunity to recognize positive behaviours, reward good deeds and build positive relationships with youth by awarding them with POSI-tickets was relaunched in 2023. POSI-tickets can be redeemed for one free drop-in session at a participating community centre or facility of the recipient’s choice.
- The Richmond Green Ambassadors is a youth volunteer program coordinated by the City of Richmond in partnership with the Richmond School District. In 2023 and 2024, the Green Ambassadors hosted ten symposiums and four training sessions for team leaders, participated in eight city and community events and provided support to eight secondary school green teams, contributing a total of 3,138 volunteer and training hours.

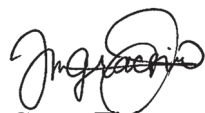
In addition to these key highlights, the Youth Strategy Highlights Report 2023–2024 includes additional initiatives and achievements related to each of the five strategic priorities. A complete list of the actions identified in the Youth Strategy and the status of each is provided in Attachment 2. Copies of the Youth Strategy Highlights Report 2023–2024 will be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly, provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care, pending Council’s approval. The report will also be posted on the City website.

### **Financial Impact**

None.

### **Conclusion**

The Youth Strategy represents the City’s ongoing commitment to ensuring that Richmond youth and young adults are thriving in the community. The Youth Strategy Highlights Report 2023–2024 outlines highlights of the City’s and its partners’ progress towards implementing Strategy priorities and actions over the past two years. Pending Council’s approval, it is recommended that the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly, provincial Ministers whose ministries are related to youth and posted on the City’s website.



Grace Tiu  
Program Lead, Youth  
(604-276-4110)

- Att. 1: City of Richmond Youth Strategy Highlights Report 2023–2024  
2: City of Richmond Youth Strategy 2022–2032 Status of Actions



City of Richmond  
**Youth Strategy Highlights  
Report 2023–2024**

CNCL – 110





# Introduction

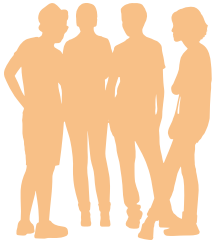
On July 24, 2023, City Council adopted the City of Richmond Youth Strategy 2022–2032 (Youth Strategy), which guides the City’s approach to addressing the priority needs of youth and young adults in Richmond. Developed through research, youth engagement and a demographic analysis of Richmond’s youth population, the Youth Strategy outlines five strategic priorities and 36 actions to guide policies and initiatives for youth and young adults aged 13-24 years. The Youth Strategy is framed by a vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.”

Implementation of the Youth Strategy relies on the input, expertise and collaborative efforts of key partners, including:

- The Government of Canada
- The Province of BC
- The City of Richmond
- Richmond Community Associations and Societies
- Richmond Youth-Serving Community Organizations
- Public Partners and Government Agencies
- Richmond Youth

The City of Richmond Youth Strategy Highlights Report 2023-2024 provides a snapshot of the progress and achievements that have occurred during the first two years of Youth Strategy’s implementation.





## Strategic Priority 1: Foundation

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Meeting youth’s basic needs is crucial for their success and well-being. When communities provide these resources, youth can thrive, pursue education and develop important life skills. Prioritizing these needs empowers young people and strengthens the entire community, fostering a healthier society.

The following actions support **Strategic Priority 1: Foundation**:

- 1.1** Continue to foster positive and meaningful connections between youth and safe, supportive adults in the community.
- 1.2** Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from equity-deserving groups.
- 1.3** Align youth mental and physical health promotional tools and use common language to increase youth engagement, understanding and well-being.
- 1.4** Promote community safety initiatives to increase youth feelings of safety at home, at school, online and in their neighbourhood.
- 1.5** Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.
- 1.6** Increase clarity of and access to resources for all youth and their families to meet their basic needs (e.g. food, housing, medical care, education, child care).
- 1.7** Raise awareness of the existing emergency and crisis services for youth in the community and how to access them.
- 1.8** Share information and resources to support youth and their families who are navigating housing insecurity and require a shelter, safe house or transitional housing.



## Highlights

- In January 2023, Public Safety Canada announced that the City of Richmond was awarded \$2.68 million from the Building Safer Communities Fund (BSCF). Grant funding supported the development of a three-year City of Richmond’s BSCF Strategy, adopted by Council and approved by Public Safety Canada in July 2023, and will fund several initiatives identified within the plan. The BSCF Strategy incorporates research and evidence-based initiatives tailored to Richmond, focusing on gun and gang violence prevention and intervention through mentorship, counselling, rehabilitation, skills development and recreational opportunities.
- To-date, through the BSCF Strategy, utilizing BSCF grant funding:
  - The City has distributed Organized Crime Agency of British Columbia End Gang Life educational materials, facilitated an End Gang Life workshop for City and partner youth workers and hosted two information sessions for parents; and
  - Youth “Micro Hubs” were established at South Arm, City Centre and Cambie Community Centres. The Micro Hubs, staffed part-time with Touchstone Family Association (TFA) Youth Workers, provided new equipment to enhance existing youth spaces. TFA staff work closely with Community Association Youth Development Coordinators to provide resource referrals and drop-in opportunities for youth, including crafts, games, special events and workshops in areas of financial literacy, resume writing, and interview skills.
- In July 2023, the Richmond RCMP formally launched the Yankee-30 Youth Partnership Car program (Yankee-30), in collaboration with the Ministry of Children and Family Development’s (MCFD) Youth Justice Services and Child Protection Services. Through collaboration between a police officer from the Richmond RCMP Youth Section and a probation officer or social worker from MCFD, Yankee-30 identifies and provides support to youth who are considered at risk due to their behaviour, vulnerability or exploitation by others.



- In October 2023, the City, Richmond Multicultural Community Services, City Centre Community Association and the Minoru Seniors Society completed a series of initiatives, funded by a \$92,000 grant from the Department of Canadian Heritage’s Community Support, Multiculturalism, and Anti-Racism Initiatives. This project brought together youth and senior participants from diverse cultural backgrounds to discuss multiculturalism, diversity and racism through storytelling, performance and the arts. Youth from equity-deserving communities, including newcomers and racialized groups, reported a greater sense of safety and belonging due to participating in the project, which culminated in two public “guided play” performances that focused on participants’ personal migration stories.
- In March 2024, the Fearless Youth Leadership group at City Centre Community Centre organized She-nanigans; a four-hour event where 25 youth learned about gender equity and gender roles through various activities and whole-hearted discussions about how to better support women, transgender and non-binary folks in the community.
- In 2024, the City, in partnership with Aspire Richmond and the Richmond Public Library, facilitated Express Yourself, a free, year-long community-engaged artist project by Keely O’Brien that invited Richmond youth aged 12-19 years to explore their emerging identities. This project guided youth through a variety of art mediums, including collage, drawing, printmaking, storytelling, and zine creation to recognize neurodiversity and the differences and similarities among us. It aimed to build a vibrant community of young artists exploring the possibilities of creative self-expression.
- Throughout the year, free youth hangout events are held weekly at all community centres to provide safe, welcoming and inclusive opportunities for Richmond youth to connect with their peers and participate in a variety of activities. Community Association Youth Development Coordinators work closely with youth to develop these events and support youth participation. In addition, the City’s Youth Outreach Workers host youth mega hangouts at various locations across the City during the summer and other school breaks. In 2024, these included an open mic night at the Cultural Centre Annex, a barbecue at West Richmond Community Centre, a water fight at Thompson Community Centre, and Camp Cambie at Cambie Community Centre.



## Strategic Priority 2: Voice

Youth possess valuable insights into their own needs and challenges, making their involvement in decision-making essential for effective community programs. By prioritizing their perspectives, youth are empowered and create solutions that resonate with their own experiences. Engaging young people ensures that interventions are relevant and impactful, fostering a sense of ownership in their community.

The following actions support **Strategic Priority 2: Voice**:

- 2.1** Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.
- 2.2** Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.
- 2.3** Increase public awareness and education of the positive contributions youth make in the community.
- 2.4** Continue to provide and enhance formal opportunities for recognition and celebration of youth in Richmond (e.g. through events and communication campaigns) including specific youth identified from equity-deserving groups.
- 2.5** Engage in further collaboration with Indigenous youth, their families and Elders regarding the Youth Strategy and its implementation.
- 2.6** Include youth in the development of an implementation plan and promotion of the Youth Strategy.



## Highlights

- In January 2024, City Council approved the creation of the Richmond Youth Advisory Committee (YAC) to act as a resource and provide advice to City Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond. The YAC is comprised of up to nine youth and young adults 13-24 years and one individual of any age who plays a significant role in a young person's life and/or has a significant interest in positive youth development in Richmond. The committee has a total of four organizational representatives from Aspire Richmond, Foundry Richmond, Richmond Addiction Services Society, Richmond School District and Vancouver Coastal Health. The YAC held its first meeting in May 2024.
- The City's U-ROC (Richmond Outstanding Community) Awards formally recognize youth for their contributions to community, volunteerism, leadership and resilience; and recognize supportive adults, known as "Asset Champions". In 2023 and 2024, 105 youth and 43 Asset Champion received U-ROC Awards. The City's U-ROC Scholarship, awarded to one outstanding youth each year to help with expenses related to their post-secondary education such as tuition fees and cost of textbooks, increased from \$500 to \$1,000 in 2024.
- BC Youth Week is an annual celebration held from May 1-7 that highlights the diverse interests, accomplishments and valuable contributions of youth in the community. Free and/or low cost events are held throughout the week, including recreational activities and a city-wide Youth Swim to celebrate and recognize the positive contributions of youth. Over 850 youth participated in the Youth Week events held across the city throughout 2023 and 2024.
- To strengthen opportunities for youth input into transportation planning, the City hosted three engagement sessions with youth at Thompson, West Richmond and Cambie Community Centres from April to September 2024. The sessions focused on promoting walking, cycling and taking transit to and from school, and youth were able to share their current travel habits. The feedback received will help to inform the City's active transportation plans and initiatives to foster increased sustainable transportation trips to and from school by Richmond students.



- The annual Richmond Arts Awards program recognizes the achievements and contributions to the arts by Richmond residents within five categories, including Youth Arts. In May 2024, Opal Chen, a seventh-grader in Richmond was recognized for her creative use of recycled materials, promoting environmental sustainability and raising awareness through her art. For her artwork and its positive impact on conservation advocacy and the community, Opal received a \$300 scholarship from the Richmond Arts Coalition.
- The Positive Ticket (POSI-ticket) program, a collaboration between the City, Community Associations and Societies and RCMP that provides community service providers an opportunity to recognize positive behaviours, reward good deeds and build positive relationships with youth by awarding them with a POSI-ticket, was relaunched in 2023. POSI-tickets can be redeemed for one free drop-in session at a participating community centre or facility of the recipient's choice. Since the program relaunched, there have been 196 visits to six different facilities across the city.
- In 2024, Richmond Arenas Community Association (RACA) created \$1,000 bursaries for graduating high school students to use towards any post-secondary schooling. One bursary was awarded to a student in each of the RACA minor sport organizations: Richmond Ravens, Richmond Ringette, Connaught Figure Skating Club, Richmond Lacrosse, Richmond South Delta Ball Hockey and Richmond Jets.



## Strategic Priority 3: Collaboration

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Richmond’s youth sector thrives on strong collaboration among agencies, creating a strong network of service providers. This integrated approach, involving non-profits, public partners, and local government, prioritizes comprehensive support for positive youth development in the community.

The following actions support **Strategic Priority 3: Collaboration:**

- 3.1** Develop tools and practices to support robust information sharing with front line youth service providers.
- 3.2** Identify opportunities to collaborate with post-secondary institutions regarding the delivery of programs and services for young adults.
- 3.3** Utilize a systems-based approach to address the needs of vulnerable groups and individuals including: a) Reducing barriers to participation; and b) Avoiding duplication of youth services.
- 3.4** Facilitate increased cross-agency information sharing regarding youth programs, supports and resources, especially those related to mental health.
- 3.5** Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum and during transitions.
- 3.6** Dedicate appropriate staff resources to adequately plan for and meet the current and evolving needs of an increasingly complex population of youth in Richmond.
- 3.7** Advocate to senior levels of government to enhance funding for community-based services and supports for youth in Richmond.



## Highlights

- In August 2023, as part of the City of Richmond’s Building Safer Communities Fund (BSCF) Strategy, utilizing BSCF grant funding, a number of initiatives were implemented in collaboration with Touchstone Family Association (TFA), including:
  - The creation of three new TFA Youth Outreach Worker positions to engage with at-risk youth 12-24 years and their families. These positions aim to promote access to prosocial opportunities, focusing on off-site programming and case management.
  - The expansion of TFA’s StreetSmarts program to provide targeted mentorship and programming for a larger number of at-risk youth in Richmond.
  - A new Workforce Readiness Initiative, implemented by TFA, to support at-risk and gang-involved youth aged 12-24 years. This initiative offers vocational training, job readiness skills, resume development, and interview preparation support tailored to individual career goals, helping participants secure sustainable employment and contribute positively to the community.
- In August 2024, the Ministry of Public Safety and Solicitor General announced that the City of Richmond was awarded \$50,000 to assist with the implementation of a youth situation table. Situation tables enable front-line workers to proactively identify risks through information sharing, use and coordinate existing community resources and relationships between health supports and culturally safe services, plan and deliver collaborative interventions and reduce increased risk in youth’s lives. The City’s situation table is anticipated to begin in late 2025.





- The City’s Richmond Youth Media Program, in collaboration with community partners, offered a variety of programs that provided equity-deserving youth with opportunities to gain skills in media arts and connect with the City’s Youth Outreach Workers at the Media Lab. These programs include:
  - In 2023, a bi-monthly skill session on media arts for equity-deserving youth from the TFA School Readiness Program.
  - From September 2023 to June 2024, the Richmond School District’s Integrated Child and Youth (ICY) Program’s Outreach Workers provided over 100 hours of mentorship at the Media Lab. In addition, three students from the Richmond School District volunteered over 150 hours at the Media Lab.
  - In May 2024, Kwantlen Polytechnic University’s Entertainment Arts Program provided a youth with the unique opportunity to lead a skill session workshop on Video Game Design.
  - In 2024, the Photovoice Project, a collaboration with Richmond Addiction Services Society, taught grade seven students, who take part in Blundell Elementary School’s School’s Out program, basic photography skills.
- The City of Richmond’s Film Office works with a number of post-secondary institutions in the region that offer Film Programs to provide education and training on the City’s filming processes. Students from these programs are able to apply for student film permits and fees for filming are often fully waived. The Richmond Film Office worked with 15-25 student groups per year in 2023 and 2024.
- Throughout the 2023/24 school year, Richmond Fire Rescue staff attended staff at J.N. Burnett, Hugh Boyd and McMath Secondary Schools, engaging with nearly 1,000 students, to provide information on firefighting as a career option, and to provide information on emergency services and community involvement.



## Strategic Priority 4: Opportunity

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Providing youth with meaningful activities that foster skill development, social engagement and community contribution is essential for promoting Positive Youth Development. Prioritizing diversity, equity and inclusion ensures that all young people feel safe and welcomed. Access to a wide range of culturally relevant and inclusive programs is crucial, particularly for equity-deserving groups, addressing opportunity gaps and supporting youth through their transitions from adolescence to adulthood.

The following actions support **Strategic Priority 4: Opportunity**:

- 4.1** Ensure a range of programs and services that prioritize wellness, learning and skill development are available for youth.
- 4.2** Align and promote community-wide youth services through a common framework (e.g. the 40 Developmental Assets Framework).
- 4.3** Expand provision of relevant programs, services and resources to include individuals aged 19-24 years in collaboration with young adults.
- 4.4** Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.
- 4.5** Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.
- 4.6** Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.
- 4.7** Investigate funding opportunities to help facilitate the development of new or expanded youth spaces within the community.
- 4.8** Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.
- 4.9** Expand opportunities for youth to learn about and engage with local government.
- 4.10** Involve youth in advancing City initiatives such as sustainability and climate-action projects.

## Highlights

- The Richmond Green Ambassadors is a youth volunteer program coordinated by the City of Richmond in partnership with the Richmond School District. In 2023 and 2024, the City's 144 Green Ambassadors hosted ten symposiums and four training sessions for team leaders, participated in eight City and community events, and provided support to eight secondary school green teams, contributing a total of 3,138 volunteer and training hours. The Richmond Green Ambassadors program fosters communication, teamwork and leadership development through learning or skill-based opportunities and experiences such as public speaking, critical thinking, networking and leadership training. As part of the program's review in 2024, City staff hosted a workshop for interested Green Ambassadors to provide feedback on opportunities for program enhancements.
- In 2023 and 2024, Community Associations and Societies received \$275,000 in Canada Summer Job Grants to fund youth employment positions, primarily in summer day camp programs. The Richmond Nature Park Society received an additional \$4,400 through the Canadian Parks and Recreation Association Youth Employment Experience Grant in 2024 to help support funding towards four summer day camp leader positions at the Richmond Nature Park. The summer leaders gained valuable people, leadership, supervisory and team skills in their roles caring for and educating children throughout the summer.
- In 2023, the Media Lab was awarded \$360,000 in grant funding from the Ministry of Jobs, Economic Development and Innovation. This funding allowed for a comprehensive upgrade of equipment and software, greatly enhancing the variety and quality of programs offered to youth. Examples of items purchased included music creation and recording devices, iPads and computers for graphic design and two state of the art 3D printers. This equipment helped make the expansion of the Richmond Youth Media Program's free, weekly drop-in sessions possible by adding two new sessions: Create Space and Music Jam. This expansion increased opportunities for youth to connect with each other over similar interests, expand their learning and network with the support of Youth Outreach Workers.
- In February 2024, the Minoru Seniors Society was awarded \$25,000 in federal New Horizon's grant funding to implement "Now and Then – A Journey through the Eras," an intergenerational program geared towards bringing together children, youth and seniors. Dining through the Decades gave youth and seniors an opportunity to create a healthy and delicious meal and discuss past and present dining habits. In July and August 2024, the Technology through the Times program worked with youth and seniors to learn about what technology was like in the past and present, and create a fun technology based project. These projects aimed to build mentorship and provide leadership and experience for youth while reducing ageism.



- In 2023/24, the City’s Transportation Department hired seven Engineering students from the University of British Columbia and the University of Victoria for four to eight month co-op terms. Students gained skills and training experience in transportation related design and development while working on active transportation planning projects.
- Richmond RCMP’s annual Youth Academy, jointly coordinated with the Richmond School District, is a week-long event where youth in Grades 10-12 can explore their interest in policing as a potential career. Participants engage in practical police-related scenarios and have the opportunity to speak with police officers from various specialized sections, including the Integrated Police Dog Services and Emergency Response Team. In 2023 and 2024, a total of 60 youth participants experienced an RCMP-style Regimental Dinner and attended a formal graduation ceremony with their parents.
- In 2024, a new Girls Only Fitness program was launched at Minoru Centre for Active Living. This registered program introduces female youth to different fitness activities, equipment and classes, in a safe and welcoming environment. Thirteen youth participated in the first program.
- New in 2024, the City offered Empower Her, a free, referral-based program for female-identifying youth 13-24 years interested in taking part in physical activities and outings. Through low-barrier introductions to activities such as hiking, kickboxing and volleyball, the City’s Youth Outreach Workers supported participants to overcome barriers to participation, build positive relationships and access other community supports, as needed.
- The City’s Youth Outreach Workers work across the City to engage with youth and youth-serving agencies to develop youth driven opportunities and support youth participation. For example, in March 2024 10 youth referred from youth-serving agencies in the community attended a ski/snowboard lesson at Whistler Snow School with the City’s Youth Outreach Workers. Youth who had never been to Whistler had an opportunity to make positive, impactful memories and feel a sense of pride and accomplishment in trying something new. This trip was made possible through an in-kind donation by Zero Ceiling Foundation.

- From March 2023 to December 2024, 17 youth were enrolled in the Instructor/Lifeguard Subsidy Program. This program provides training courses offered by the City at a 90% subsidized rate to residents 13 years and older who are experiencing financial hardship and who are interested in a career or position as an Instructor/Lifeguard.
- Introduced in 2023, the Richmond Sports Council Active Recreation and Sports Fund provides funding support for youth 18 years and younger in financial need to participate in sports and recreation activities that are not affiliated with a provincial sport organization and not delivered directly through the City. By the end of 2024, 26 children and youth have received a combined \$8,375 of funding support.
- In February 2024, City Centre Community Centre facilitated a Leadership Through a Reconciliation Lens workshop with 110 youth in attendance. During the workshop, youth learned about significant historical topics such as Residential Schools, Day Schools and the Sixties Scoop. Youth were also given an opportunity to learn more about decolonization and colonization and ask questions related to reconciliation.
- In 2023, 1,094 youth volunteers contributed 31,680 volunteer hours and in 2024, 1,271 youth volunteers contributed 36,232 volunteer hours through various opportunities that support Parks, Recreation and Culture programs and events, including those provided by the City and Community Associations, as well as the Richmond Public Library and other City initiatives. Through these volunteer opportunities, youth are able to develop leadership skills and contribute positively to their community. Certificates of appreciation and accomplishment are issued by the City and Community Associations and Societies to recognize the volunteer contributions of youth.
- Richmond Community Association and Societies offered a number of opportunities focused on skill development and job support in 2023 and 2024, including:
  - South Arm Community Association hosted Resume & Interview Skill Building sessions to educate youth on how to update a resume, review job postings and learn fundamental interview skills.
  - Thompson Community Association hosted interactive “Peek into Business” workshops that introduced youth to basic business skills, including marketing, budgeting and developing draft business plans.
  - Steveston Community Society launched a Special Events Volunteer Team that allowed youth to gain hands-on leadership experience in event facilitation, program management and community development.

## Strategic Priority 5: Awareness

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Access to information is crucial for youth and their families to engage with community programs and services. Providing this information in various formats and through multiple platforms ensures that everyone can access the resources available in Richmond. It is a priority for the community to raise awareness of the diverse services and supports for youth.

The following actions support **Strategic Priority 5: Awareness:**

- 5.1** Create youth-related content for City communication platforms that is culturally relevant, digitally equitable and meets the needs of youth, their families and the community.
- 5.2** Explore and implement safe, equitable and effective communication tools to increase knowledge of local youth resources for youth and their families.
- 5.3** Monitor and evaluate the implementation of the Youth Strategy and report out on progress on a biennial basis.
- 5.4** Monitor the impacts of the COVID-19 pandemic and other emerging global or local exceptional events on Richmond youth including impacts to both mental and physical well-being.
- 5.5** Research and analyze trends and innovative practices to understand and respond to the changing needs of youth and share findings with the community.



## Highlights

- The City created various youth-related materials and promotions to advertise programs and services available to youth, create awareness of ongoing City projects and promote youth engagement. This information was shared with youth through the City’s website, social media channels, digital transit ads and at community centres across the city.
- The City’s Youth Outreach Workers and Community Association and Society Youth Development Coordinators utilized the City’s @CityofRichmondYouth Instagram account to share information directly with youth, and promote programs and services available to them. In 2024, the Instagram account reached over 4,200 accounts, with over 2,000 content interactions, 290 new followers, and over 3,900 profile visits.
- Throughout 2023 and 2024, the City, in partnership with Richmond Addiction Services Society, facilitated a Youth Network Table comprised of approximately 35 youth-serving organizations across the city. Organizations represented at the table include Vancouver Coastal Health, Richmond School District, Richmond Public Library, Pathways Clubhouse, Touchstone Family Association and Richmond Multicultural Community Services. The table meet regularly to share program information, discuss youth trends and promote collaboration to ensure emerging youth needs are being addressed.
- In 2024, the City initiated research to establish an inventory of grant funding programs available to the City that support the actions outlined in the Youth Strategy. This work is expanding, with input from community partners, to include funding programs available to government, health authorities, not-for-profit organizations, and groups of youth, with the goal of enhancing collaborations and new coordinated responses to addressing youth needs in the Richmond.





## Next Steps and Conclusion

Since the Youth Strategy was adopted, several initiatives highlighted in this report have contributed towards achieving the strategic priorities and outcomes identified in the Youth Strategy. Progress towards Youth Strategy implementation reflects the ongoing commitment and collaboration between the City, Community Associations and Societies, partners, youth serving organizations and Richmond youth themselves.

The City and its partners continue to monitor the evolving needs of youth in the community and collaborate closely to ensure these needs are effectively addressed. Most importantly, the voices of Richmond youth will continue to be prioritized and amplified through planning and initiatives that impact them. By listening to and responding to what Richmond youth are saying, the Youth Strategy will continue to guide collective actions towards the vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.”





## City of Richmond

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**CNCL – 129**

## City of Richmond Youth Strategy 2022–2032 Status of Actions

### Timeline

- *Ongoing*
- *Short-term* refers to 0–3 years.
- *Medium-term* refers to 4–6 years.
- *Long-term* refers to 7–10 years.

### Status

- *Complete*: Identified work towards this Action is complete.
- *Ongoing*: Work to support this Action is ongoing. Due to the changing community context, some Short-term, Medium-term or Long-term Actions are better suited as Ongoing as reflected in the Status.
- *In Progress*: There has been some progress towards addressing this Action, but more work remains.
- *Not Yet Initiated*: Work towards achieving this Action has not been initiated.

Strategic Priority 1: Foundation		
Themes and Actions	Timeline	Status
1.1 Continue to foster positive and meaningful connections between youth and safe, supportive adults in the community.	Ongoing	Ongoing
1.2 Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from equity-deserving groups.	Short-term	In Progress
1.3 Align youth mental and physical health promotional tools and use common language to increase youth engagement, understanding and well-being.	Short-term	Not Yet Initiated
1.4 Promote community safety initiatives to increase youth feelings of safety at home, at school, online and in their neighbourhood.	Short-term	In Progress
1.5 Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.	Short-term	Ongoing
1.6 Increase clarity of and access to resources for all youth and their families to meet their basic needs (e.g. food, housing, medical care, education, child care).	Short-term	In Progress
1.7 Raise awareness of the existing emergency and crisis services for youth in the community and how to access them.	Short-term	In Progress
1.8 Share information and resources to support youth and their families who are navigating housing insecurity and require a shelter, safe house or transitional housing.	Short-term	Ongoing

<b>Strategic Priority 2: Voice</b>		
<b>Themes and Actions</b>	<b>Timeline</b>	<b>Status</b>
2.1 Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.	Short-term	Ongoing
2.2 Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.	Medium-term	In Progress
2.3 Increase public awareness and education of the positive contributions youth make in the community.	Medium-term	In Progress
2.4 Continue to provide and enhance formal opportunities for recognition and celebration of youth in Richmond (e.g. through events and communication campaigns) including specific youth identified from equity-deserving groups.	Medium-term	In Progress
2.5 Engage in further collaboration with Indigenous youth, their families and Elders regarding the Youth Strategy and its implementation.	Ongoing	In Progress
2.6 Include youth in the development of an implementation plan and promotion of the Youth Strategy.	Ongoing	Ongoing

<b>Strategic Priority 3: Collaboration</b>		
<b>Themes and Actions</b>	<b>Timeline</b>	<b>Status</b>
3.1 Develop tools and practices to support robust information sharing with front line youth service providers.	Medium-term	In Progress
3.2 Identify opportunities to collaborate with Post-secondary Institutions regarding the delivery of programs and services for young adults.	Long-term	Not Yet Initiated
3.3 Utilize a systems-based approach to address the needs of vulnerable groups and individuals including: a) Reducing barriers to participation; and b) Avoiding duplication of youth services.	Medium-term	Not Yet Initiated
3.4 Facilitate increased cross-agency information sharing regarding youth programs, supports and resources, especially those related to mental health.	Ongoing	Ongoing
3.5 Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum and during transitions.	Medium-term	In Progress
3.6 Dedicate appropriate staff resources to adequately plan for and meet the current and evolving needs of an increasingly complex population of youth in Richmond.	Ongoing	Ongoing
3.7 Advocate to senior levels of government to enhance funding for community-based services and supports for youth in Richmond.	Ongoing	Ongoing

<b>Strategic Priority 4: Opportunity</b>		
<b>Themes and Actions</b>	<b>Timeline</b>	<b>Status</b>
4.1 Ensure a range of programs and services that prioritize wellness, learning and skill development are available for youth.	Ongoing	Ongoing
4.2 Align and promote community-wide youth services through a common framework (e.g. the 40 Developmental Assets Framework).	Short-term	In Progress
4.3 Expand provision of relevant programs, services and resources to include individuals aged 19-24 years in collaboration with young adults.	Medium-term	In Progress
4.4 Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.	Medium-term	In Progress
4.5 Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.	Ongoing	Ongoing
4.6 Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.	Short-term	In Progress
4.7 Investigate funding opportunities to help facilitate the development of new or expanded youth spaces within the community.	Long-term	In Progress
4.8 Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.	Medium-term	Not Yet Initiated
4.9 Expand opportunities for youth to learn about and engage with local government.	Short-term	In Progress
4.10 Involve youth in advancing City initiatives such as sustainability and climate-action projects.	Medium-term	In Progress

<b>Strategic Priority 5: Awareness</b>		
<b>Themes and Actions</b>	<b>Timeline</b>	<b>Status</b>
5.1 Create youth-related content for City communication platforms that is culturally relevant, digitally equitable and meets the needs of youth, their families and the community.	Ongoing	Ongoing
5.2 Explore and implement safe, equitable and effective communication tools to increase knowledge of local youth resources for youth and their families.	Short-term	In Progress
5.3 Monitor and evaluate the implementation of the Youth Strategy and report out on progress on a biennial basis.	Ongoing	Ongoing
5.4 Monitor the impacts of the COVID-19 pandemic and other emerging global or local exceptional events on Richmond youth including impacts to both mental and physical well-being.	Ongoing	Ongoing
5.5 Research and analyze trends and innovative practices to understand and respond to the changing needs of youth and share findings with the community.	Ongoing	Ongoing



**To:** Planning Committee

**Date:** January 22, 2025

**From:** Peter Russell  
Director, Housing

**File:** 08-4057-05/2025-Vol  
01

**Re:** Application to amend Housing Agreement Bylaw 9952 (Richmond Centre Phase One)

**Staff Recommendation**

That Housing Agreement (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634 be introduced and given first, second, and third readings.

Peter Russell  
Director, Housing  
(604-276-4130)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF DEPUTY CAO</b>
Development Applications	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report outlines a request from the property owner RCRES Nominee Ltd. ('Owner') to amend the definitions of permitted rent and eligible tenant in Housing Agreement Bylaw No. 9952 associated with DP 17-768248 and CP16-752923 at 6551 No 3 Rd., which is Phase 1 of the Richmond Centre redevelopment.

On November 12, 2024, Council approved changes to the City's Low-End Market Rental (LEMR) Program, updating the permitted rents and income thresholds as described in the report titled "Updating the Low-End Market Rental (LEMR) Program to Support the Delivery of Affordable Housing" dated October 16, 2024.

The approved permitted rent rates and income thresholds apply to housing agreements for new or in-stream development applications. The updated rates can be applied to existing agreements where an amending bylaw is adopted by Council.

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

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

*2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.*

### Analysis

Housing Agreement Bylaw No. 9952 was adopted on January 28, 2019, and secures 79 LEMR homes as part of the first phase of the Richmond Centre redevelopment. This phase also includes 1,087 market-ownership homes and 11,681 m<sup>2</sup> (125,725 ft<sup>2</sup>) of commercial space. The 79 LEMR homes are clustered into one tower (7557 Cst. Jimmy Ng Road, Richmond, BC) and must be operated by a non-profit housing organization. It is anticipated that the LEMR homes will be available for tenanting in March, 2025.

The requested amendment aligns with the endorsed permitted rent rates of 10 per cent below CMHC average market rents, specific to the City of Richmond, and income thresholds that set rent at 30 per cent of gross (before-tax) household income. Table 1 outlines the permitted rent rates and income thresholds that would be enabled in the event the application to amend Housing Agreement Bylaw No. 9952 is approved.

**Table 1- Maximum Rent Rates and Income Thresholds under Proposed Housing Agreement**

	<b>Max. Rent</b>	<b>Max. Income</b>
Studio	\$1,306	\$52,236
1 Bdrm	\$1,552	\$62,064
2 Bdrm	\$1,914	\$76,572
3 Bdrm +	\$2,014	\$80,568

Council’s approval of the requested amendments would bring new maximum rent rates and income thresholds applicable to the 79 LEMR units within Phase 1 of the Richmond Centre redevelopment into alignment with the rates established within the City’s updated LEMR Program framework. It ensures that rents and income thresholds align with current market conditions and, therefore, enhances the long-term sustainability of operating these affordable rental units.

**Financial Impact**

None

**Conclusion**

The proposed amendment to Housing Agreement Bylaw No. 9952 aligns with the City’s updated Low-End Market Rental (LEMUR) framework.



Cade Bedford  
 Planner 2, Affordable Housing  
 (604-247-4916)



Housing Agreement (Affordable Housing) (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634

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 an amendment to a housing agreement, substantially in the form set out as Schedule B to this Bylaw, with the owner of the lands described in Schedule A to this Bylaw.
2. This Bylaw is cited as "Housing Agreement (Affordable Housing) (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634"

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

Four horizontal lines for signatures

CORPORATE OFFICER

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



**SCHEDULE A to Bylaw No. 10634**

**LANDS**

Those lands and premises located in the City of Richmond and municipally and legally described as follows:

<i>Municipal Address</i>	<i>Legal Description</i>
7557 Cst. Jimmy Ng Road, Richmond, B.C.	Parcel Identifier: 032-417-063  Air Space Parcel 3 Section 8 Block 4 North Range 6 West New Westminster District Air Space Plan EPP136490

**SCHEDULE B TO BYLAW NO. 10634**

AMENDMENT TO HOUSING AGREEMENT BETWEEN RCCOM LP, AIMCO REALTY INVESTORS LP, 7904185 CANADA INC., RC (SOUTH) INC., RCRES LP AND RCRES NOMINEE LTD., AND CITY OF RICHMOND

**AMENDMENT TO AFFORDABLE HOUSING AGREEMENT  
(Section 483 Local Government Act)**

**THIS AMENDMENT** is dated for reference this \_\_\_\_ day of \_\_\_\_\_, 2025.

AMONG:

**RCCOM LP** (REG. NO. XP0696226), a limited partnership duly formed under the laws of the Province of Ontario and having its registered office at 20<sup>th</sup> Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, by its general partner **RCCOM GP INC.** (INC. No. 002505246), a corporation duly incorporated under the laws of the Province of Ontario and extraprovincially registered in British Columbia under Reg. No. A0099427, and having its delivery address in British Columbia at 20<sup>th</sup> Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8

and

**AIMCO REALTY INVESTORS LP** (Reg. No. XP0699448), a limited partnership duly formed under the laws of the Province of Manitoba and having its registered office at Suite 1700 – 666 Burrard Street, Vancouver British Columbia V6C 2X8, by its general partner **AIMCO RE GP CORP.** (Inc. No. 2015600709), a corporation duly incorporated under the laws of the Province of Alberta and extraprovincially registered in British Columbia under Reg. No. A0100192, and having its delivery address in British Columbia at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4

(collectively, the “**Lot A Beneficiary**”)

AND:

**7904185 CANADA INC.** (Inc. No. 7904185) a company duly incorporated under the laws of Canada and extraprovincially registered in British Columbia under Reg. No. A0118233, and having its registered office at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4  
as to an undivided 1/2 interest

and

**RC (SOUTH) INC.** (Inc. No. 2510864), a company duly incorporated under the laws of the Province of Ontario and extraprovincially registered in British Columbia under Reg. No. A0099783, and having its head office at Suite 500 – 20 Queen Street West, Toronto, Ontario M5H 3R4  
as to an undivided 1/2 interest

(collectively, the “**Lot A Nominee**”, and together with the Lot A Beneficiary, the “**Lot A Owner**”)

AND:

**RCRES LP** (Reg. No. XP0696230), a limited partnership duly formed under the laws of the Province of Ontario and having its registered office at 20<sup>th</sup> Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, by its general partners, **THE CADILLAC FAIRVIEW CORPORATION LIMITED** (Inc. No. 3271809), a corporation duly continued under the laws of the Province of Nova Scotia and extraprovincially registered in British Columbia under Reg. No. A0088251, and having its delivery address in British Columbia at 20<sup>th</sup> Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, **ARI RICHRES GP INC.** (Inc. No. 2020970543), a corporation duly incorporated under the laws of the Province of Alberta and extraprovincially registered in British Columbia under Reg. No. A0104975, and having its office at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4, and **SHAPE LIVING CORP.** (Inc. No. BC0934395), a corporation duly incorporated under the laws of the Province of British Columbia and having its office at 2020 One Bentall Centre, 505 Burrard Street, Vancouver, British Columbia V7X 1M6

(the “**Lot 1 Beneficiary**”)

AND:

**RCRES NOMINEE LTD.** (Incorporation No. BC1264251), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 2020 One Bentall Centre, 505 Burrard Street, Vancouver, British Columbia V7X 1M6

(the “**Lot 1 Nominee**”, and together with the Lot 1 Beneficiary, the “**Lot 1 Owner**”)

(the Lot A Owner and the Lot 1 Owner are collectively, 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. The Lot A Owner and the City are party to a Housing Agreement dated for reference January 28, 2019 (the “**Original Agreement**”) to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the Lands, which was approved by Council for the City under Housing Agreement Bylaw No. 9952;

- B. The Lot A Owner transferred their beneficial and registered interests in those portions of the Lands, as defined in the Original Agreement and on which the residential improvements (including the Affordable Housing Units) are situated, to the Lot 1 Owner pursuant to Recital C of the Original Agreement;
- C. The Lot 1 Owner is the beneficial and registered owner of the residential portion of the Lands, as defined in the Original Agreement, and shall for the purposes of the Original Agreement become the Owner and be subject to the terms hereof; and
- D. The Owner and the City have agreed to amend the Original Agreement in accordance with the terms and conditions of this Amendment.

**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:

1.1 Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them under the Original Agreement.

1.2 The Original Agreement is hereby amended as follows:

- (a) inserting the following new definitions in Section 1.1, in alphabetical order, and renumbering the remaining sections accordingly:

“**ASP3**” means those lands and premises located in the City of Richmond and municipally described as 7557 Cst. Jimmy Ng Road, Richmond, B.C. and legally described as Parcel Identifier: 032-417-063, Air Space Parcel 3 Section 8 Block 4 North Range 6 West New Westminster District Air Space Plan EPP136490, as may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;”;

“**CMHC**” means the Canada Mortgage and Housing Corporation or its successor in function;”;

“**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;”;

- (b) deleting the definition of “Eligible Tenant” and replacing it with the following:

“**Eligible Tenant**” means a Family having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

- (i) 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:

- (ii) 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
  - (iii) 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;";
- (c) deleting the definition of "Lands" and replacing it with the following:
- ""**Lands**" means ASP3 and Lot 2, as either may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;";
- (d) deleting the definition of "Lot" and replacing it with the following:
- ""**Lot**" means ASP3 or Lot 2, as the context may require;";
- (e) deleting the definition of "Lot 1" in its entirety;
- (f) deleting the definition of "Lot 2" and replacing it with the following:
- ""**Lot 2**" means those lands and premises located in the City of Richmond legally described as Parcel Identifier: 031-146-481, Lot 2 Section 8 Block 4 North Range 6 West New Westminster District Plan EPP87774, as may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;";
- (g) deleting the definition of "Permitted Rent" and replacing it with the following:
- ""**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;”;
  - (h) deleting the text “subsection 1.1(p) of” from Section 3.9(h)(ii) and replacing it with the following text “the definition of Eligible Tenant in”;
  - (i) deleting the text “subsection 1.1(p) of” from the last paragraph of Section 3.9(h) and replacing it with the following text “the definition of Eligible Tenant in”;
  - (j) deleting the text “Lot 1” from Subsection 2.4(c) and replacing it with the following text “ASP3”; and
  - (k) deleting Schedule B to the Original Agreement in its entirety.
- 1.3 From and after the date written above, this Amendment will be read and construed along with the Original Agreement and the covenants, terms, conditions, and agreements contained in the Original Agreement will continue in full force and effect other than as modified by this Amendment, and the parties hereto ratify and affirm the Original Agreement as modified by this Amendment.
- 1.4 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.
- 1.5 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.
- 1.6 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.
- 1.7 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.

- 1.8 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.
- 1.9 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.
- 1.10 This Agreement may be signed and delivered by the parties in counterparts, with the same effect as if each of the parties had signed and delivered the same document, and that execution and delivery will be valid and legally effective.

*[remainder of page intentionally blank]*



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

**RCCOM LP**, by its general partner,  
**RCCOM GP INC.**, by its authorized signatories:

Per:   
David Fenrich

Per: \_\_\_\_\_

**AIMCO REALTY INVESTORS LP**, by its general partner,  
**AIMCO RE GP CORP.**, by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**7904185 CANADA INC.**, by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**RC (SOUTH) INC.**, by its authorized signatories:

Per:   
David Fenrich

Per: \_\_\_\_\_

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

**RCCOM LP**, by its general partner,  
**RCCOM GP INC.**, by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**AIMCO REALTY INVESTORS LP**, by its general partner,  
**AIMCO RE GP CORP**, by its authorized signatories:

Per:  \_\_\_\_\_  
Jaclyn O'Neill

Per: \_\_\_\_\_

**7904185 CANADA INC.**, by its authorized signatories:

Per:  \_\_\_\_\_  
Jaclyn O'Neill

Per: \_\_\_\_\_

**RC (SOUTH) INC.**, by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**RCRES LP**, by its general partners,  
**THE CADILLAC FAIRVIEW CORPORATION LIMITED,**  
**ARI RICHRES GP INC.** and **SHAPE LIVING CORP.,**  
by their authorized signatory(ies):

**THE CADILLAC FAIRVIEW CORPORATION LIMITED**

Per:   
David Fenrich

Per:   
Matthew Cavanaugh

**ARI RICHRES GP INC.**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**SHAPE LIVING CORP.**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**RCRES NOMINEE LTD.,** by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_


**RCRES LP**, by its general partners,  
**THE CADILLAC FAIRVIEW CORPORATION LIMITED,**  
**ARI RICHRES GP INC. and SHAPE LIVING CORP.,**  
by their authorized signatory(ies):

**THE CADILLAC FAIRVIEW CORPORATION LIMITED**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**ARI RICHRES GP INC.**

Per:  \_\_\_\_\_  
Jaclyn O'Neill

Per: \_\_\_\_\_

**SHAPE LIVING CORP.**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**RCRES NOMINEE LTD.,** by its authorized signatories:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**RCRES LP**, by its general partners,  
**THE CADILLAC FAIRVIEW CORPORATION LIMITED,**  
**ARI RICHRES GP INC.** and **SHAPE LIVING CORP.,**  
by their authorized signatory(ies):

**THE CADILLAC FAIRVIEW CORPORATION LIMITED**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**ARI RICHRES GP INC.**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**SHAPE LIVING CORP.**

Per: Brad Stokes  
Brad Stokes

Per: \_\_\_\_\_

**RCRES NOMINEE LTD.,** by its authorized signatories:

Per: Brad Stokes  
Brad Stokes

Per: \_\_\_\_\_

**CITY OF RICHMOND**

by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
Claudia Jesson, Corporate Officer

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



**To:** Planning Committee  
**From:** Joshua Reis  
Director, Development

**Date:** January 21, 2025  
**File:** 08-4100-02-01/2025-Vol  
01

**Re: Amendment to Zoning Bylaw No 8500 to provide a zone for Compact Small-Scale Multi-Unit Housing (ZS32)**

**Staff Recommendation**

That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:

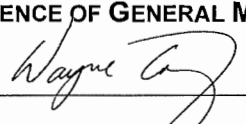
1. Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;
2. Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and
3. Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);

be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:ac

Att: 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

January 21, 2025

## **Staff Report**

### **Origin**

The City of Richmond is proposing to make amendments to Zoning Bylaw No 8500 to introduce a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)” and to rezone nine properties that were recently rezoned from “Compact Single Detached (RC2)” to “Small-Scale Multi-Unit Housing (RSM/S)” in response to the implementation of provincial legislation (Bill 44).

Staff also propose to amend the Table of Equivalences in Zoning Bylaw No 8500 to ensure that four active rezoning applications in the process of rezoning to the “Compact Single Detached (RC2)” zone be rezoned to the new “Compact Small-Scale Multi-Unit Housing (ZS32)” zone upon adoption of the bylaw.

These amendments are proposed in order to enable the properties to develop in a manner and form that is consistent with the original rezoning applications that were considered by Council.

### **Background**

Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act) required local governments to amend Zoning Bylaws to allow Small-Scale Multi-Unit Housing (SSMUH) in certain areas. As a result, local governments were required to rezone affected properties to permit up to three, four or six units per lot based on a set of criteria. To meet these requirements, the City adopted Bylaw 10573 on June 24, 2024, rezoning almost 27,000 single-family and duplex lots in the City to permit SSMUH.

As a result of the adoption of Bylaw 10573 on June 24, 2024, there were no longer any properties in the City zoned RC2.

Bylaw 10573 provided an exemption for instream developments involving single detached housing and secondary suites where an owner submitted a Building Permit (BP) prior to June 24, 2024. However, some applicants were unable to submit BP applications prior to the deadline because their subdivision applications were pending approval as of June 24, 2024. As a result, these instream developments that were zoned RC2, or received third reading of Council to be rezoned to RC2, were zoned RMS/S or would be zoned to RSM/S upon adoption of their respective rezoning bylaws in accordance with a table of equivalencies.

The RC2 zone, which previously applied to sections of arterial roads in Richmond, permitted a compact form of housing with rear lane access, attached garages and secondary suites. While the RSM zone allows for the construction of a dwelling unit with a secondary suite, provisions in the zone ultimately facilitate a different built form than what was previously considered and endorsed by Council.



January 21, 2025

## **Analysis**

### New Compact Small-Scale Multi-Unit Housing (ZS32) Zone

The proposed zone is generally consistent with the requirements outlined in the previous “Compact Single Detached (RC2)” zone. In addition, in compliance with the provisions of Bill 44, the zone permits three, four or six units (inclusive of secondary suites) on each new lot. Provisions related to floor area, minimum lot size, lot coverage and setbacks are unchanged from the standard RC2 zone for single-family development or single-family with a secondary suite and the standard RSM zone for small-scale multi-unit housing.

The proposed “Compact Small-Scale Multi-Unit Housing (ZS32)” zone is only to apply to instream developments that were zoned, or received third reading of Council to be rezoned to RC2, and for which a rezoning application was submitted to the City prior to June 24, 2024. Previous applications on properties that received rezoning, subdivision and BP issuance for development under the RC2 zone are not being considered as part of this rezoning as they are existing non-conforming under the new RSM/S zone.

### Affected Properties Requiring Rezoning

Ten properties identified below, received rezoning bylaw adoption by Council for Compact Single Detached (RC2) development but were subsequently rezoned to “Small-Scale Multi-Unit Housing (RSM/S)” on June 24, 2024, as a result of the implementation of Bill 44 prior to completing their subdivision or BP issuance. As a result, they are unable to complete their developments as previously considered by Council.

Staff recommend rezoning nine of the ten properties to the new zone “Compact Small-Scale Multi-Unit Housing (ZS32)” to allow the respective owners to complete their final approvals and permits consistent with the previously Council approved form of compact housing for these site. One property owner (10931 Seaward Gate [RZ 19-858458]) has advised staff that they do not wish to participate in the rezoning and have advised that they wish to remain zoned as RSM/S.

For the nine sites proposed to be rezoned, as listed below, the owners have provided staff with their written consent to proceed with the proposed rezoning of their properties to “Compact Small-Scale Multi-Unit Housing (ZS32)”. All previous commitments related to tree preservation, landscaping, affordable housing and site servicing as secured through the rezoning process are not impacted by this rezoning.

- 8217 and 8231 No 3 Road (formerly 8231 No 3 Road) – RZ 20-905210 (Bylaw 10309)
- 11306 and 11308 Williams Road (formerly 11320 Williams Road) – RZ 21-930446 (Bylaw 1303)
- 11431 and 11433 Williams (formally 11431 Williams Road) – RZ 21-930446 (Bylaw 10387)
- 9671 and 9675 No. 1 Road (formally 9671 No. 1 Road) – RZ 22-027435 (Bylaw 10447)
- 9351 No. 1 Road – RZ 15-710083 (Bylaw 9577)

January 21, 2025

Consultation

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Notice of Council's consideration of first reading would be provided to area residents for each affected property in accordance with City's Zoning Bylaw.

Amendment to the Table of Equivalencies in Zoning Bylaw No 8500

There are currently four active rezoning applications seeking to rezone to the "Compact Single Detached (RC2)" zone that has achieved third reading at Council; however, have not yet been brought forward for adoption.

- 11240 Williams Rd – RZ 19-873781 (Bylaw 10248)
- 11720 Williams Rd – RZ 21-936290 (Bylaw 10359)
- 11760 Williams Rd – RZ 21-938616 (Bylaw 10391)
- 6340 Granville Ave – RZ 21-932253 (Bylaw 10388)

Staff propose to amend Table 1.12.3 to ensure that when these bylaws are brought forward for adoption by Council upon completion of their requirements that they will be brought into the new "Compact Small-Scale Multi-Unit Housing (ZS32)" zone. The proposed amendment will allow these four active applications that were seeking to develop under RC2 to achieve the same form of development under the new ZS32 zone.

**Financial Impact or Economic Impact**

None.

**Conclusion**

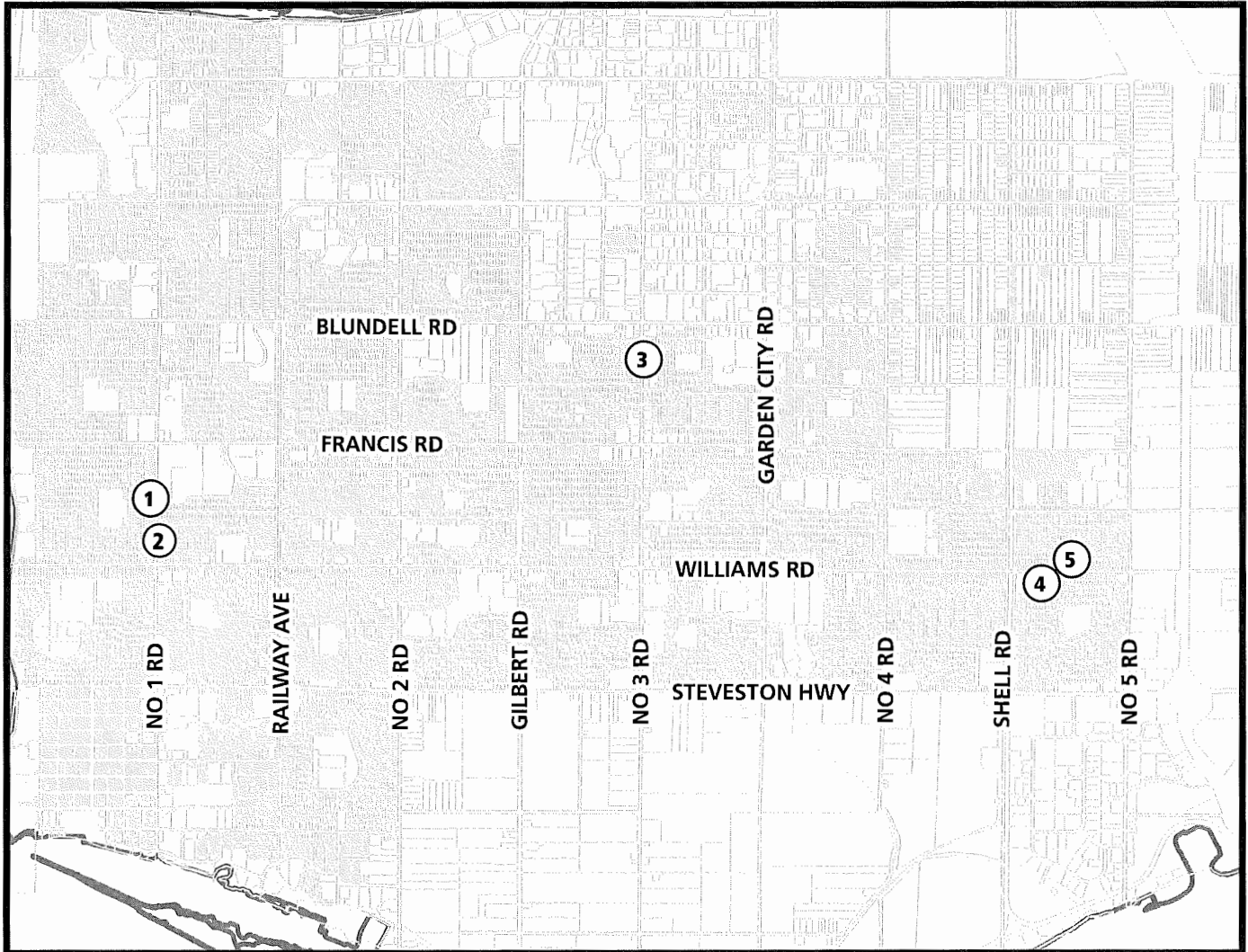
The City of Richmond is proposing to make amendments to Zoning Bylaw No 8500 to introduce a new zone for "Compact Small-Scale Multi-Unit Housing (ZS32)" and to rezone select properties to this zone to allow the development of Compact Small-Scale Multi-Unit Housing, consistent with what was previously approved under the RC2 zone. Amendments are also proposed to the Table of Equivalences to ensure that four active rezoning applications that were rezoned to the RC2 zone be amended to the ZS32 zone upon adoption of the bylaw. The new ZS32 zone will only apply to developments for which a rezoning application was submitted prior to June 24, 2024.



Alexander Costin  
Planner 1  
(604-276-4200)

AC:js

Attachment 1: Location Map



- |                          |                               |
|--------------------------|-------------------------------|
| ① 9351 No 1 Road         | ④ 11306 & 11308 Williams Road |
| ② 9671 & 9675 No 1 Road  | ⑤ 11431 & 11433 Williams Road |
| ③ 8217 & 8231 No. 3 Road |                               |

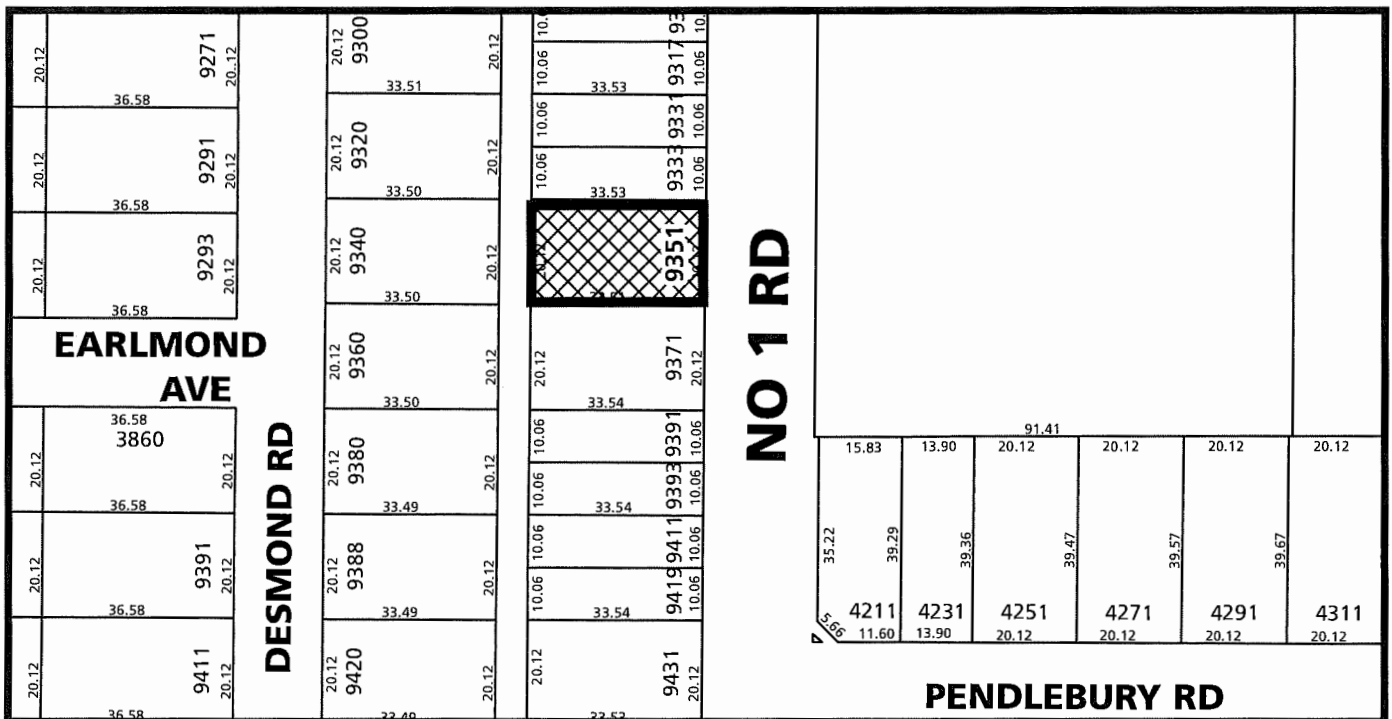
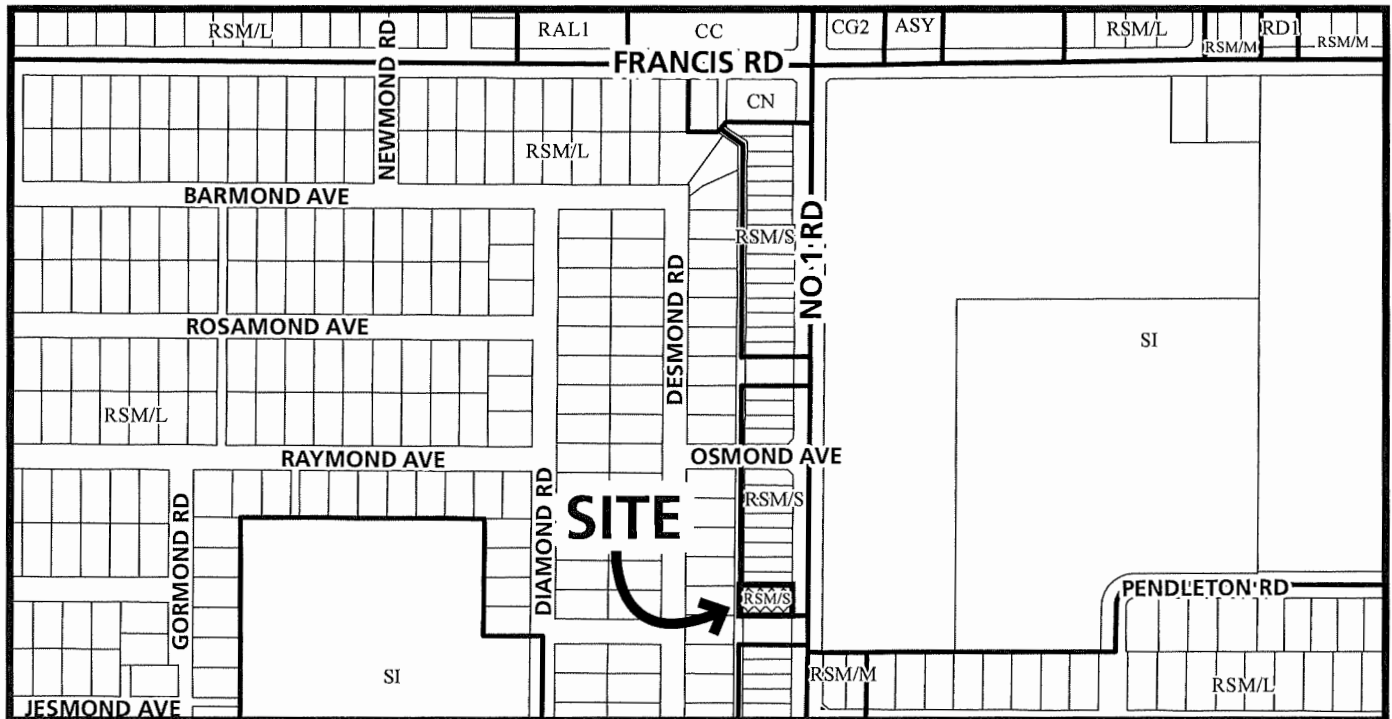


**Location Map**  
**Zoning Bylaw No 8500 Amendment**  
Compact Small-Scale Multi-Unit Housing (ZS32)

Original date: 06/03/24  
Revision Date: 07/03/24  
Note: Dimensions are in METRES



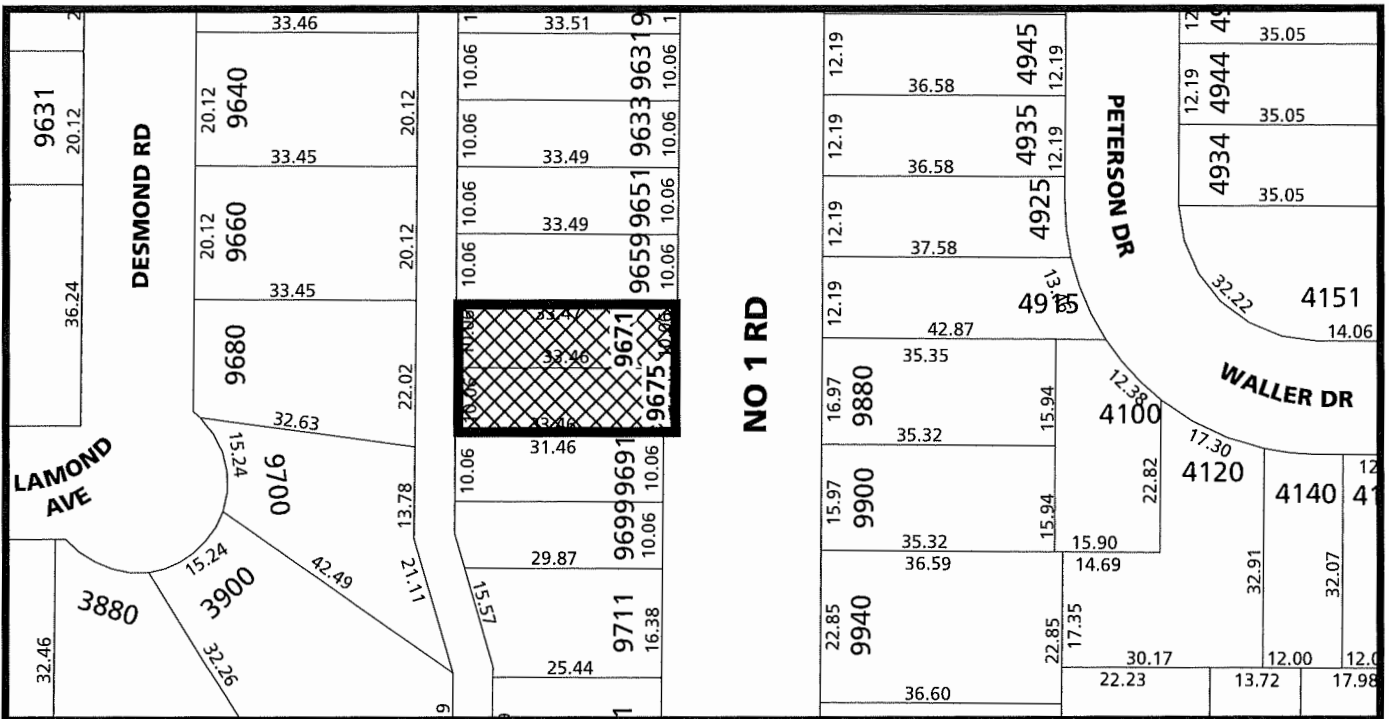
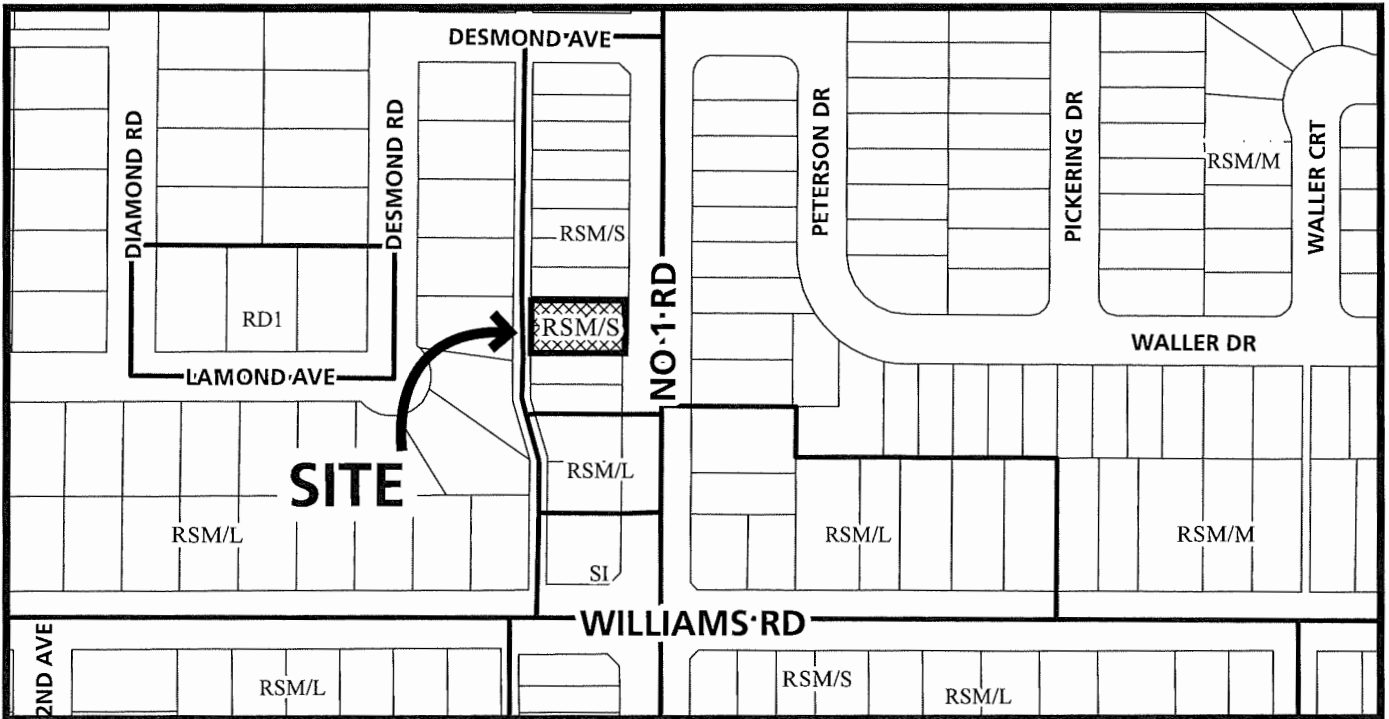
City of  
Richmond



	<b>①</b> <b>9351 No. 1 Road</b> <b>CNCL - 156</b>	Original Date: 01/17/25
		Revision Date:
		Note: Dimensions are in METRES



# City of Richmond



②

## 9671 & 9675 No 1 Road

CNCL - 157

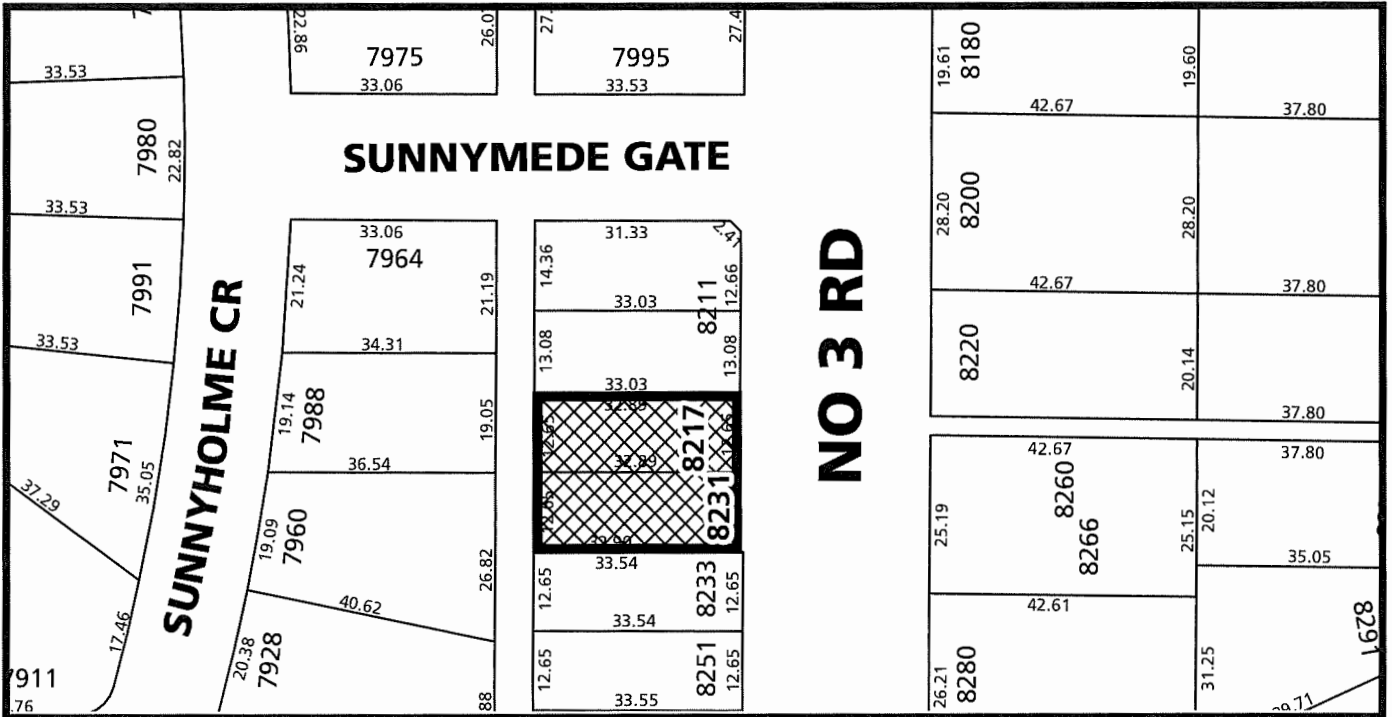
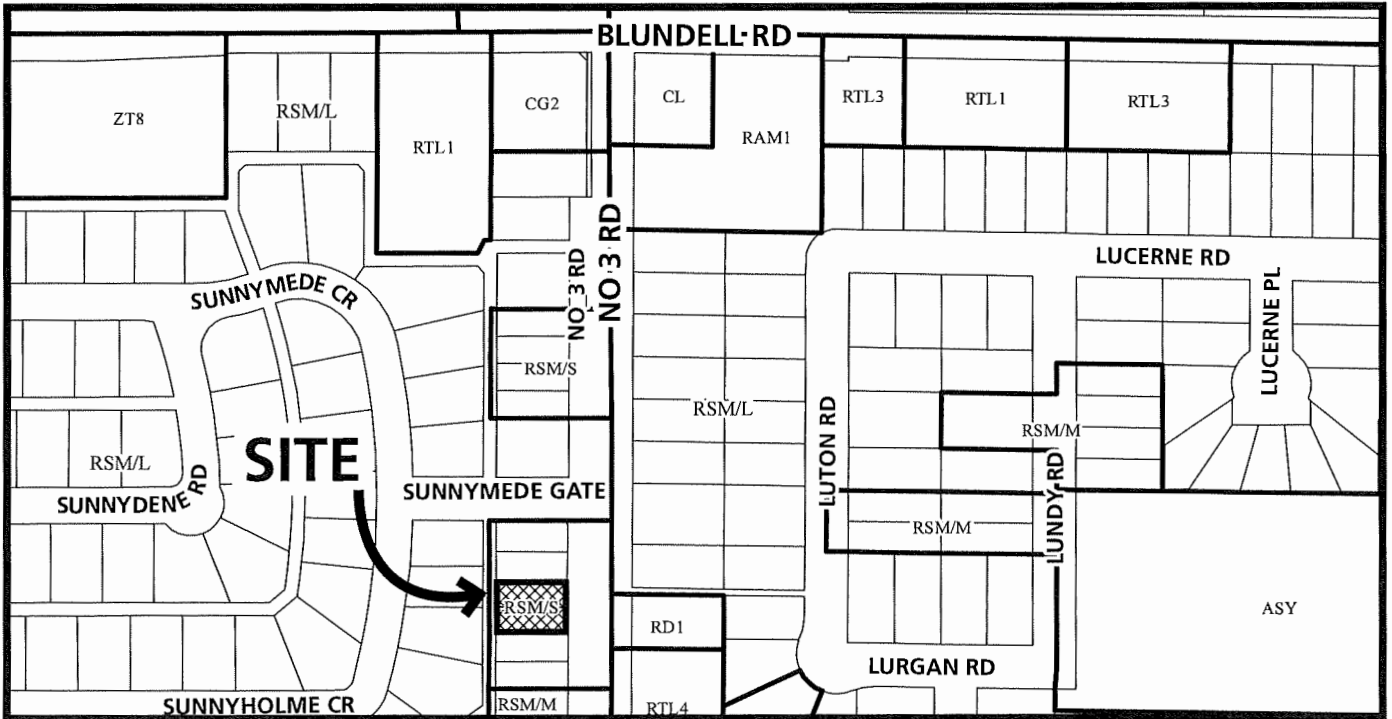
Original Date: 01/17/25

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

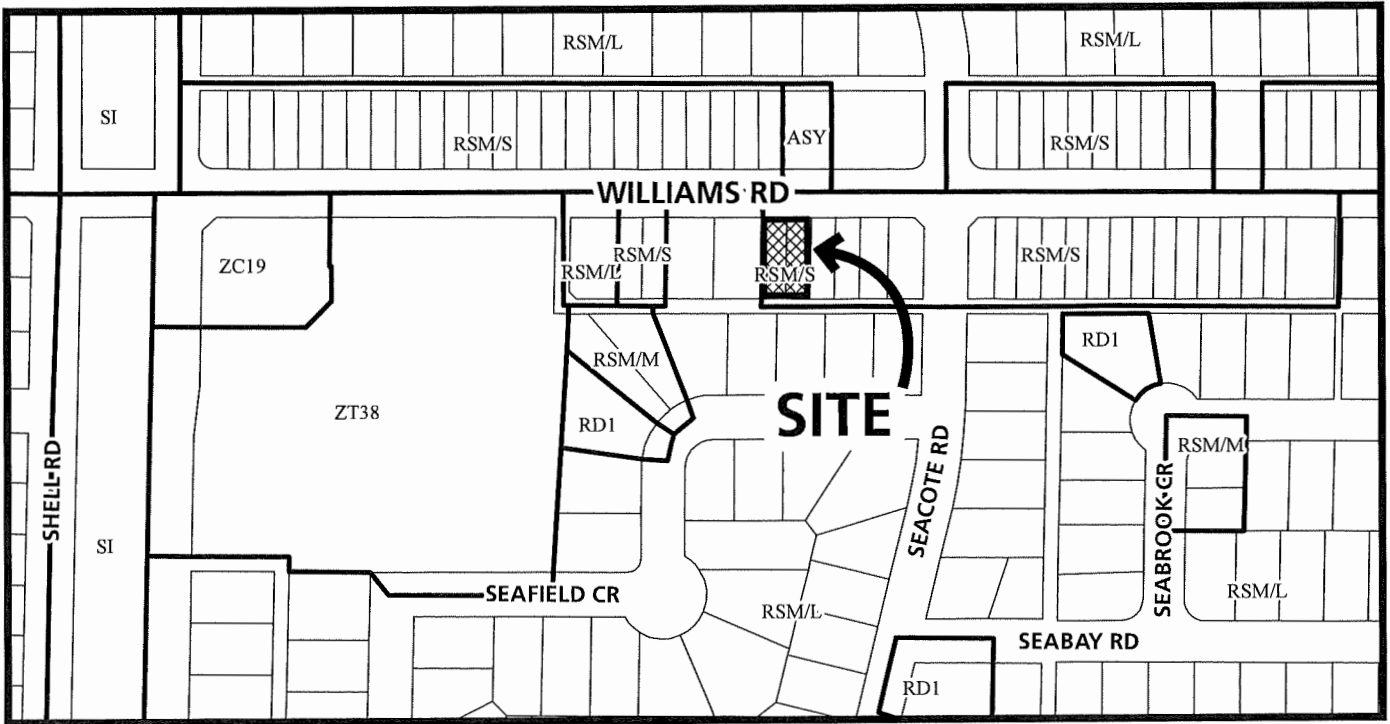


③  
**8217 & 8231 No 3 Road**  
 CNCL - 158

Original Date: 01/20/25  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond



08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	20.15	38.64
99	11211	11215	11231	11233	11239	11251	11271	11273	11291	11295	11311	11315	11331	11351		
08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	10.08	20.15		

11.28	9.45	10.07	10.07	10.07	10.07
26.21	9980	32.29	32.29	32.29	32.29
11411	11431	11451	11455		
9.45	10.08	10.08	10.07	10.07	10.07

<b>WILLIAMS RD</b>											
	20.12	10.06	10.06	20.12	20.12	10.06	10.06	12.00	10.63		
	11240	11260	11268	11280	11300	11306	11308	11360	11368	10011	
	17.07	10.06	10.06	20.12	20.12	33.53	33.53	33.54	33.53	33.04	10011
										14.63	

	7.00	9.12	10.06	10.06	9.15	9.15
	1408	11428	11440	11460		
	29.53	33.64	33.63	33.61	33.60	
	10020					
	11.00	9.12	10.06	10.06	9.15	9.15

	20.12		35.45
	10060		
	33.53		
	10080		
	20.12		
	32.06	16.76	35.95

**4**

**11306 & 11308 Williams Road**

**CNCL - 159**

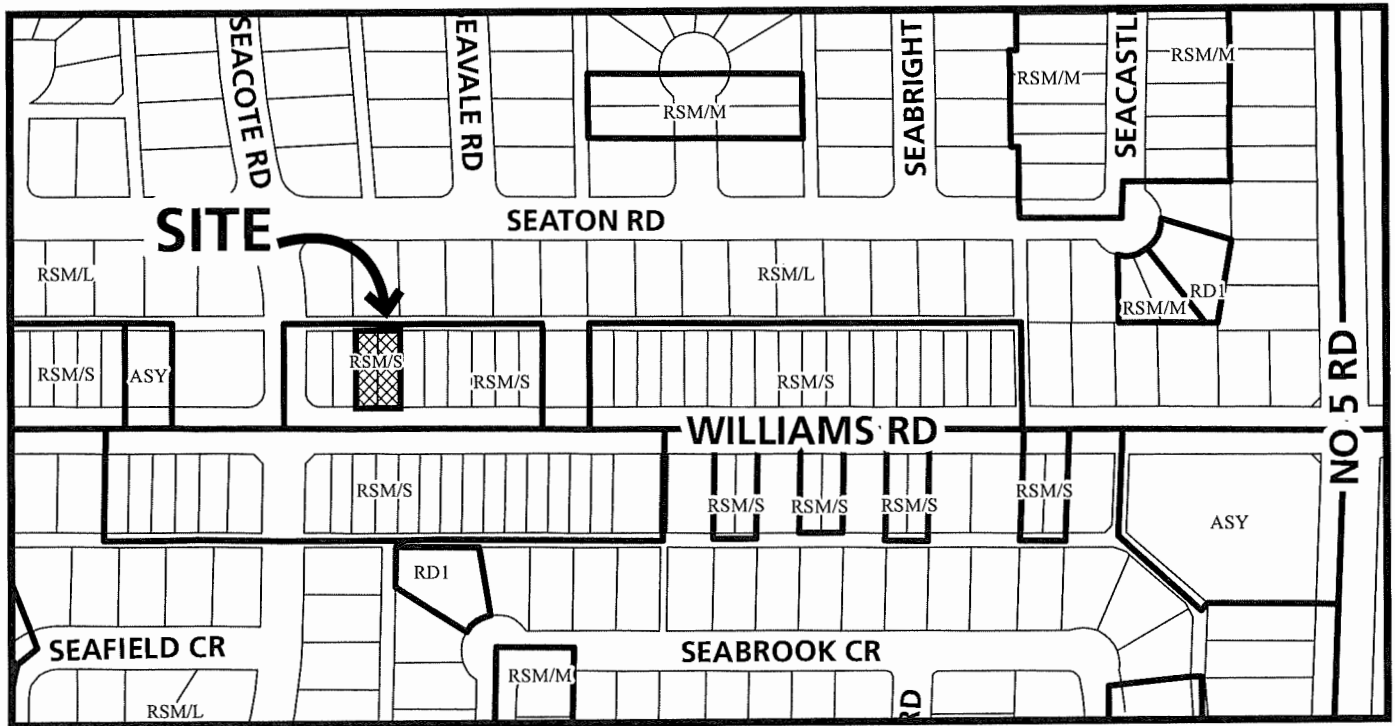
Original Date: 01/20/25

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



SEATON RD																											
28	22.86										20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15							
320	11340	11360									11440	11460	11480	11500	11520	11540	11560	11580									
	32.31		32.31								32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31							
30	22.86	27.71									20.03	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15							
SEACOTE RD																											
8	20.15		38.64								11.28	9.45	10.07	10.07	10.07	10.07	10.07	10.07	20.15	10.07	10.07	10.07	10.07	10.07	10.07	10.07	
15	11331	11351									9980	11431	11433	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577	
8	20.15										26.21	11411	11431	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577	
	32.33		32.31								9.45	11.28	10.07	10.07	10.07	10.07	10.07	10.07	10.07	20.15	10.07	10.07	10.07	10.07	10.07	10.07	
	32.31										32.29	32.31	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.31	32.31	32.32	32.32	32.32	32.32	32.32	
	11331	11351									11411	11431	11433	11451	11455	11471	11475	11491	11495	11511	11531	11539	11553	11557	11571	11577	
	20.15										189.45	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.07	20.15	10.08	10.08	10.07	10.07	10.08	10.08	
WILLIAMS RD																											
06	10.06	10.06	10.06	12.00	10.63						7.00	9.12	10.06	10.06	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	20.12	20.12	9.15
11320	11360	11368									10020	11408	11428	11440	11460	11480	11488	1500	1508	1520	1528	1540	1548	11560	11580	1160	
	33.53	33.54	33.54	33.53	33.04	10011					29.53	33.64	33.63	33.61	33.60	33.61	33.61	33.60	33.60	33.59	33.59	33.58	33.58	33.53	33.53	33.56	29.55
06	10.06	10.06	10.06	12.00	14.63						11.00	9.12	10.06	10.06	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	20.12	20.12	9.15	

**5**

**11431 & 11433 Williams Road**

**CNCL - 160**

Original Date: 01/20/25

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10636  
Compact Small-Scale Multi-Unit Housing (ZS32) Zone  
And**

**Amendments to the Table of Equivalencies for 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road**

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

1. Richmond Zoning Bylaw No 8500, as amended, is further amended at Section 1, Administration, by replacing Section 1.12.3 with the following:

“1.12.3 Table of Equivalencies

Prior to the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573	After the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573
RS2/A, RS2/K, ZS31	RSM/S
RS2/B, RS2/C	RSM/M
RS1/E, RS2/E	RSM/L
RC2	ZS32

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 15, Site Specific Zones, by inserting a new section 15.32, after section 15.31, as follows:

**15.32.1 Compact Small Scale Multi-Unit Housing (ZS32)**

**15.32.1 Purpose**

The **zone** provides for compact **small-scale multi-unit housing** involving a **secondary suite** for which a rezoning application was submitted to the **City** prior to June 24, 2024.

**15.32.2 Permitted Uses**

- **housing, small-scale multi-unit**

**15.32.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**15.32.4 Permitted Density**

1. Any **building** on the **lot** must contain a **secondary suite**.
2. The maximum **density** per **lot** is:
  - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m<sup>2</sup> or less; and
  - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m<sup>2</sup>.
3. Notwithstanding Section 15.32.4.2b), the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>
4. The maximum **floor area ratio** is 0.60 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
5. For the purposes of this **zone** only, the calculation of **density** shall be in accordance with Section 4.3 of this bylaw as specified for **zones** that permit **single detached housing** and **two-unit housing**.

**15.32.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

**15.32.6 Yards & Setbacks**

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.

4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. For the purposes of this **zone** only, projections into **yards** shall be in accordance with Section 4.7 of this bylaw as specified for **zones** that permit **single detached housing**, except that:
  - a) **bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
6. A detached **accessory building** of more than 10.0 m<sup>2</sup> located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
  - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
    - i) 50% of the width of the **principal building**; or
    - ii) 3.6 m; and
  - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.32.6.6, may be located within the **building separation space**.

#### 15.32.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. For the purpose of this **zone** only, the **residential vertical lot width envelope** shall be in accordance with Section 4.18 of this bylaw as specified for **zones** that permit **single detached housing**, **two-unit housing** or **three-unit housing**.
4. The maximum **height** for **accessory structures** is 5.0 m.

#### 15.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

### 15.32.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that:
  - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
  - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m<sup>2</sup> and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

### 15.32.10 On-Site Parking

1. On-site **vehicle** parking shall be provided in accordance with the standards set out in Section 7.0 as specified for **small-scale multi-unit housing**, except that:
  - a) the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

### 15.32.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designations of the following area and by designating it **COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**:

P.I.D. 032-368-658

Lot A Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-368-666

Lot B Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-399-286

Lot 1 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-399-294

Lot 2 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-395-175

Lot A Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-395-183

Lot B Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-398-379

Lot 1 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 032-398-387

Lot 2 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 028-617-894

Lot 12 Section 27 Block 4 North Range 7 West New Westminster District Plan NWP19282

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10636**”.

FIRST READING

\_\_\_\_\_

SECOND READING

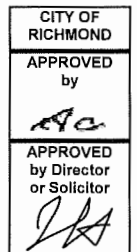
\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**To:** Public Works and Transportation Committee

**Date:** January 15, 2025

**From:** Milton Chan, P.Eng.  
Director, Engineering

**File:** 10-6060-01/2025-Vol  
01

**Re:** **Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application**

**Staff Recommendations**

1. That the application to the Disaster Resilience and Innovation Fund (DRIF) as outlined in the staff report titled “Disaster Resilience and Innovation Fund (DRIF) – North Dike Preliminary Design Project Grant Application” dated January 15, 2025 from the Director, Engineering, be endorsed; and
2. That should the grant application be successful, the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized on behalf of the City to negotiate and execute a funding agreement with the Province of British Columbia for the above mentioned project.

Milton Chan, P.Eng.  
Director, Engineering  
(604-276-4377)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>	
Finance Department	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

The Disaster Resilience and Innovation Fund (DRIF) is a provincially funded program intended to help communities plan and undertake projects that reduce the risk and impact of future disasters. DRIF is accepting applications for projects that support community resilience and long-term disaster risk reduction and climate adaptation planning.

Staff submitted an Expression of Interest to the Province in September 2024. At the end of December, staff were advised that the application for the North Dike Preliminary Design Project had been advanced to the full application stage and that a Council resolution is required as part of the submission. The deadline for submission of the grant application is January 31, 2025. As such, staff will prepare and submit an application for the project described in this report prior to the deadline.

Should Council choose not to endorse this submission, staff will contact the Province to withdraw the application.

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

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

*3.1 Advance proactive, sustainable, and accelerated flood protection in collaboration with other governments and agencies.*

*3.3 Ensure the community is collectively prepared for emergencies and potential disasters.*

*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

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.*

*4.1 Ensure effective financial planning to support a sustainable future for the City.*

*4.4 Work with all levels of governments for grant and funding opportunities.*

## Analysis

Richmond continues to invest in its extensive network of flood protection infrastructure, which is integral to protecting the health, safety, and economic viability of the City. Predicted climate change impacts on weather patterns and sea level rise reinforce the need for continual upgrades to the City's flood protection infrastructure to address changing needs. The City's Flood Protection Management Strategy and Dike Master Plans are the guiding framework for the advancement of flood protection upgrades. The Flood Protection Management Strategy identifies senior government partnerships as a top priority.

### Disaster Resilience and Innovation Fund (DRIF)

#### *Funding and Program Overview*

The DRIF program, administered by the Provincial Ministry of Emergency Management and Climate Readiness, supports communities in enhancing their resilience to natural and climate-driven disasters. It supports improving the understanding of hazards, vulnerabilities, and risk-reduction strategies, as well as implementing structural and non-structural projects that strengthen long-term disaster preparedness.

#### *Funding Streams*

DRIF funding opportunities are divided into two streams:

- Stream 1: Foundational and Non-Structural Projects
- Stream 2: Structural Projects

In September 2024, staff identified eligible projects and submitted Expressions of Interest (EOIs) for both streams. The North Dike Preliminary Design Project, estimated at \$1.14 million, was proposed under Stream 1 and has been approved to advance to the full application stage. The fund can contribute up to 100% of eligible costs for this project, to a maximum of \$400,000. The submission under Stream 2 for No. 6 Road North Drainage Pump Station and Dike Upgrade was not approved for this intake.

#### *North Dike Preliminary Design Project*

This project will develop a preliminary design to raise a low-lying section of the City's north dike along River Road between Nelson Road and the CN Train Trestle which is susceptible to flooding from the Fraser River. The scope includes engineering and environmental assessments that consider climate change impacts and address land constraints, erosion protection, and utility relocations. The project will establish a foundation for future design and construction phases, ultimately helping protect residents, businesses, and agricultural land from rising water levels, and enhancing overall flood resilience through sustainable dike improvements.



## **Financial Impact**

The North Dike Preliminary Design Project has funding in place through the Council approved 2025 capital project, Dike Upgrade Designs. Should the City be successful with this grant application, the actual grant payment will be used to offset the previously approved City funding.

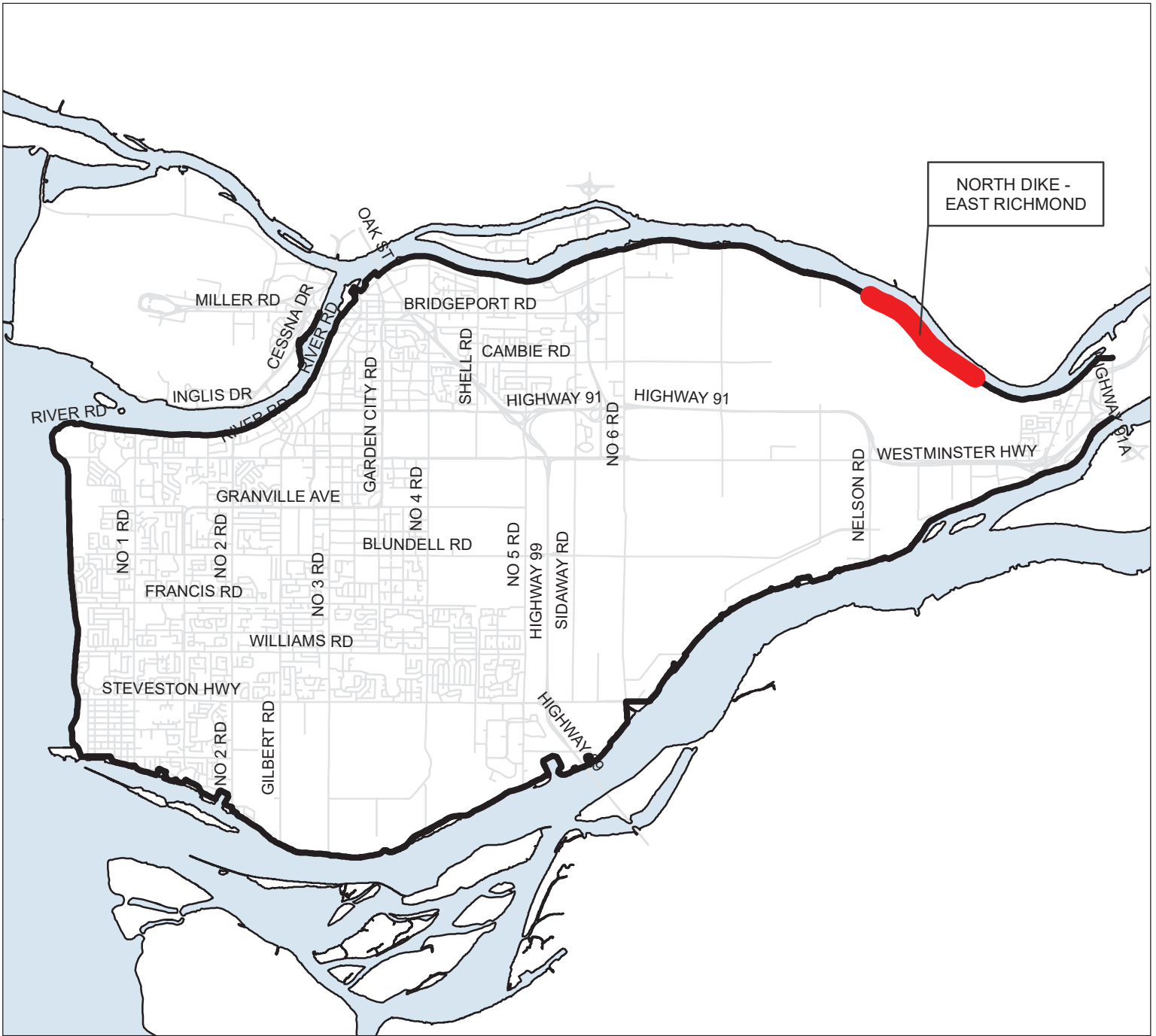
## **Conclusion**

Grant funding opportunities are available through the DRIF to help communities reduce future flood risk and adapt to climate-related hazards. The North Dike Preliminary Design Project is critical to enhancing Richmond's flood protection infrastructure in East Richmond. Staff recommend that Council endorse the City's application for DRIF funding and, if successful, authorize the Chief Administrative Officer and the General Manager, Engineering and Public Works, to negotiate and execute a funding agreement with the Province of British Columbia.



Ridhi Dalla,  
Senior Project Manager, Engineering Planning  
(604-204-8521)

Att. 1: Project Location



NORTH DIKE - EAST RICHMOND

Legend

Project Location

Dike Centreline

Street Centreline

CNCL - 170



Note:  
 The information shown on this map is compiled from various sources and the City makes no warranty, expressed or implied, as to the accuracy or completeness of the information.  
 There are no warranties that the uses and legal description meet the conditions of the land title office's policy. For information, see the City of Richmond's policy on public domain information.  
 This is for informational purposes only.  
 Not to be reproduced or distributed without permission.  
 0 0.25 0.5 1  
 Kilometers  
 Name: River View District  
 Date: 2025-01-13  
 NORTH




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**To:** Planning Committee **Date:** January 18, 2025  
**From:** Peter Russell **File:** 08-4057-05/2024-Vol 01  
Director, Housing Office  
**Re:** **Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)**

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**Staff Recommendations**

1. That, as described in the report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, dated January 18, 2025, from the Director, Housing Office, changes to the terms of affordable housing agreements used to secure LEMR units to permit a charge for parking as outlined in Option 2 be endorsed by Council;
2. That the terms used to enable owners of LEMR units to charge for the use of parking be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of February 24, 2025, notwithstanding the terms of any executed rezoning considerations letter; and
3. That the terms used to enable owners of LEMR units to charge for the use of parking, be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.

Peter Russell  
Director, Housing Office  
(604-276-4130)

Att. 1

<b>REPORT CONCURRENCE</b>		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF DEPUTY CAO</b>
Transportation	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the November 5, 2024 Planning Committee meeting, the following referral motion was passed:

*That staff look at the free parking provision for Low-End Market Rental (LEMR) units in transit-oriented development areas and report back.*

A review was undertaken to evaluate the impact of the Province's recently enacted housing legislation as it relates to the ability of local governments to require a minimum parking supply in areas well served by transit. The standard terms of affordable housing agreements used in other municipalities within Metro Vancouver were examined in order to identify whether or not such agreements allow the owner of an affordable housing unit(s) to charge for the use of parking. From this review, staff recommend that terms within the City's standard affordable housing agreement be adjusted to allow a charge for parking allocated to the tenants of LEMR units.

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

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

*2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

*2.4 Enhance Richmond's robust transportation network by balancing commercial, public, private and active transportation needs.*

### Analysis

Since the implementation of the LEMR Program in 2007, Richmond has experienced the introductions of the Canada Line SkyTrain along with the implementation of the City Centre Area Plan (CCAP) and an updated Official Community Plan (OCP). Policies in the CCAP and OCP encourage sustainable transportation choices by concentrating residential uses in areas well served by transit. Richmond has also set ambitious goals through the Community Energy and Emissions Plan (CEEP), which seeks to achieve a 50 per cent reduction in Greenhouse Gas (GHG) emissions by 2030. Further, Richmond's Zoning Bylaw sets a lower parking rate for LEMR units than what is required for market rental or strata units. The objectives of these measures are to promote the use of public transit, helping to reduce GHG emissions, and to lower the cost of developing affordable housing.

### Removal of Ability to Require Parking in Areas Well Served by Frequent Transit

In December 2023, the Province amended the *Local Government Act* in an effort to stimulate the development of housing with a focus on areas well served by public transit. The amendments included Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act) and Bill

47 (Housing Statutes (Transit-Oriented Areas) Amendment Act). Among other matters, Bill 44 mandates that local governments adopt zoning bylaw amendments to remove residential parking minimums in areas within 400 metres of a Frequent Transit Service Area (FTSA).

Through Bill 47, the Province requires that local governments designate TOAs as prescribed by regulation. Richmond's prescribed TOAs reflect a measured radius (800m) from five Canada Line stations. The Bill also requires that local governments exempt residential uses within each TOA from the requirement to provide a minimum amount of off-street vehicle parking, other than any accessible parking supply requirement.

In June 2024, the City adopted bylaw amendments and passed a TOA Designation Bylaw, as required by the Province through Bills 44 and 47.

#### Supply of LEMR Units within Frequent Transit Service Areas and Transit-Oriented Areas

Eighty-seven per cent of built LEMR units are situated in FTSA and TOA areas in the City, as illustrated in Attachment 1. LEMR units being proposed through in-stream applications are similarly concentrated in areas well served by transit. One of the primary objectives of the Province, through the noted legislative reform, is to prompt a transition away from private automobile use by prohibiting minimum parking supply requirements in FTSA and TOA. Constraints on the ability of local governments to require parking has the potential to reduce construction costs.

Developers now have the discretion to provide parking deemed necessary to serve market-driven demand in FTSA and TOA areas, where the majority of LEMR homes exist or are proposed. The City's approach to prohibiting a parking charge for the use of parking allocated to LEMR units will lessen the likelihood of a developer dedicating any parking to these units. Removing the limitation would allow the developer to charge LEMR unit tenants for the use of shared parking, allowing parking supply to be aligned with overall demand.

#### Comparing Richmond's Affordable Housing Parking Charges to Others in the Region

Staff have reviewed the terms of housing agreements used in five Metro Vancouver cities to confirm whether they enable the owners of affordable housing units to charge for parking. The Cities of Burnaby, New Westminster, Port Moody, Surrey and the District of North Vancouver allow the owner of an affordable housing unit to charge tenants for parking.

#### Options for Adjustments to Parking Charges for LEMR Units

The City uses housing agreements to set maximum rents, define tenant eligibility, and to establish other terms and conditions, such as the ability of unit owners to charge tenants for parking. Housing agreements are implemented by bylaw and can only be amended by a Council-approved bylaw amendment. Any changes to City policy and standard housing agreement terms allowing the owner of LEMR units to charge for parking would only apply to new housing agreements. For developments with existing housing agreements that have been approved by bylaw, the owners could apply to the City to amend the agreement by bylaw.

The following options are presented for Committee consideration:

- Option 1: Maintain the Status Quo (Not Recommended): No change to the current prohibition on the ability of LEMR unit owners to charge for parking. Option 1 would help to maintain the overall affordability of living in a LEMR unit where a housing agreement does not currently permit a parking charge. In FTSA and TOA areas, where minimum parking supply requirements are no longer permitted, a limit on the ability to charge LEMR unit tenants for parking will deter a developer from providing any parking for these units.
- Option 2: Permit a Parking Use Charge for Tenants of LEMR Homes (Recommended). The majority of LEMR units are situated in areas well served by public transit. The ability to charge LEMR tenants for the use of parking would support greater cost recovery for the owner and would support the sustainable transportation goals of the CCAP, the OCP and the CEEP. Through discussions with members of the development community, and based on responses to an ongoing statutory declaration process, it is understood that market charges for parking in Richmond currently fall between \$100 and \$150 per month.
- Option 3: Permit a Parking Charge in TOA and Frequent Transit Service Areas only (Not Recommended). This option would bring the terms of housing agreements into alignment with those used by other cities and would maintain affordability for LEMR unit tenants in areas that are not well served by transit. The option would, however, introduce variation in the terms of the City's standard housing agreement and may add to the complexity of managing the LEMR program should the boundaries of any FTSA or TOA change over time.

### Financial Impact

None.

### Conclusion

Since the establishment of the LEMR Program, the owners of LEMR units have been prohibited from charging LEMR unit tenants for parking per conditions in the housing agreement set out by the City. A review of other municipal approaches has shown that elsewhere in the region the owners of affordable housing units are permitted to charge the tenants of these units for parking. This report recommends that the City permit the owner(s) of LEMR units to charge tenants for the use of parking allocated to these units.

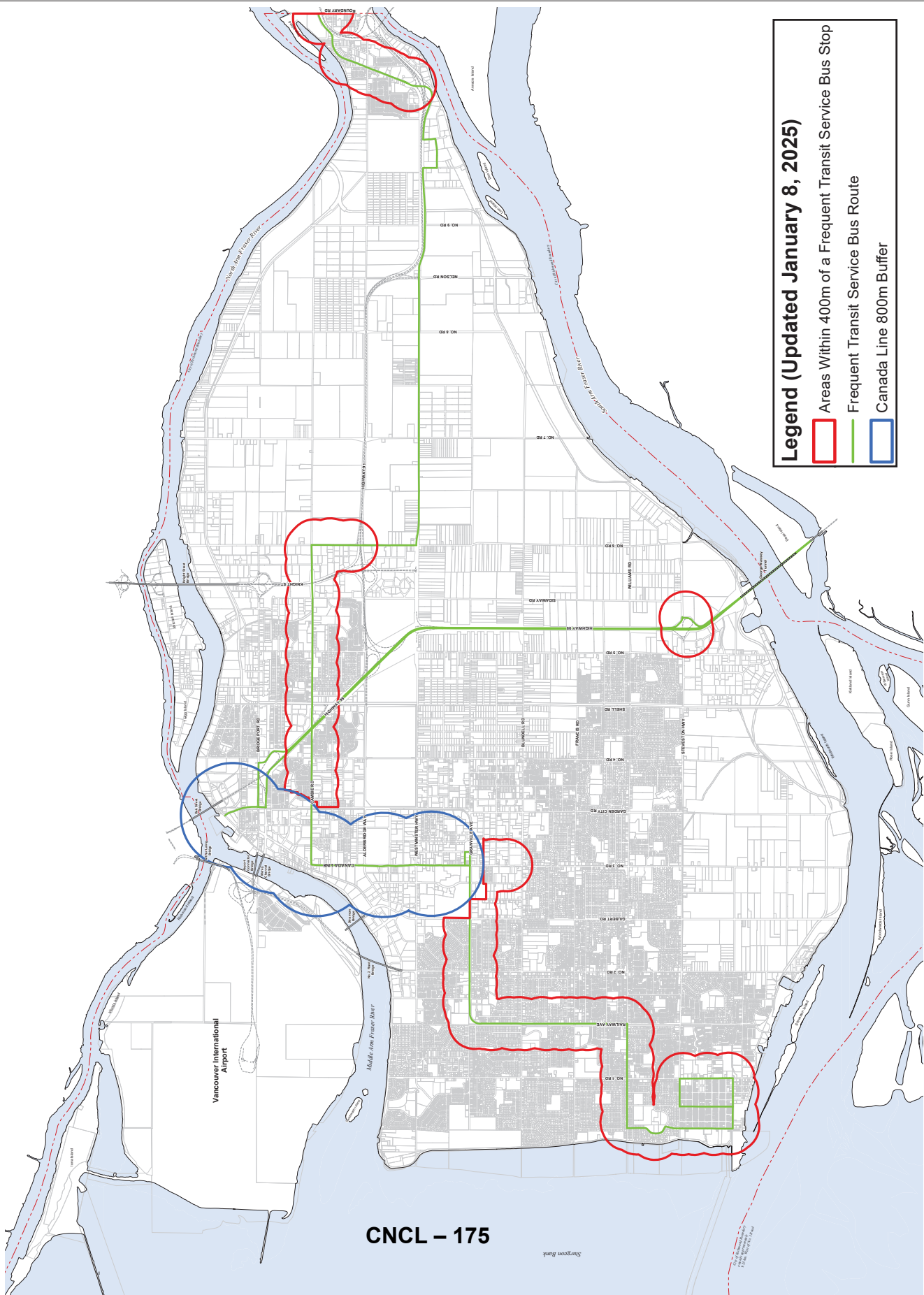


Greg Newman  
Manager, Affordable Housing  
(604-204-8648)



Rene Tardif  
Planner 2, Affordable Housing  
(604-247-4648)

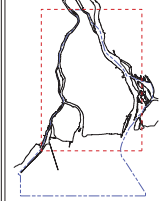
Att. 1: Map of Transit-Oriented Areas and Frequent Transit Service Areas



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Note: This information is provided for informational purposes only. It is not intended to be used as a legal document. The City of Richmond does not warrant the accuracy or completeness of the information. The City of Richmond is not responsible for any errors or omissions. This map is a preliminary map and is subject to change without notice. The City of Richmond is not responsible for any errors or omissions. This map is a preliminary map and is subject to change without notice.

January 8, 2025  
Prepared by: Urban Design





Richmond Zoning Bylaw 8500
Amendment Bylaw 10485 (RZ 23-014545)
9371 Dolphin Avenue

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/K)".

P.I.D 004-918-428
Lot 180 Section 22 Block 4 North Range 6 West New Westminister Plan NWP48137

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10485".

FIRST READING

SEP 25 2023

A PUBLIC HEARING WAS HELD ON

OCT 16 2023

SECOND READING

OCT 16 2023

THIRD READING

OCT 16 2023

OTHER CONDITIONS SATISFIED

FEB 10 2025

ADOPTED

CITY OF RICHMOND
APPROVED by
Ac
APPROVED by Director or Solicitor
R

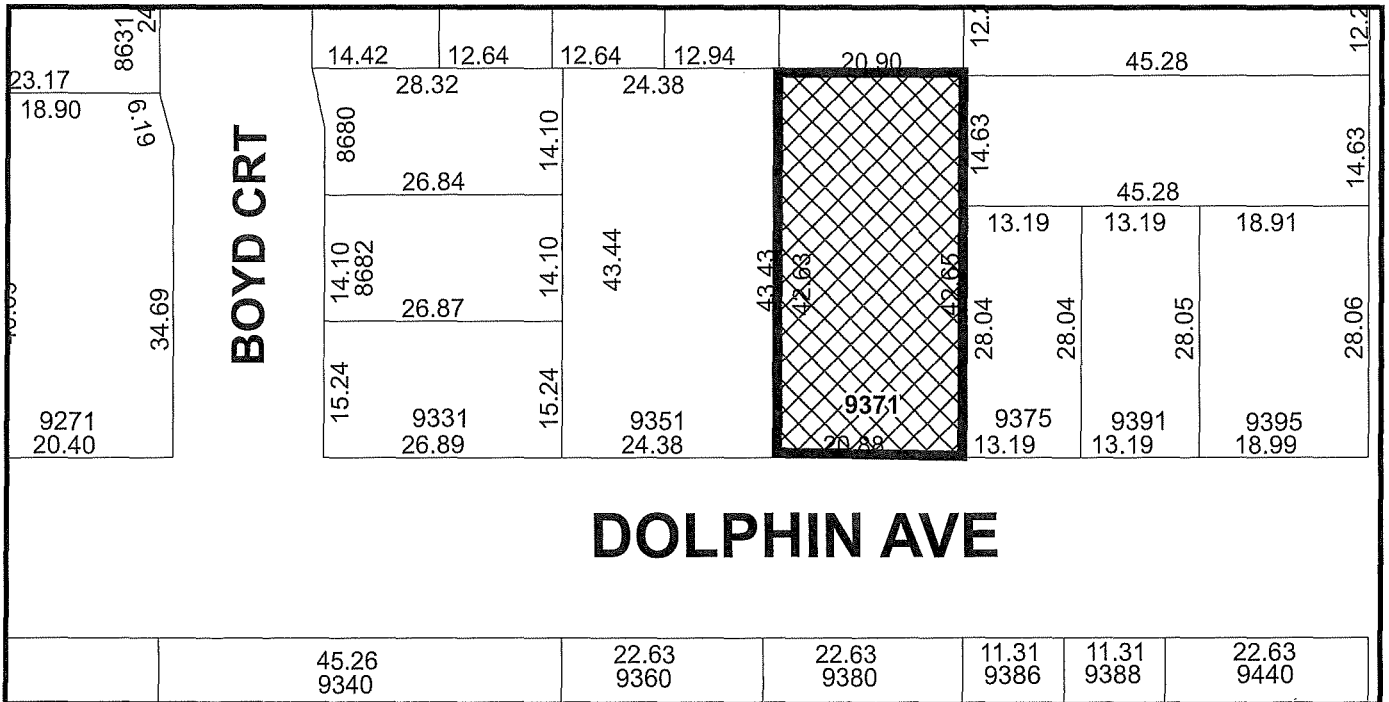
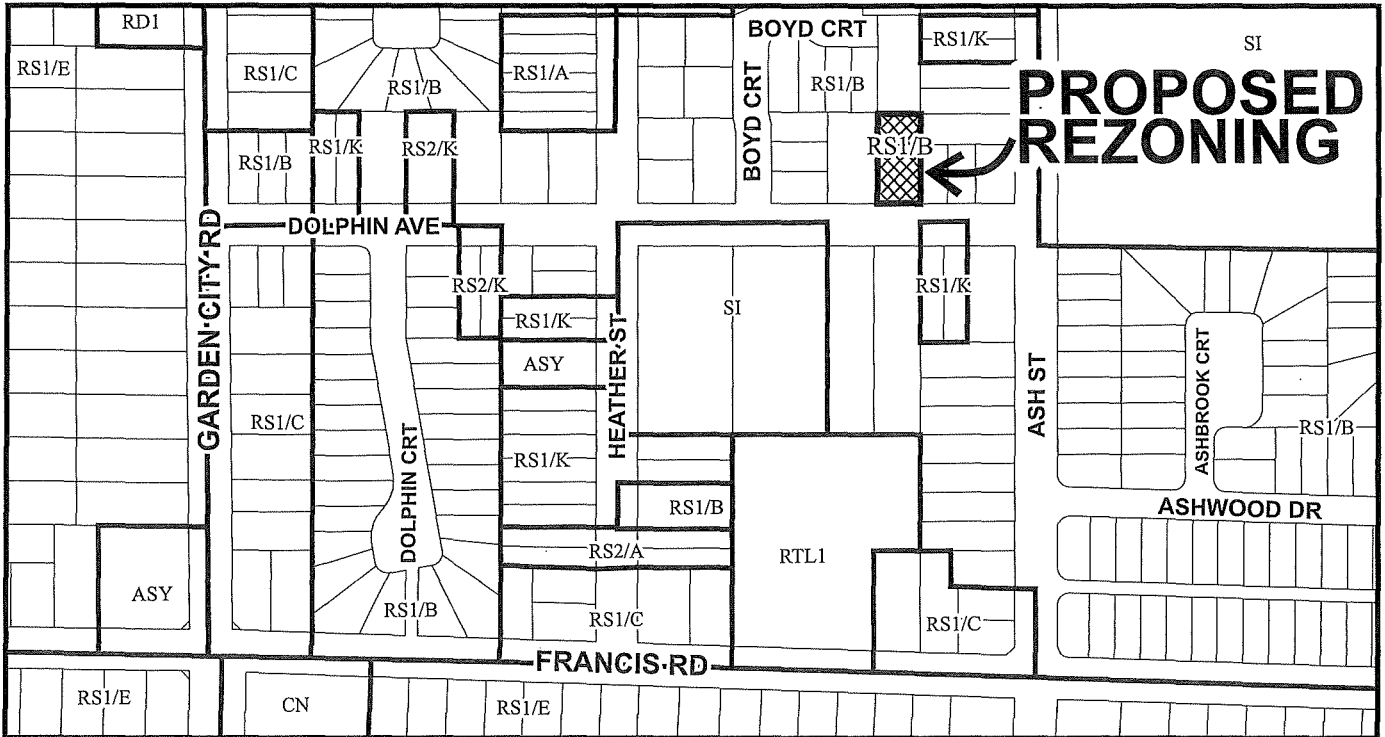
MAYOR

CORPORATE OFFICER





# City of Richmond



## DOLPHIN AVE



# RZ 23-014545

CNCL - 177

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES



**REVENUE ANTICIPATION BORROWING (2025) BYLAW NO. 10632**

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$21,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$15,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, \$4,500,000 in the form of leasing lines of credit, and \$2,000,000 in the form of commercial credit card facility.
3. All unpaid taxes and the taxes of the current year (2025) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing (2024) Bylaw No. 10532 is hereby repealed.
5. This Bylaw is cited as “Revenue Anticipation Borrowing (2025) Bylaw No. 10632”.

FIRST READING

FEB 10 2025

SECOND READING

FEB 10 2025

THIRD READING

FEB 10 2025

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**To:** Richmond City Council

**Date:** February 11, 2025

**From:** Wayne Craig  
Chair, Development Permit Panel

**File:** DP 24-011767

**Re:** Development Permit Panel Meeting Held on August 21, 2024

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**Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 24-011767) for the property at 11388 Steveston Highway, be endorsed and the Permit so issued.

Wayne Craig  
General Manager, Planning and Development

## Panel Report

The Development Permit Panel considered the following items at its meetings held on August 21, 2024.

### DP 24-011767 – CANADIAN TIRE LTD. – 11388 STEVESTON HIGHWAY (August 21, 2024)

The Panel considered a Development Permit (DP) application to permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned “Industrial Community Commercial (ZC6)”.

The applicant’s architect, Rebekka Hammer, of MGB Architecture, Inc., and landscape architect, Kim Unger, of McElhanney, provided a brief visual presentation highlighting:

- The project intends to update the exterior finishes of the existing Canadian Tire building, provide new brand signage, improve the existing landscaping and update paint markings on pedestrian crossings.
- The proposed renovations to the building’s exterior finishes and branding will be consistent with façade upgrades for other Canadian Tire stores.
- The proposed façade improvements to the existing building will not result in additional floor area.
- Some plant species within the existing landscaped areas on the site are in poor condition and will be replaced with more hardy plant species currently planted on the site to enhance their survivability.
- The size of shrubs planted adjacent to some small car parking stalls will be upgraded.
- Planting beds in the parking area will be cleaned up and re-mulched.
- Existing pedestrian crossings on the site will be repainted.

Staff noted that (i) improvements to the existing façade of the building and landscaping are limited in scope, (ii) there is no change to the existing floor area, and (iii) no new servicing agreements are associated with the project.

In reply to queries from the Panel, the applicant noted that (i) the proposed landscape improvements are limited in scope as the existing trees on the subject site are in good condition, and (ii) improvements to the interior of the building are currently done in phases and efforts are being undertaken in order to avoid impacting on-site operations.

The Chair noted that there are some landscape islands on the property that were not identified for landscape improvements. As a result of the discussion, staff were directed to work with the applicant to review the existing landscaping within these landscape islands to ensure that no further improvements are required prior to the application moving forward to Council.

In response to direction from the Panel, staff and the landscape architect reviewed the additional islands in the parking lot outside and concluded that those islands could also benefit from some additional low plantings. The applicant has revised the landscape plan and associated cost estimate to include updated plantings for all the landscaped islands within the site.

The Panel recommends the Permit be issued.