City of Richmond

Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, April 13, 2026
7:00 p.m.

Pg. # ITEM

MINUTES

1. ***Motion to:***

CNCL-11 ***(1) adopt the minutes of the Regular Council meeting held on March 23, 2026.***

AGENDA ADDITIONS & DELETIONS

PRESENTATION

Arts Services Year in Review 2025 Video Presentation.

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. 19.

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
- Arts Services Year in Review 2025
- Application For a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Rd
- Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase
- Proposed Interim Energy Centre Location At 3760, 3780 Sexsmith Road, And 8651 Cambie Road
- 2026 Richmond Community Celebration Grant Program And Richmond Celebrates Soccer Community Celebration Grant Program Allocations
- Homelessness Strategy 2019–2029: 2025 Update
- 2025 Homelessness-Related City Investment
- Land use applications for first reading (to be further considered at the Public Hearing on May 19, 2026):

- 17720 River Road – For An Agricultural Land Reserve Non-Adhering Residential Use and Rezoning At 17720 River Road From "Agriculture (AG1)" Zone To "Agriculture (AG3)" Zone (Stephen Easterbrook – applicant)
- Application By Leslie Gordon For a Temporary Commercial Use Permit At 7791 Steveston Highway
- Housing Agreement Amendment Application for 7557 Cst. Jimmy Ng Road (Formerly 6551 No. 3 Road)
- Land use application for first, second, third reading:
  - 10391/10411 Bird Road – Rezone from Small-Scale Multi-Unit Housing (RSM/L)" Zone To The "Small-Scale Multi-Unit Housing (RSM/M)" Zone (Sultan Hussain – applicant)

5. ***Motion to adopt Items No. 6 through No. 17 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-28 ***(1) the Parks, Recreation and Cultural Services Committee meeting held on March 24, 2026;***

CNCL-33 ***(2) the Finance and Audit Committee meeting held on April 7, 2026;***

CNCL-35 ***(3) the General Purposes Committee meeting held on April 7, 2026; and***

(4) the Planning Committee meeting held on April 8, 2026; *(distributed separately)*

be received for information.

Consent Agenda Item

7. **ARTS SERVICES YEAR IN REVIEW 2025**
(File Ref. No. 11-7000-11-01) (REDMS No. 7953503)

CNCL-41

See Page **CNCL-41** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

(1) That the Arts Services Year in Review 2025 as presented in the report titled, "Arts Services Year in Review 2025", dated March 2, 2026, from the Director, Arts, Culture and Heritage Services, be received for information; and

(2) That the Arts Services Year in Review 2025 be circulated to community partners and interested parties for their information.

Consent Agenda Item

8. **APPLICATION FOR A PERMIT TO ALLOW FOR THE DISCHARGE OF FIREARMS AT 7340 SIDAWAY RD**
(File Ref. No. 11-7000-10-01) (REDMS No. 8326733)

CNCL-113

See Page **CNCL-113** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

(1) That the application by the Vancouver Gun Club for a permit to allow for the discharge of firearms under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road, Richmond be approved as detailed in the report titled, "Application for a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond", dated March 2, 2026, from the Director of Recreation and Sport Services; and

(2) That the General Manager, Parks, Recreation and Culture, be authorized to issue a permit as described in Attachment 2, to allow for the discharge of firearms at the Vancouver Gun Club under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road.

Consent Agenda Item

9. **STEVESTON PARK LEGACY WALK – EXPANDED SCOPE OF WORK AND BUDGET INCREASE**
(File Ref. No. 06-2345-20-STEV2) (REDMS No. 8349416)

CNCL-123

See Page **CNCL-123** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

(1) That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

(2) That a $300,000 budget increase for the Steveston Park Legacy Walk capital project with $100,000 funded from the Council Community Initiatives Account and $200,000 from external contribution as outlined in the report titled "Steveston Park Legacy Walk –Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

(3) Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;

(4) That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and

(5) That staff proceed with next steps, as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services.

Consent Agenda Item

10. **PROPOSED INTERIM ENERGY CENTRE LOCATION AT 3760, 3780 SEXSMITH ROAD, AND 8651 CAMBIE ROAD**
(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 8320669)

CNCL-141

See Page **CNCL-141** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Council approve the interim use of City-owned properties at 3760, 3780 Sexsmith Road, and 8651 Cambie Road for a district energy Interim Energy Centre (IEC) to service the Capstan and Aberdeen areas.

Consent Agenda Item

11. **2026 RICHMOND COMMUNITY CELEBRATION GRANT PROGRAM AND RICHMOND CELEBRATES SOCCER COMMUNITY CELEBRATION GRANT PROGRAM ALLOCATIONS**
(File Ref. No. 11-7400-01) (REDMS No. 8333076)

CNCL-149

See Page **CNCL-149** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the 2026 Richmond Community Celebration Grant Program be awarded for the recommended amount of $58,000 as identified in Attachment 2 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services;

(2) That the 2026 Richmond Celebrates Soccer Community Celebration Grant Program be awarded for the recommended amount of $10,000 as identified in Attachment 3 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services; and

(3) That the grant funds be distributed accordingly following Council approval.

Consent Agenda Item

12. **HOMELESSNESS STRATEGY 2019–2029: 2025 UPDATE**
(File Ref. No. 08-4057-11-03) (REDMS No. 8277484)

CNCL-168

See Page **CNCL-168** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Homelessness Strategy 2019–2029: 2025 Update, as outlined in the report titled "Homelessness Strategy 2019–2029: 2025 Update", dated March 16, 2026, from the Director, Community Social Development, be posted on the City's website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to housing and homelessness, social development and poverty reduction, and health.

Consent Agenda Item

13. **2025 HOMELESSNESS-RELATED CITY INVESTMENT**
(File Ref. No. 08-4057-11-01) (REDMS No. 8348538)

CNCL-207

See Page **CNCL-207** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the report titled "2025 Homelessness-Related City Investment", dated March 19, 2026 from the Director, Community Social Development and the Director, Community Bylaws and Licencing, be distributed to local Members of Parliament and local Members of the Legislative Assembly, including the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, and the Minister of Transportation and Transit; and

(2) That the City request that the Province of British Columbia measurably increase coordination and operational collaboration with the City of Richmond in addressing issues occurring on Crown lands and transportation corridors within the city.

Consent Agenda Item

14. **APPLICATION BY STEPHEN EASTERBROOK FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING AT 17720 RIVER ROAD FROM "AGRICULTURE (AG1)" ZONE TO "AGRICULTURE (AG3)" ZONE**
(File Ref. No. RZ 25-015421; AG 25-016791) (REDMS No. 8218100)

CNCL-216

See Page **CNCL-216** for full report

PLANNING COMMITTEE RECOMMENDATION

(1) That the application by Stephen Easterbrook for an Agricultural Land Reserve Non-Adhering Residential Use to allow full-time farm labour accommodation at 17720 River Road be forwarded to the Agricultural Land Commission; and

(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10733, for the rezoning of 17720 River Road from "Agriculture (AG1)" zone to "Agriculture (AG3)" zone to permit full-time farm labour accommodation, be introduced and given first reading.

Consent Agenda Item

15. **APPLICATION BY LESLIE GORDON FOR A TEMPORARY COMMERCIAL USE PERMIT AT 7791 STEVESTON HIGHWAY**
(File Ref. No. TU 26-002761) (REDMS No. 8325309)

CNCL-241 See Page **CNCL-241** for full report

PLANNING COMMITTEE RECOMMENDATION

(1) That the application by Leslie Gordon for a Temporary Commercial Use Permit for the property at 7791 Steveston Highway, to allow "retail, second hand" as a permitted use, be considered for a period of three years from the date of issuance; and

(2) That this application be forwarded to the May 19, 2026, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.

Consent Agenda Item

16. **HOUSING AGREEMENT AMENDMENT APPLICATION FOR 7557 CST. JIMMY NG ROAD (FORMERLY 6551 NO. 3 ROAD)**
(FILE REF. NO. 08-4057-05) (REDMS NO. 8277021)

CNCL-251 See Page **CNCL-251** for full report

PLANNING COMMITTEE RECOMMENDATION

That Housing Agreement (Affordable Housing) (6551 No.3 Road) Bylaw No. 9952, Amendment Bylaw 10708 be introduced and given first, second, and third readings.

Consent Agenda Item

17. **APPLICATION BY SULTAN HUSSAIN FOR REZONING AT 10391/10411 BIRD ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)" ZONE TO THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)" ZONE**
(File Ref. No. RZ 21-938041) (REDMS No. 8300035)

CNCL-293 See Page **CNCL-293** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, for the rezoning of 10391/10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Pg. # ITEM

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Bill McNulty, Chair

18. **REVIEW OF EXISTING AIRCRAFT NOISE SENSITIVE LAND USE POLICIES AND CONSIDERATION OF THE MERITS AND IMPLICATIONS OF SUPPORTING NEW RESIDENTIAL DEVELOPMENT IN AFFECTED AREAS**
(File Ref. No. 08-4045-30-02) (REDMS No. 8343643)

CNCL-309

See Page **CNCL-309** for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day and McNulty

That the existing approach applied in the Aberdeen and Bridgeport Village area (Option 1) as outlined in the report titled "Review of Existing Aircraft Noise Sensitive Land Use Policies and Consideration of the Merits and Implications of Supporting New Residential Development in Affected Areas", dated March 20, 2026, from the Director, Policy Planning, be preserved at this time.

PUBLIC ANNOUNCEMENTS AND EVENTS

Pg. # ITEM

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-330 Housing Agreement (10440 and 10460 No 2 Road) Bylaw No. 9246, Amendment **Bylaw No. 10691**
Opposed at 1st/2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

19. RECOMMENDATION

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

CNCL-360

CNCL-411

(1) That the minutes of the Development Permit Panel meeting held on March 25, 2026, and the Chair's report for the Development Permit Panel meeting held on January 15, 2025, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 21-944022) for the property located at 18840 River Road, be endorsed and the Permit so issued.

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Monday, March 23, 2026

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs (by teleconference)
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

R26/6-1 It was moved and seconded
That Councillor Hobbs be permitted to join the meeting electronically.

CARRIED

Cllr. Hobbs entered the meeting by teleconference (7:01 p.m.).

MINUTES

R26/6-2 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on March 9, 2026, be adopted as circulated; and

(2) the Metro Vancouver 'Board in Brief' dated February 27, 2026, be received for information.

CARRIED

Regular Council
Monday, March 23, 2026

PRESENTATION

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Jane Fernyhough, Board Chair, Richmond Gateway Theatre Society, Barbara Tomasic, Executive Artistic Director and Susan Chang, General Manager, Richmond Gateway Theatre, presented the 2025 annual report and spoke on the many 2025 artistic highlights and activities, community outreach programs, collaborations and partnerships, grant funding/financial update and upcoming events for 2026.

COMMITTEE OF THE WHOLE

R26/6-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:10 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 16 – Proposed Approach to Lowering Speed Limits

Tamás Revoczi, President, Sea Island Community Association, spoke in support of the proposed 30 km/h approach and any further traffic calming measures that can be taken, noting the high speeds within the area from vehicles using certain roads to bypass congestion, regardless of there being some speed humps already in place.

In response to queries from Council, Mr. Revoczi noted further traffic calming measures are needed as Burkeville is already a 30 km/h area and he is not optimistic that additional speed limit signage would effectively assist in reducing the speed of drivers that already do not adhere to the speed limit.

Item No. 17 – Road Safety on Minler Road

Nelson Taylor, Minler Road resident, spoke the Minler Road residents' concerns, noting (i) traffic calming would help however it is at a crisis point now with the road that was not intended to handle the current traffic volume, (ii) the gravel on the side of the road beyond pavement often puddles and becomes challenging for pedestrians and children going to school having to walk on the street, (iii) a number of near miss/side swipes of cars trying to pass one another, and (iv) the installation of a sidewalk seems the only way to reduce the hazards between vehicles and pedestrians.

In response to queries from Council, Mr. Taylor noted (i) he has been a resident of the Minler Road neighbourhood for 31 years, when there were ditches (before they were filled in at the request of the neighbourhood), (ii) although the lengthy Metro Vancouver construction on Gilbert Road has completed, the resulting increased traffic during construction has not subsided and it appears driving habits have formed to continue to drive down Minler Road between Blundell and Francis Roads regularly to avoid the traffic light at the intersection of Gilbert and Blundell Roads, and (iii) the neighbourhood is looking for a permanent solution to replace the current gravel along the road edge.

Item No. 17 – Road Safety on Minler Road

Darrell Douglas, Minler Road resident of 35 years (and initiated the petition that led to having the ditches filled), spoke to the ongoing traffic concerns along Minler Road, noting the road is level with the lawns, there is no delineation between the road and the properties, and separation for pedestrians from the traffic is desperately needed as speed humps will not be sufficient.

R26/6-4 4. It was moved and seconded
That Committee rise and report (7:24 p.m.).

CARRIED

Regular Council
Monday, March 23, 2026

CONSENT AGENDA

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

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Community Safety Committee meeting held on March 10, 2026;

(2) the General Purposes Committee meeting held on March 16, 2026;

(3) the Planning Committee meeting held on March 17, 2026; and

(4) the Public Works and Transportation Committee meeting held on March 18, 2026;

be received for information.

ADOPTED ON CONSENT

7. **AWARD OF CONTRACT – FORGEROCK SOFTWARE, SUPPORT AND MAINTENANCE RENEWAL**
(File Ref. No. 03-1000-20-8550) (REDMS No. 8321846)

(1) That ForgeRock Software, Support and Maintenance Renewal, be awarded to Ping Identity Corporation for a three-year term for an estimated value of $576,255 excluding taxes, as described in the report titled "Award of Contract – ForgeRock Software, Support and Maintenance Renewal", dated February 23, 2026, from the Director, Information Technology; and

(2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract and all related documentation with Ping Identity Corporation.

ADOPTED ON CONSENT

8. **RICHMOND TOURISM MASTER PLAN 2035**
(File Ref. No. 08-4150-03-01; 08-4150-03-06) (REDMS No. 8307243)

(1) That the Richmond Tourism Master Plan 2035 and Action Plan, as outlined in the report titled "Richmond Tourism Master Plan 2035", dated February 23, 2026, from the Director, Business Services, be approved; and

(2) That staff initiate the process to make an application to the Government of British Columbia for the renewal of the 3% Municipal and Regional District Tax (MRDT) for the next five-year period from July 1, 2027-June 30, 2032.

ADOPTED ON CONSENT

9. **AMENDMENT TO ZONING BYLAW 8500 TO RESTRICT CERTAIN INDUSTRIAL USES WITH ODOUR-RELATED ENVIRONMENTAL IMPACTS**
(File Ref. No. 12-8060-20-010745; 08-4430-03-16) (REDMS No. 8310361, 8313433)

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10745, to prohibit large-scale open-air composting and food waste and organic rendering city-wide, be introduced and given first reading.

ADOPTED ON CONSENT

10. **RICHMOND HERITAGE COMMISSION 2025 ANNUAL REPORT AND 2026 WORK PROGRAM AND BUDGET ALLOCATION**
(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 8315095, 8306042, 8315141)

(1) That the Richmond Heritage Commission 2025 Annual Report, as presented in the report titled "Richmond Heritage Commission 2025 Annual Report and 2026 Work Program and Budget Allocation", dated February 17, 2026, from the Director, Policy Planning, be received for information; and

(2) That the Richmond Heritage Commission's 2026 Work Program and Budget Allocation be approved.

ADOPTED ON CONSENT

11. **HOUSING TARGET ORDER**
(File Ref. No. 01-0035-20-HSUP1; 08-4057-01; 01-0150-20-MAFF1) (REDMS No. 8296448, 8358686, 8316772, 8364312)

(1) That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

(2) That the Housing Target Progress Report be published on the City of Richmond website.

ADOPTED ON CONSENT

12. **LOCAL GOVERNMENT DEVELOPMENT APPROVALS PROGRAM – 2026 UBCM GRANT APPLICATION**
(File Ref. No. 03-1087-01) (REDMS No. 8327589)

(1) That the application to the Union of British Columbia Municipalities (UBCM) Local Government Development Approvals Program funding stream, as outlined in the report titled "Local Government Development Approvals Program - 2026 UBCM Grant Application" dated March 3, 2026, from the Director, Building Approvals, be endorsed; and

(2) That, should the grant application be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to execute the funding agreement with UBCM on behalf of the City, and the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.

ADOPTED ON CONSENT

13. **HOUSING AGREEMENT AMENDMENT APPLICATION FOR 10388 NO 2 ROAD (FORMERLY 10440 AND 10460 NO. 2 ROAD)**
(File Ref. No. 12-8060-20-010691) (REDMS No. 8276087, 8276364, 8204415)

That Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

14. **AWARD OF CONTRACT 8521Q – SUPPLY AND DELIVERY OF PVC PIPE & PVC FITTINGS**
(File Ref. No. 03-1000-20-8521Q) (REDMS No. 8279787)

(1) That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute Contract 8521Q, Supply and Delivery of PVC Pipe and PVC Fittings with Andrew Sheret Ltd. for an initial one-year term at an estimated total value of $925,667, excluding taxes, as outlined in the report titled "Award of Contract 8521Q – Supply and Delivery of PVC Pipe & PVC Fittings" dated February 23, 2026 from the Director, Public Works; and

(2) That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute up to four additional one-year extensions of Contract 8521Q, Supply and Delivery of PVC Pipe and PVC Fittings with Andrew Sheret Ltd. for a maximum estimated value of $4,817,210, excluding taxes, over five years as outlined in the report titled "Award of Contract 8521Q – Supply and Delivery of PVC Pipe & PVC Fittings dated February 23, 2026 from the Director, Public Works.

ADOPTED ON CONSENT

15. **AWARD OF CONTRACT – 8459Q – SUPPLY AND DELIVERY OF MUNICIPAL CASTINGS**
(File Ref. No. 03-1000-20-8459Q) (REDMS No. 8317041)

(1) That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute Contract 8459Q - Supply and Delivery of Municipal Castings with Westview Sales Ltd. for an initial one-year term at an estimated total value of $266,787, excluding taxes, as outlined in the report titled "Award of Contract – 8459Q – Supply and Delivery of Municipal Castings" dated February 23, 2026 from the Director, Public Works; and

(2) That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute up to four additional one-year extensions of Contract 8459Q - Supply and Delivery of Municipal Castings with Westview Sales Ltd. for a maximum estimated contract value of $1,396,587, excluding taxes, as outlined in the report titled "Award of Contract – 8459Q – Supply and Delivery of Municipal Castings" dated February 23, 2026 from the Director, Public Works.

ADOPTED ON CONSENT

16. **PROPOSED APPROACH TO LOWERING SPEED LIMITS**
(File Ref. No. 10-6450-15-01; 10-6450-09-01; 01-0095-20-7018) (REDMS No. 8324594)

(1) That Council approve Option 3 to lower the posted speed limit to 30 km/h as described in the report titled "Proposed Approach to Lowering Speed Limits", dated February 17, 2026, from the Director, Transportation;

(2) That staff bring forward bylaw amendments to facilitate the speed limit reduction, as described in Option 3 in the report titled "Proposed Approach to Lowering Speed Limits", dated February 17, 2026, from the Director, Transportation;

(3) That Council approve Option B for the public education plan as described in the report titled "Proposed Approach to Lowering Speed Limits", dated February 17, 2026, from the Director, Transportation;

(4) That staff bring forward amendments to the Traffic Calming Related Measures – Policy 7018, as described in the report titled "Proposed Approach to Lowering Speed Limits", dated February 17, 2026, from the Director, Transportation;

(5) That the Proposed 30 km/h Residential Neighbourhood Speed Zones map be adjusted to include the West Cambie block; and

(6) That staff conduct analysis for Arcadia Road, Eckersley Road, Spires Road, Bennett Road, and Jones Road in the City Centre area to determine suitability for a 30 km/h speed limit.

ADOPTED ON CONSENT

17. **ROAD SAFETY ON MINLER ROAD**
(File Ref. No. 10-6450-09-01) (REDMS No. 8355437, 8364937)

See page 9 for action on this item.

Regular Council
Monday, March 23, 2026

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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17. **ROAD SAFETY ON MINLER ROAD**
(File Ref. No. 10-6450-09-01) (REDMS No. 8355437, 8364937)

R26/6-6 It was moved and seconded
That "Option 1B: Initiate Traffic Calming Process", as outlined in the staff memorandum dated March 23, 2026 (attached to and forming part of these minutes as Schedule 1), be approved.

The question on Resolution R26/6-6 was not called as a brief discussion ensued with respect to the options outlined in Schedule 1 and staff consultation with the Minler Road residents.

The question on Resolution R26/6-6 was then called and it was **CARRIED**.

BYLAWS FOR ADOPTION

R26/6-7 It was moved and seconded
That Housing Agreement (Moderate Market Rental) (9000 No. 3 Road) Bylaw No. 10690 be adopted:

CARRIED

DEVELOPMENT PERMIT PANEL

R26/6-8 18. It was moved and seconded
(1) ***That the minutes of the Development Permit Panel meeting held on March 11, 2026, and the Chair's report for the Development Permit Panel meetings held on August 27, 2025 and November 13, 2025, be received for information; and***

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Permit (and DP 25-009725) for 100 Douglas Crescent; and

(b) a Development Permit (DP 22-022003) for the property at 14511 Westminster Highway,

be endorsed, and the Permits so issued.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R26/6-9 18. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:57 p.m.).

CARRIED

Jerome Dickey, 9280 Glenallen Drive, spoke to traffic safety concerns and the (50 signature) area resident petition (copy on file City Clerk's office) for traffic safety improvements on Glenallen Gate, between Garden City Road and Glenallen Drive.

R26/6-10 It was moved and seconded
That the delegation's traffic safety concerns for Glenallen Gate be referred to staff for review and report back.

The question on Resolution R26/6-10 was not called as a brief discussion ensued with respect to the increased traffic and parking concerns primarily resulting from further residential development in the area.

The question on Resolution R26/6-10 was then called and it was **CARRIED**.

R26/6-11 19. It was moved and seconded
That Committee rise and report (8:06 p.m.).

CARRIED

Regular Council
Monday, March 23, 2026

ADJOURNMENT

R26/6-12 It was moved and seconded
That the meeting adjourn (8:07 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, March 23, 2026.

_____
Mayor (Malcolm D. Brodie)

_____
Corporate Officer (Claudia Jesson)

City of Richmond

Memorandum

Engineering & Public Works
Transportation
Engineering

To: Mayor and Councillors

Date: March 23, 2026

From: Lloyd Bie, P.Eng.
Director, Transportation

File: 10-6500-01/2025-Vol 01

Milton Chan, P.Eng.
Director, Engineering

Re: **Minler Road - Transportation Assessment and Options for Road Improvements**

This memorandum provides the results of a transportation study on Minler Road in response to discussion at the February 18, 2026, Public Works and Transportation Committee meeting regarding vehicle speeds and pedestrian safety.

This memorandum also responds to the following motion that was introduced at the Public Works and Transportation Committee meeting of March 18, 2026:

> *That staff report back to the March 23, 2026 Council meeting with immediate road safety options for Minler Road that can be implemented within 30 days, complete with a cost-benefit analysis.*

This memorandum also responds to the following referral at the Public Works and Transportation Committee meeting of March 18, 2026:

> *That staff review the situation on Minler Road to review the width of the road as well the potential addition of sidewalks and long-term traffic calming measures and report back with recommendations.*

Review of Minler Road

Minler Road is an 800-metre-long local street that runs north-south in the Blundell neighbourhood. A total of 75 addresses are located on Minler Road between Blundell Road and Francis Road (Figure 1). The road has a pavement width of approximately 5.0 metres with gravel shoulder, grass boulevard, street trees, overhead utility poles and wires, but without a yellow centre line, curb and gutter, and no pedestrian facilities. This road cross section was the standard at the time these neighbourhoods were developed and is common across several residential subdivisions including Steveston, Seafair (the "Monds"), Burkeville, Shell, and others.

Blundell Elementary School can be accessed by foot from Minler Road via the neighbourhood park entrance on Lucas Road.



Figure 1: Minler Road between Blundell Road and Francis Road

Transportation Study Results

A transportation study was undertaken to assess the safety and operational performance of Minler Road. The results of the study are as follows:

- **Traffic Speed:** Counts were conducted from March 4 to March 11, 2026, at several locations along Minler Road. While 85 per cent of traffic is travelling at or below 56 km/h, the data does indicate that 5 per cent of cars (approximately 25 vehicles a day) are travelling in excess of 75 km/h.
- **Traffic Volume:** The volume of traffic on Minler Road is approximately 550 vehicles a day which is lower than a typical local road that can carry up to 2,000 vehicles a day. No locations of traffic congestion were observed.
- **Collision History:** The most recent five-year ICBC data (2020-2024) recorded seven incidents along Minler Road.

All were related to property damage with four of the instances due to vehicles damaging property while reversing from the residential driveway. One incident involved a vehicle failing to yield at the stop sign at the Minler Road and Lucas Road intersection. The collision data did not identify any safety concerns, and no incidents were speed related or involved pedestrians.

- **Pedestrian Data:** Pedestrian counts were collected between February 20 to March 13, 2026, along Minler Road. There was a maximum of 11 pedestrians on Minler Road (one north of Lucas Road and ten south of Lucas Road) during the peak hour, or about one pedestrian every six minutes (Figure 2). Using Transportation Association of Canada guidance, this volume would indicate that a crosswalk at the intersection of Lucas Road and Minler Road or sidewalk on Minler Road is not warranted.



Figure 2: Number of Pedestrians on Minler Road

Review of Pedestrian Enhancement Options

Staff have identified the following options for Council to consider.

Option 1A: Install Traffic Calming Measures

Speed cushions are a proven, cost-effective device to slow traffic on local streets and enhance the pedestrian environment. Physical traffic calming measures are particularly beneficial on roadways where there is no separate sidewalk to help reduce the differential speeds between pedestrians and motorists. These interventions also help to reduce "rat-running" by external traffic. The City's traffic calming process is community driven and the Director, Transportation has authority to implement such measures if a majority of support by residents is received.

Council could direct staff to install four asphalt speed cushions on Minler Road (two north of Lucas Road and two south of Lucas Road). The estimated cost for these devices is $32,000 and can be funded through existing Council approved budgets. Implementation of the speed cushions would occur within 30 days.

Option 1B: Initiate Traffic Calming Process

Staff would schedule an open house in April and invite area residents to share the findings of the transportation study and discuss the City's Neighbourhood Traffic Calming Program that implements speed reducing measures on local roads.

A review of the road geometry indicates that a traffic circle at the intersection of Minler Road and Lucas Road, along with speed cushions is feasible. Staff will discuss these options with area residents and seek their level of support. Pursuant to Council policy, should a majority of residents be in support of the proposed traffic calming measures, the Director, Transportation can implement the devices.

Option 2: Implement Stop Signs on Minler Road at Lucas Road

Lucas Road intersects Minler Road midway between Blundell Road and Francis Road. Traffic on Lucas Road is currently controlled by a stop sign while traffic on Minler Road does not have a stop sign at this intersection allowing motorists to travel uninterrupted for 800 metres between Francis Road and Blundell Road.

To deter traffic from using Minler Road as a bypass route, a 4-way stop would interrupt traffic flow. Council could direct staff to implement stop signs on Minler Road. The cost for this is $700 and can be funded through existing Council approved budgets. This option can be implemented within a week.

Option 3: Implement Asphalt Pedestrian Walkway

In response to direction received at the March 18, 2026 Public Works and Transportation Committee, staff reviewed the feasibility and preliminary costs to construct a pedestrian facility on the 800-metre section of Minler Road. Road pavement widening on one side of the road with the addition of delineators and street lighting upgrades would facilitate introduction of an asphalt walkway.

An asphalt walkway will create dedicated space for pedestrians on Minler Road as requested by some residents. Implementation of this pedestrian facility will remove the ability to park vehicles on the side of the street with the walkway. As the setback between the existing road edge and the property line is greater on the west side and Blundell Elementary School is to the west of Minler Road, preliminary review suggests the walkway is most feasible on the west side of the road. Further site investigation of the above and underground utilities and drainage design are required to confirm the walkway alignment. Street trees exist on both sides of Minler Road and could be impacted by the road widening. A detailed review of the street trees could not be undertaken in time for this memorandum to be presented at the Regular Council meeting of March 23, 2026.

A high level, order of magnitude cost for this option is $1.8 million. This estimate was developed with limited information and as such includes a typical 30 per cent contingency as no survey or design has been completed. The estimate includes street lighting as well as drainage and regrading works. Street lighting would be included to current design standards, similar to recently completed multi-use-pathway projects. Table 1 shows the preliminary cost breakdown for the various items.

Table 1: Asphalt Walkway – Cost Items

Cost Item	Preliminary Cost
Asphalt Walkway	$660,000
Street Lighting	$525,000
Survey/Design/Construction Admin	$200,000
Contingency (30%)	$415,000
Total =	$1,800,000

This project is not currently identified in the existing Council approved capital plan and is not part of the approved 2026 to 2030 capital plan. Projects as part of the capital budget process are reviewed and ranked in consideration of City priorities. This project could be considered as part of the 2027-2031 capital process along with all other submissions.

However, if Council directs staff to proceed with an asphalt walkway with street lightning on Minler Road in advance of the 2027-2031 capital process, a Council resolution is required to approve a $1.8 million capital budget funded from the Capital Reserve (Revolving Fund) for the Minler Road walkway improvement and to amend the Consolidated 5-Year Financial Plan (2026–2030).

Should Council wish to proceed with Option 3, Council resolution is required as follows:

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

Once funding has been approved, it will take approximately six to eight weeks to complete the detailed design. City crews have the capacity and capability to complete this project and could proceed quickly once the design has been completed. Construction would take approximately eight to ten weeks to reach substantial completion, subject to street lighting equipment availability.

Option 4: Proceed with Design of Asphalt Pedestrian Walkway

Council could direct staff to commence the design phase of the walkway facility described in Option 3 and provide a detailed cost estimate to Council for consideration and further direction. This option will include an arborist assessment of the tree impacts. The time to perform the detailed design is six to eight weeks at an estimated cost $100,000. This project is not currently identified in the existing Council approved capital plan and is not part of the approved 2026 to 2030 capital plan.

If Council directs staff to proceed with design of an asphalt walkway with street lighting on Minler Road, a Council resolution is required to approve a $100,000 capital budget funded from the Capital Reserve (Revolving Fund) for the design of the Minler Road walkway improvement and to amend the Consolidated 5-Year Financial Plan (2026–2030).

Should Council wish to proceed with Option 4, Council resolution is required as follows:

That a capital project for design of the Minler Road walkway improvements in the amount of $100,000 funded from the Capital Reserve (Revolving Fund) be approved and that the Consolidated 5 Year Financial Plan (2025-2029) be amended accordingly.

Additional Pedestrian Enhancement Programs

Proposed 30 km/h Speed Limit

Minler Road is one of the residential local streets staff recommend be considered for a reduced 30 km/h speed limit as part of the report titled "Proposed Approach to Lowering Speed Limits" to be presented at the Regular Council meeting of March 23, 2026. Lowering the speed limit on Minler Road will enhance pedestrian comfort on this street.

Local Area Services Program

Many older subdivisions do not have dedicated pedestrian facilities or have sidewalks only on one side of the street.

If residents wish to pursue an upgrade to pedestrian facilities in their neighbourhood, the City's Local Area Services Program (LASP) is designed to assist property owners where there is a desire to enhance neighbourhood streetscape. The improvements are paid for by the owners of the benefiting properties. A LASP project funded by the residents of Minler Road for ditch enclosures was implemented in the 1990's. An example of LASP project with sidewalk improvements is on Donald Road which is 200 metres north of Minler Road. Staff is aware that some residents of Minler Road have inquired about a LASP for sidewalks and have raised concerns regarding the cost.

Next Steps

Should Council wish staff to pursue any of the options presented in this memorandum, staff can receive direction at the Regular Council meeting of March 23, 2026.

Should you have any questions regarding this information, please contact the undersigned.

for
Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

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

SH:sh

pc: SMT
Cindy Gilfillan, Acting Director, Finance
Suzanne Bycraft, Director, Public Works

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City of Richmond

Minutes

Parks, Recreation and Cultural Services Committee

Date:	Tuesday, March 24, 2026
Place:	Anderson Room Richmond City Hall
Present:	Mayor Malcolm Brodie Councillor Michael Wolfe, Chair Councillor Laura Gillanders Councillor Andy Hobbs (by teleconference) Councillor Bill McNulty
Also Present:	Councillor Carol Day
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 Parks, Recreation and Cultural Services Committee held on February 24, 2026, be adopted as circulated.

CARRIED

PARKS, RECREATION & CULTURE DIVISION

1. **ARTS SERVICES YEAR IN REVIEW 2025**
(File Ref. No. 11-7000-11-01) (REDMS No. 7953503)

Staff presented a video summary of 2025 arts activities (copy on file, City Clerk's Office).

It was requested that the Arts Services Year in Review 2025 presentation be forwarded to the April 13, 2026 Council meeting.

It was moved and seconded

(1) That the Arts Services Year in Review 2025 as presented in the report titled, "Arts Services Year in Review 2025", dated March 2, 2026, from the Director, Arts, Culture and Heritage Services, be received for information; and

(2) That the Arts Services Year in Review 2025 be circulated to community partners and interested parties for their information.

CARRIED

2. **APPLICATION FOR A PERMIT TO ALLOW FOR THE DISCHARGE OF FIREARMS AT 7340 SIDAWAY RD**
(File Ref. No. 11-7000-10-01) (REDMS No. 8326733)

In response to queries from Committee, staff advised that (i) no complaints have been received by the Richmond RCMP or Bylaws department over the past five years of operations, (ii) the Vancouver Gun Club offers a range of shooting disciplines, including trap and skeet, to both members and the public, (iii) the Firearms Bylaw does not stipulate a time limit for the duration of the permit, and a five-year limit is recommended to allow for periodic review while aligning with the five-year renewal requirements under the Shooting Clubs and Shooting Ranges Regulations, and (iv) there is no residency requirement to be a member of the Vancouver Gun Club.

It was moved and seconded

(1) That the application by the Vancouver Gun Club for a permit to allow for the discharge of firearms under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road, Richmond be approved as detailed in the report titled, "Application for a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond", dated March 2, 2026, from the Director of Recreation and Sport Services; and

(2) That the General Manager, Parks, Recreation and Culture, be authorized to issue a permit as described in Attachment 2, to allow for the discharge of firearms at the Vancouver Gun Club under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road.

CARRIED

3. **STEVESTON PARK LEGACY WALK – EXPANDED SCOPE OF WORK AND BUDGET INCREASE**
(File Ref. No. 06-2345-20-STEV2) (REDMS No. 8349416)

Jim Kojima, Director, Steveston Community Society and member of the Japanese Canadian Heritage Committee, spoke in support of the Steveston Park Legacy Walk concept plan, noting (i) improved lighting and safety, (ii) path widening and accessibility improvements, and (iii) Steveston Community Society's contribution and additional funding required for the expanded scope of work.

Staff were directed to provide a memorandum with additional detail on the proposed pathway network, including diagrams and information related to tree removal and planting.

Discussion ensued regarding (i) the expanded scope of work, (ii) accessibility and safety improvements, (iii) proposed lighting, (iv) the Cherry Tree Allee, (v) tree preservation and enhancement, (vi) enhanced connectivity and the establishment of a more cohesive and unified pathway network, and (v) the future vision for Steveston Community Park.

It was moved and seconded

(1) That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

(2) That a $300,000 budget increase for the Steveston Park Legacy Walk capital project with $100,000 funded from the Council Community Initiatives Account and $200,000 from external contribution as outlined in the report titled "Steveston Park Legacy Walk –Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

(3) Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;

(4) That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and

(5) That staff proceed with next steps, as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services.

CARRIED

4. **MANAGER'S REPORT**

(i) Ships to Shore and Richmond Celebrates Soccer Update

Staff provided a brief update on planning for the Kaiwo Maru – King of the Sea 2026 and Richmond Celebrates Soccer events.

Discussion ensued regarding (i) Ships to Shore event marketing and programming information provided to the Richmond School District No. 38, (ii) maintenance underway at Garry Point Park, (iii) signage at Imperial Landing related to dock availability, (iv) a forthcoming memorandum outlining landside programming, (v) marketing for Richmond Celebrates Soccer, and (vi) Tourism Richmond's partner hub for FIFA World Cup.

Committee requested a memorandum outlining the cost difference between constructing a new dock at Garry Point Park and relocating the existing dock.

(ii) Let's Talk Richmond Engagement Activities

Staff advised that surveys on the Let's Talk Richmond online engagement platform for an outdoor covered multi-use court are open March 26 to April 26, and that the Volunteer Management Strategy survey is open until March 29.

(iii) Habitat Restoration Along the Middle Arm Waterfront Trail

Discussion ensued regarding foreshore habitat restoration and infrastructure works undertaken by Raincoast Conservation Foundation in partnership with Ducks Unlimited, with staff noting that the City would work with Raincoast to improve signage notifying the public of the works.

(iv) Earth Week

Discussion ensued regarding Earth Week events and activities, with staff advising that further information is forthcoming.

ADJOURNMENT

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, March 24, 2026.

Councillor Michael Wolfe
Chair

Shannon Unrau
Legislative Services Associate

City of Richmond

Minutes

Finance and Audit Committee

Date: Tuesday, April 7, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
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 4:59 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Finance and Audit Committee held on March 2, 2026, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **2025 ANNUAL DEVELOPMENT COST CHARGES REPORT**
(File Ref. No. 03-0905-01) (REDMS No. 8331024)

It was moved and seconded

That the report titled, "2025 Annual Development Cost Charges Report", dated March 6, 2026, from the Director, Finance, be received for information.

The question on the motion was not called as in response to queries from Committee, staff advised that (i) the Council approved Development Cost Charges (DCC) program identifies specific projects to calculate developer rates, with some funds reserved for one-time projects, (ii) the Parks 2026 program was approved in previous year's Capital budget process and would not be affected by the freeze on DCC increases.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance and Audit Committee of the Council of the City of Richmond held on Tuesday, April 7, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Minutes

General Purposes Committee

Date: Tuesday, April 7, 2026

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on March 16, 2026, be adopted as circulated.

CARRIED

DEPUTY CAO'S OFFICE

1. **PROPOSED INTERIM ENERGY CENTRE LOCATION AT 3760, 3780 SEXSMITH ROAD, AND 8651 CAMBIE ROAD**
(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 8320669)

In response to queries from Committee, staff advised that (i) construction of the proposed Sewage Heat Recovery Energy Plant has been postponed to better align with future residential development timelines, (ii) five energy plants are planned across the City Centre area, (iii) the Interim Energy Centre (IEC) to service the Capstan and Aberdeen areas is expected to operate for 10-20 years, (iv) IEC is estimated to cost $33.5M which would be funded by the Lulu Island Energy Company Ltd. (LIEC), (v) the IEC offers a number of benefits for the City and for developments in the area connecting to district energy, such as reduction in building design and construction costs to developers by eliminating the need to build their own heating/cooling energy plant, and (vi) LIEC rates are competitive with other Metro Vancouver district energy utilities.

It was moved and seconded
That Council approve the interim use of City-owned properties at 3760, 3780 Sexsmith Road, and 8651 Cambie Road for a district energy Interim Energy Centre (IEC) to service the Capstan and Aberdeen areas.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. RICHMOND'S 2025 MATERIAL FLOW ANALYSIS RESULTS

(File Ref. No. 10-6125-07-04) (REDMS No. 8346103)

In response to queries from Committee, staff advised that (i) submission of Richmond's 2025 Material Flow Analysis Results report will secure final Federation of Canadian Municipalities (FCM) funding and enable eligibility for future funding opportunities, and (ii) with future grant funding, the next step would be to implement the recommendations included in the report.

Discussion ensued with respect to (i) examples of the City's manufacturing and public administration footprints, (ii) supporting future Richmond farmers, (iii) the potential of inground agriculture and taking steps to sustain farming, and (v) encouraging low carbon efficient buildings through the BC Energy Step Code requirements.

It was moved and seconded
That the Material Flow Analysis and opportunities to support the City's transition to a circular economy, as outlined in the report titled "Richmond's 2025 Material Flow Analysis Results", dated March 17, 2026, from the Director, Climate and Environment, be received for information.

CARRIED

PARKS, RECREATION AND CULTURE DIVISION

3. **2026 RICHMOND COMMUNITY CELEBRATION GRANT PROGRAM AND RICHMOND CELEBRATES SOCCER COMMUNITY CELEBRATION GRANT PROGRAM ALLOCATIONS**
(File Ref. No. 11-7400-01) (REDMS No. 8333076)

In response to queries from Committee, staff advised that (i) of the 56 applications received for the Richmond Community Celebration Grant Program, 42 met the eligibility criteria and are recommended for funding, (ii) an adjudication panel reviewed the applications and evaluated each project based on five key areas: alignment with program objectives, inclusiveness/accessibility and diversity, capacity, budget, and sustainability, (iii) each application's adjudicated score was applied to its eligible funding request and adjusted to accommodate the existing Council approved budget, totaling $58,000 in recommended funding, (iv) Council approved $35,000 for the Richmond Celebrates Soccer Community Celebration Grant Program, five of the nine applications were eligible, requesting a total of $10,000. The remaining $25,000 funding will be allocated to the Richmond Celebrates Soccer Neighborhood Block Party Program, (v) a funding requirement is that the event be listed on the City's Community Event board for public awareness, and (vi) the City and Tourism Richmond offer resources to help local businesses leverage game audiences, including a business playbook on the City's website to guide local businesses, various Tourism Richmond produced resources and a complimentary grant program by Tourism Richmond offering up to $1000.

Discussion ensued with respect to the $90,000 Soccer Grant received by the City allocated for budget relief. Staff were directed to recirculate the Richmond Celebrates Soccer – Schedule and Funding Allocations report, dated November 24, 2025, prior to Council consideration.

It was moved and seconded

(1) That the 2026 Richmond Community Celebration Grant Program be awarded for the recommended amount of $58,000 as identified in Attachment 2 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services;

(2) That the 2026 Richmond Celebrates Soccer Community Celebration Grant Program be awarded for the recommended amount of $10,000 as identified in Attachment 3 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services; and

(3) That the grant funds be distributed accordingly following Council approval.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **HOMELESSNESS STRATEGY 2019–2029: 2025 UPDATE**
(File Ref. No. 08-4057-11-03) (REDMS No. 8277484)

In response to queries from Committee, staff advised that (i) the City's Homelessness Outreach Team delivered services to individuals experiencing homelessness, including engaging in over 1,200 service interactions, supporting 80 transitions into shelter, housing, treatment or recovery services and over 700 referrals, (ii) a single individual may receive multiple referrals as they engage with different service providers over time and (iii) of the 25 percent senior respondents to the homeless count, the majority of them were between the ages of 55 and 65.

It was moved and seconded
That the Homelessness Strategy 2019–2029: 2025 Update, as outlined in the report titled "Homelessness Strategy 2019–2029: 2025 Update", dated March 16, 2026, from the Director, Community Social Development, be posted on the City's website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to housing and homelessness, social development and poverty reduction, and health.

The question on the motion was not called as discussion ensued with respect to the need for more affordable housing.

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

5. **2025 HOMELESSNESS-RELATED CITY INVESTMENT**
(File Ref. No. 08-4057-11-01) (REDMS No. 8348538)

It was moved and seconded

(1) That the report titled "2025 Homelessness-Related City Investment", dated March 19, 2026 from the Director, Community Social Development and the Director, Community Bylaws and Licencing, be distributed to local Members of Parliament and local Members of the Legislative Assembly, including the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, and the Minister of Transportation and Transit; and

(2) That the City request that the Province of British Columbia measurably increase coordination and operational collaboration with the City of Richmond in addressing issues occurring on Crown lands and transportation corridors within the city.

Discussion ensued with respect to (i) the ongoing City investment related to homelessness prevention, service delivery, enforcement, clean up and repairs, (ii) reviewing the grant program and budget, (iii) adequately funding services that are working, (iv) comparable data from previous years related to the City's homelessness investment, (v) current dedicated resources to homelessness, and (vi) prioritizing housing stability and connections to services for individuals experiencing homelessness.

The question on the motion was not called as in response to queries from Committee, staff advised that (i) the Homelessness Table made up of a number of entities meet on a regular basis to discuss challenges that the community is facing, (ii) staff are working to advance the guiding framework engagement which is related to the Homelessness Strategy and anticipate bringing back a report later in 2026 which will outline findings and list other priorities to move forward with.

Staff will provide Committee with previous years data regarding homelessness related City investment.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:58 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, April 7, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	**Date:**	March 2, 2026
From:	Marie Fenwick Director, Arts, Culture & Heritage Services	**File:**	11-7000-11-01/2025-Vol 01
Re:	**Arts Services Year in Review 2025**		

Staff Recommendations

1. That the Arts Services Year in Review 2025 as presented in the report titled, "Arts Services Year in Review 2025", dated March 2, 2026, from the Director, Arts, Culture and Heritage Services, be received for information; and

2. That the Arts Services Year in Review 2025 be circulated to community partners and interested parties for their information.

MFenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Parks Services Recreation & Sport Services	☑ ☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

7953503

Staff Report

Origin

The Council-endorsed *ArtWorks: Richmond Arts Strategy* (the Strategy) was developed through extensive community engagement, guidance and consultation to help guide the City's actions in making Richmond a city with a thriving arts scene that animates the city every day; offers rich arts education and experiences, festivals and events; fosters social connections and wellness; builds arts and culture leadership; and provides creative spaces.

The purpose of this annual report is to provide a comprehensive overview of City arts programs and activities in 2025 that contribute to fulfilling the directions of the Strategy.

In November 2025, Council approved *ArtWorks: Richmond Arts Strategy 2026–2031* which takes effect in January 2026. For this reason, 2025 activities are understood to contribute to the previous strategy.

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

> *Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*
>
> *6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*
>
> *6.3 Foster intercultural harmony, community belonging, and social connections.*
>
> *6.5 Enhance and preserve arts and heritage assets in the community.*

Analysis

The Strategy provides Five Strategic Directions to guide the City and its stakeholders' involvement in supporting the arts sector and ensuring a thriving and visible arts scene in Richmond:

1. Ensure affordable and accessible arts for all;
2. Promote inclusivity and diversity in the arts;
3. Invest in the arts;
4. Increase awareness and participation in the arts; and
5. Activate public spaces through (and for) the arts.

These strategic directions create a foundation and help to ensure the City is purposeful in its continued advancement of the arts in the community and that the arts play a strong role in place making, community building, tourism, health and social well-being, economic development and more.

This report presents *Arts Services Year in Review 2025* (Attachment 1), which highlights this last year's achievements in the arts.

As always, the City's arts programs maintained their vital and sustaining presence in the community. City-led programming and artist-led themes explored Richmond's cultural and community identities, reconciliation, local ecology, climate change, and more. Residents and visitors were invited to arts experiences at cultural venues, community centres, in the public realm, and online. Meanwhile, community cultural development initiatives continued to offer essential support to artists and cultural organizations through financial investment, professional development opportunities, promotional support and the provision of affordable, and sometimes free, performance and creation space.

Highlights and achievements of 2025 include:

- The Richmond Youth Media Program (RYMP) continued to grow its free referral-based program for youth aged 13–24. In 2025, a record 83 youth collectively completed more than 4,700 hours learning media arts skills and building social connections.
- Through the Civic Public Art Program, the newly built Bowling Green Community Activity Centre included *Welcome* by Luke Ramsey, an artwork integrated into the paving of the main entrance plaza. As well, the developer-funded Community Mural Program completed six new murals including three washrooms along the dyke trail system.
- Through the Private Development Public Art Program, four public artworks were installed at the newly developed Richmond Centre, including *Richmond Skaters* by Inges Idess, a trio of playful, larger-than-life roller skating figures.
- The annual Children's Arts Festival (CAF) continued its City-wide approach to providing in-person artist-led activities for Richmond School District No. 38 students. CAF artists led activities not only at the Richmond Library/Cultural Centre and Annex, but at five community centres. Over four days, 1,578 children representing 68 classes from 20 Richmond elementary schools took part, many by walking or riding their bikes there.
- The Richmond Art Gallery presented 12 off-site exhibitions and seven in the gallery including Persimmon Blackbridge's *Speak No (emergency)* organized in partnership with Tangled Art + Disability, Toronto. Designed with people of all abilities in mind, the exhibition incorporated a range of accessible features including artwork labels with QR codes linking to audio descriptions, Braille labels, a video introduction in American Sign Language, and a tactile art piece. The exhibition showcased how creativity and innovation can remove barriers to create meaningful experiences for the entire community.
- Richmond Arts Coalition (RAC), in partnership with Richmond Art Gallery, presented the sixth edition of *ArtRich.* Presented every two years, this lively showcase offered a window into the artistic scene of Richmond and surrounding areas and featured an eclectic mix of drawings, paintings, sculpture, textiles, photographs and video.

- In partnership with the Richmond Arts Coalition and Britannia Shipyards National Historic Site Society, the 22nd Annual Richmond Maritime Festival presented more than 100 local artists, craftspeople, performers and "pop-up" style heritage storytellers, amidst maritime-themed décor and installations throughout the site. Fourteen wooden and working boats along the dock and a range of food and community vendors rounded out the festival.
- Thanks to a Richmond Community Celebration Grant, the Minoru Seniors Society hosted *Intercultural Celebration in the Plaza* outside the Minoru Centre for Active Living. For more than 120 attendees, four cultural groups — Japanese, Filipino, Austrian and Scottish — presented cultural performances through dance and music.
- Ranked by the national Culture Days office as No. 1 in BC and No. 4 in Canada for mid-size cities based on the level of community engagement and participation, Richmond continued to be a national leader in 2025 with a campaign boasting 100 free, in-person and online activities presented by 51 activity organizers and cultural groups. The opening weekend event at the Richmond Cultural Centre attracted an estimated 2,000 people.
- The 2025 Arts and Culture Grant Program provided operating and project assistance grants to 19 non-profit arts organizations, in order to strengthen the infrastructure of arts and culture organizations, increase funding for arts opportunities, show support for the careers of local artists and support a wide range of artistic and cultural activity. Recipients included the Richmond Delta Youth Orchestra, Richmond Singers and Cinevolution Media Arts Society.
- Community event rentals at the Gateway Theatre totalled 50 performances by 30 clients presenting music, dance, awards ceremonies and more. Meanwhile, the Gateway Theatre Society celebrated their 40th anniversary with *The Flame* storytelling event and catered cocktail reception honouring the supporters, artists and audiences who have made Gateway Theatre a vital cultural institution.

The *Arts Services Year in Review 2025* highlights the significant value and benefits the arts bring to Richmond by encouraging self-expression, creating a sense of community identity and pride, enhancing understanding of issues in society, providing opportunities to develop and foster new skills and encouraging collaboration and connections. All of these benefits contribute to individual well-being and healthy, sustainable communities.

Financial Impact

None.

Conclusion

The *Arts Services Year in Review 2025* highlights activities and achievements in the arts in the community and the importance the arts play in further enhancing Richmond's identity as one of the best places to live, work and play. It is recommended that the *Arts Services Year in Review 2025* be received for information and circulated to community partners and interested parties for their information.



Liesl Jauk
Manager, Arts Services
(604-204-8672)

Att. 1: Arts Services Year in Review 2025

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City of Richmond

ARTS SERVICES YEAR IN REVIEW 2025

Arts, Culture and Heritage Services

The Vision

Richmond's thriving arts scene

- animates our city every day;
- offers rich arts education and experiences, festivals and events;
- fosters social connections and wellness;
- builds arts and culture leadership; and
- provides creative spaces



Richmond Art Gallery: *Restless by Nature: Mary Sui Yee Wong, 1990s to the present.* Photo: Jon Benjamin

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ArtWorks
RICHMOND ARTS STRATEGY

Introduction

In November 2025, Richmond City Council approved *ArtWorks: Richmond Arts Strategy 2026–2031*, providing an updated blueprint for the City to enrich quality of life through engagement with the arts.

While the activities presented in this report contribute to the previous strategy, throughout 2025, robust community and interest holder engagement sparked a renewed sense of momentum with an increased awareness of the demand for arts spaces and the need to invest in the capacities of artists and groups as we build arts and cultural leadership at both the community and civic level.

In 2025, this development work is evidenced by ongoing training and networking opportunities for artists and organizations as well as the Richmond Arts Coalition's (RAC) productive use of CornerSpace in the Richmond Cultural Centre Annex (RCCA).

The RCCA is now established as a vibrant facility for both the creation and presentation of visual and performing arts. From The Annex Gallery to monthly Mic Drop events, RAC's new art display cases to pottery sales, animation of the Lounge (lobby) blossomed this year while the studios here —and in the Cultural Centre — offered new and exciting programs ranging from Hip Hop Dance to Mending with Embroidery.

Meanwhile, the Richmond Art Gallery presented seven on-site exhibitions including Manuel Axel Strain's magnificent long house, accompanied by extensive free public programming about Musqueam art practices and local history. Elsewhere, new public art popped up all over, including six new murals and a new "art plinth" piece at the end of the Canada Line.

The 2025 Arts Services Year in Review demonstrates how the City continues to foster unique and lively arts and cultural opportunities for engagement and connection, reflecting Richmond's diverse population in cultural venues, schools, libraries, community centres, festivals and public realm.

For more about the arts in Richmond, visit HowArtWorks.ca



Chinese Artists Association of Richmond offering Chinese painting and calligraphy demonstration as part of Culture Days

ArtWorks: Richmond Arts Strategy 2019 – 2024*

Major Strategic Directions



1. Ensure affordable and accessible arts for all



2. Promote inclusivity and diversity in the arts



3. Invest in the arts



4. Increase awareness and participation in the arts



5. Activate public spaces through (and for) the arts

* The Arts Services Year in Review summarizes progress made towards achieving the goals of *ArtWorks: Richmond Arts Strategy 2019–2024.* Throughout the document, you will see coloured icons that show how the year's activities help to advance the Strategy's five strategic directions.

In November 2025, Council approved *ArtWorks: Richmond Arts Strategy 2026–2031* which takes effect in January 2026. For this reason, 2025 activities are understood to contribute to the previous Strategy.



Public Art 101: Creating Budgets for Public Art Projects facilitated by artist Sara Graham

Community Cultural Development

Community Cultural Development refers to a wide range of programs, activities and events that support local artists and/or cultural organizations through direct investment, public profile or recognition, professional development and other creative opportunities for collaboration and mentorship.

"Support from the City of Richmond is also helping us find additional funding opportunities.

In 2025 we successfully applied for a BC Gaming Grant, and we intend to do so again in 2026."

– Richmond Community Band Society

Arts and Culture Grant Program

The City's Arts and Culture Grant Program was established in 2011 to strengthen the infrastructure of arts and culture organizations, increase investment in arts opportunities, show support for the careers of local artists and support a wide range of artistic and cultural activity. The program offers two types of grants: Project Assistance and Operating Assistance to registered non-profit arts and culture organizations.

On September 25, an information session led by staff provided an overview of City of Richmond funding opportunities and best practices for effective grant writing to twelve community members from various groups. Throughout summer and fall, grant recipients received individualized attention to review their programs and share feedback about the grant application process.

The 2025 Program provided grants to 19 non-profit arts organizations. Operating Assistance recipients included the Richmond Delta Youth Orchestra and Cinevolution Media Arts Society to cover costs including artists fees, supplies and venue rentals. Project Assistance recipients included Direct Theatre Collective to develop and perform a new play, and Canada Chinese Performing Arts Society to perform Han music at a Full Moon festival.

"Down-to-earth, common-sense information was excellent. They shared some of their experiences that were very wise. I know that I benefitted from attending this workshop."

– Participant, Preparing for Art Markets

ART AT WORK BY THE NUMBERS:

8 free workshops

107 online participants

107 in-person participants

323 YouTube views

Art at Work Program

Throughout the year, Art at Work offers free professional development workshops to build essential knowledge and skills for pursuing a career in public art, performance, visual art and community arts.

In 2025, staff and guest facilitators presented the following:

- **Public Art 101: Creating Budgets for Public Art Projects** facilitated by artist Sara Graham.
- **Tax Basics for Artists** by Marianna Scott of Quantum Accounting Services.
- **Exploring Regional Public Art Programs** panel featuring Allison Collins (Burnaby), Quyen Hoang (New Westminster) and Lori Phillips (North Vancouver).
- **Making Public Art with Specialist Fabricators** facilitated by Sabina Sutherland, Art Conservator, featuring 3DS Fabrication, Jock Hildebrand Foundry, and Solid Rock Steel Fabricating.
- **Preparing for Art Markets** workshop facilitated by artist Ilena Cramer.
- **Introduction to SmartGrant.ca** online information session facilitated by Mary Ann S. Anderson of Little Dog Creative Consulting.
- **Richmond Arts and Culture Grant Program Information Session.**
- **Writing Proposals for Exhibitions** facilitated by Richmond Art Gallery.



Richmond Arts Awards

2025 RICHMOND ARTS AWARDS RECIPIENTS:

Artistic Innovation and Excellence: Peter Grant

Arts Education: Rita (Point) Kompst

Business and the Arts: Tourism Richmond

Cultural Leadership: Thomas Yu

Volunteerism: Linda Shirley

Youth Arts: Isidora Hoi-Ching Chan

Richmond Arts Awards

Created in partnership with the Richmond Arts Coalition, the Richmond Arts Awards recognize the artistic achievements and contributions to the arts community by local artists, cultural leaders, educators, volunteers and business leaders. The purpose of the awards program is to:

- honour major contributions by individuals, organizations and businesses to the arts;
- cultivate greater visibility and understanding of the value of the arts;
- encourage excellence and build new leadership within the arts community; and
- develop patrons for the arts.

In 2025, nominations representing 77 individuals and organizations were reviewed by a selection committee comprised of community members and six recipients were selected and honoured.

Mayor Malcolm Brodie hosted the awards ceremony on May 7 at Richmond City Hall Council Chambers, an event that featured a traditional welcome by Musqueam representative Mary Point; a keynote speech by Morna Edmundson, founder and Artistic Director of Elektra Choir; and performances by the ShowStoppers, Elisa Thorn and Fangfei Music Academy Society.

Established in 2009, the Arts Awards are presented annually in partnership with the Richmond Arts Coalition and media sponsor *Richmond News*. The Awards have recognized 102 honourees over 17 years.


Cyanotype workshop with Cat Hart

Branscombe House Artist Residency

The Branscombe House Artist Residency takes place in a restored Edwardian-style house in the residential area of Steveston. Since its inaugural residency in 2016, the program has hosted nine visiting professional artists for 11-month community-engaged artist residencies. Branscombe House, built in 1908 and restored in 2014, is one of the earliest settler homes in the area.

In 2025, Artist-in-residence **Cat Hart**'s community-engaged project sought to express how the arts help connect us to place, the land and our communities. Through their research and material practice, the artist explored memory, place, migration, and biodiversity within sculpture, ceramics, alternative photography processes, natural materials and other media. Influenced by Indigenous teachings about good land relations, Cat's practice reflects their interest in local histories and a desire to be deeply connected to place.

While in residence, the artist offered 14 free art workshops at Branscombe House as well as through events such as Doors Open Richmond, Steveston Salmon Festival, Richmond Maritime Festival and Culture Days. The artist also joined a Steveston 20/20 Group meeting, shared an artist talk at the Richmond Art Gallery, presented at the Richmond Arts Awards, created a legacy Art Garden at Branscombe House, and organized a community art exhibition at the Upper Rotunda Gallery.

At the closing event for community participants on December 4, Mayor Brodie shared a welcome message and recognized Cat for their artistic activity and impact in the community. The evening included an informal artist talk, Q&A session and reception.


The Writer's Life panel discussion

Writer-in-Residence

Presented in collaboration with the Richmond Public Library, the annual Writer-in-Residence program fosters a greater appreciation for Canadian writers and creative writing through hands-on workshops, mentorship and public events.

In the program's 13th year, Surrey-based writer, editor and instructor **Taslim Jeffer** shared her expertise in creative nonfiction. Having spent her formative years in Richmond, she was excited to give back to the community that shaped her with a public program that focused on "Belonging in Canadian Literature" while creating a welcoming space for writers of all backgrounds to explore their own stories.

From April 5 to June 14, Taslim offered free workshops, discussions and events including:

- **The Writer's Life: From Process to Publishing,** a panel moderated by Taslim featuring local authors Kevin Chong, Kelly Duran and Shashi Bhat, sharing their varied writing experience including short-form and long-form fiction and non-fiction, anthologies, memoir and more
- **Celebration of Learning** where participants read their work to an audience of friends and family. Contributions included creative nonfiction, memoir and bilingual poetry, reflecting the themes of identity, culture and belonging.



Culture Days opening ceremony featuring freestyle skateboarding demo by Orson Merry



Hands-on demo with Richmond Weavers and Spinners Guild. Photo: Rachel Topham Photography

CULTURE DAYS BY THE NUMBERS:

2,000	attendees at kick-off weekend
100	free activities
51	event organizers
19	volunteers
280	volunteer hours

Culture Days

In 2025, the 16th edition of Culture Days, September 19 to October 12, brought together a record-setting 9.5 million people across the country in a powerful demonstration of collective support and celebration of arts, culture and community. Culture Days was celebrated in Richmond with 100 free, interactive events and experiences across the city and online.

Richmond is consistently recognized as being among Culture Days' Top 10 most engaged cities in the country. In 2025, the national office congratulated Richmond as the **#1 top participating community in BC, placing fourth nationally among Mid-Size Cities, and ninth overall.**

Minoru Precinct and Steveston Village were official hubs and the Cultural Centre and Annex hosted the kick-off weekend featuring remarks from Mayor Brodie with special appearances by Kevin Harris, Canada's first professional skateboarder; a freestyle skateboarding demonstration by Orson Merry; and a performance by the Richmond Delta Youth Orchestra.

Weekend highlights included open studio experiences hosted by Resident Art Groups, and the Richmond Museum's opening of *The Maple Road Experience,* with tours led by Kevin Harris. The Richmond Art Gallery presented artist talks and activities in conjunction with its exhibition Manuel Axel Strain's *xʷəńiwən ce:p kʷθəθ nəẃeyəɬ ((((Remember your teachings)))),* featuring the artist and invited guests.

The day included Chinese folk and contemporary dance performances by the Vancouver We Dance Association of Canada, community art exhibitions, live music and other participatory activities.

Culture Days reserves September 30, the National Day for Truth and Reconciliation, intentionally for public commemoration and Indigenous-related programs. The Indigenous Author Series, a storytelling event held in collaboration with the Richmond Public Library, featured a talk with best-selling author Richard Van Camp. In addition, screenings of three National Film Board of Canada films included *My Friend the Green Horse* (2024, Alanis Obomsawin), *Woodland Spirits* (2007, Dave Clement, Thunderstone Pictures Inc.) and *Now is the Time* (2019, Christopher Auchter). The screenings played continuously throughout the duration of Culture Days during the library's opening hours.

Social Media and Online Engagement

As per the Richmond Arts Strategy, the City continues to engage with the local arts community (and beyond) through its growing social media channels and online engagement strategy.

In 2025, on Instagram and Facebook, **93 posts** and more than **200 stories** were shared on How Art Works and Branscombe House accounts to promote programs and announce opportunities for artists to a combined social media audience of **4,615 followers**.

Two special editions of the Arts & Culture eBlast provided important news on the Richmond Arts Strategy update and the City's Arts and Culture Grants Program to more than **700 subscribers**.

Additionally, Richmond residents were invited to provide feedback to the draft Arts Strategy through a Let's Talk Richmond questionnaire, and participate in an online feedback survey for Culture Days attendees and community organizers.



Josée Drouin-Brisebois of National Gallery of Canada, presenting at KPU

The Lulu Series: Art in the City

Since 2003, The Lulu Series: Art in the City program has presented international, national and regional speakers including acclaimed artists, architects, urban planners and other cultural leaders. The following line-up of inspirational talks was presented free of charge in partnership with Wilson School of Design, KPU and Richmond Art Gallery:

March 13 – Josée Drouin-Brisebois, Director of National Engagement at the National Gallery of Canada, discussed recent projects the National Gallery has developed in public spaces across Canada. For many, art museums are places that are inaccessible, irrelevant and unconnected to their life experiences. Off-site projects support the Gallery's mandate to develop, maintain and make known their collections and to promote knowledge, understanding and appreciation of art.

April 10 – Artist Howie Tsui and Klara Manhal, Senior Public Art Planner at TransLink, shared insights into the five-year journey of bringing *The Breath Below* to life, a landmark public artwork at the new Capstan Canada Line Station in Richmond. From its conceptual origins to its realization, this first-of-its-kind commission for TransLink stands as the largest and most immersive piece in the transit authority's public art collection to date.

May 15 – Djaka Blais from the Hogan's Alley Society and Brian McBay of 221A discussed Cultural Land Trust movements as a model to preserve and grow cultural spaces in Canada. In recounting the challenges faced with their projects, they considered the role of ethnocultural communities in reinforcing land rights as well as reciprocity for Indigenous Nations.


Vancouver Cantonese Opera

THEATRE UNDER THE STAIRS BY THE NUMBERS:

178 City (and partner) events

370 hours of City programming

27 community-led events

3,540 attendees

Richmond Cultural Centre and Annex

The Richmond Cultural Centre, Annex and Plaza regularly provide low-cost and no-cost venue rentals to local arts and cultural organizations and play host to arts events and activities from pottery sales to musical performances.

THEATRE UNDER THE STAIRS

In 2025, The Theatre Under the Stairs (formerly known as the Performance Hall) featured the following events at the Richmond Cultural Centre:

- Richmond Improv Theatre Society monthly shows
- Connaught Skate Club Off-Ice Choreography weekly seasonal rehearsals
- Consulate General of Japan in Vancouver and JET Alumni: *Children of the Sea Kaijyuu no kodomo (海獣の子供)* film screening
- Richmond Youth Delta Orchestra rehearsal
- Society of Indo-Canadian Performing Arts BC: *Natyanjali, An Offering*
- Cambodian Cultural Centre: *Roots of Compassion Khmer Rouge* Anniversary film screening
- Community Neighborhood Grant Recipient: Estella & Lazarus Banez *Children's Nursery Rhymes* Concert
- Elena Steele Voice Studio annual recital concert
- Arisun Yue Cantonese Opera
- Angel Dance: K-Pop Showcase
- Hellena Yang Piano Studio: *A Winter Concert* recital
- Richmond Public Library: An Evening with Richard Van Camp, Islamic Arts of B.C. Experience, and O.W.L Talks
- Richmond Parks: International Geocaching film screening
- Richmond Museum: Kevin Harris film screening and panel



Kwantlen Farmers' Market at Minoru Plaza

MINORU PARK PLAZA

In the Plaza, the annual **Kwantlen Farmers' Market** offered local vegetables and artisanal goods for an extended season from May to December every Tuesday, 11:00 am–4:00 pm. In September, the plaza hosted Richmond's first pop-up **Volunteer Fair** featuring 13 City facilities and partners. And on December 15, Bayit, Chabad of Richmond held their 37th annual **Menorah Lighting** in the plaza. The evening featured Chanukah family activities and family skating in nearby Minoru Arenas.

REEL CULTURE

Year-round, the Reel Culture screen, located in the RCCA Lounge, presents short films produced by City arts, culture and heritage programs. During Culture Days, it hosted Richmond-based artist **Ron Reed's *TimePiece***, a one-hour movie mashup featuring 456 clips from 222 different films, spanning the entire history of film as it makes its way through the 24 hours of the day.

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F-O-R-M: Break on a Break


The Blue Couch Project

In November, the screen was part of the **2025 Festival of Recorded Movement**'s public screens program centring the voices of youth and emerging artists. This program was presented in partnership with F-O-R-M, Cinevolution Media Arts Society, grunt gallery, Gallery Gachet and Lipont Gallery.

BLUE COUCH PROJECT

Also in November, Reel Culture became the temporary home for The Blue Couch Project, a collaboration between the City and students at Langara College. Offering a comfortable place to watch, the refurbished couch – that repurposes discarded jeans into durable upholstery – symbolizes endless regeneration, the value of unexpected materials and is an example of partnerships that can drive economic and social benefits.

TOURISM CHALLENGE

Over the spring, two key locations within the Cultural Centre — Richmond Art Gallery and Richmond Museum, as well as heritage sites — participated in the Vancouver Attractions Group Tourism Challenge. This was the Cultural Centre's sixth year participating in this program that attracts thousands of tourism sector workers from across the region to visit and discover what is offered here over a period of six weeks.



RAC Board of Directors



RAC art display cases

CornerSpace: RAC

In year two of the City's pilot project with the Richmond Arts Coalition (RAC), CornerSpace, located near the reception of the RCCA, is now a hub of activity in service of RAC's mission to advocate on behalf of artists and arts organizations in the community, provide opportunities for artists to create and exhibit their work, and increase community access to arts activities. Having a physical space has increased RAC's presence and improved its ability to connect with artists and the local arts community.

RAC activities include the biannual *ArtRich* in collaboration with Richmond Art Gallery (see page 21); *Youth ArtRich*, produced in alternate years to *ArtRich*; Culture Days workshops in collaboration with School District No. 38; Maritime Festival arts component in conjunction with the Britannia National Historic Site Society; *Songs in the Snow* in collaboration with the Steveston Historical Society; and *Artist Showcase* on the RAC's YouTube channel presenting interviews with local artists. In 2025, these included sculpture and poet Shamsi Asht, dancer Matthew Mintsis, playwright Simon Johnston, musician Norine Braun, artist Scott Pleydell-Pearce and stained glass artist Sana Biden.

New this year, with the help of a grant from the Richmond Community Foundation, RAC installed display cases to showcase the work of local artists, with an emphasis on those who experience disabilities, Indigenous artists, youth, and senior artists. The first exhibition featured work by former *Artist Showcase* interviewees. The second exhibition was produced by students during the Culture Days project: *From Fray to Feather*. The third exhibition featured Richmond Senior Artists.

CornerSpace also features a large screen in the window highlighting artists, events and festivals.



ShowStoppers at Richmond Arts Awards ceremony



Steveston Salmon Festival Parade

Signature Events

Events enrich the lives of residents by providing the opportunity for the community to connect, learn and celebrate together. Events contribute to social and economic wellbeing, provide valuable volunteer opportunities, build a sense of community and enhance our quality of life. They can also contribute to placemaking, build community capacity, a sense of identity, and raise the profile of Richmond regionally and nationally.

In 2025, along with Doors Open, Richmond produced the following signature events, attracting thousands of participants:

Steveston Salmon Festival

The 78th annual Steveston Salmon Festival was successfully delivered in alignment with the vision theme: "It's about COMMUNITY". Visitors appreciated the expanded footprint and activation of some traditional Salmon Festival activities. The Festival on July 1 included:

- Steveston Salmon Festival Parade, Salmon Bake and Chow Mein Community Food Booth and market/trade show;
- Welcome ceremony including local, federal and provincial government and First Nations representatives;
- traditional Steveston Salmon Festival programming, including the Japanese Cultural show and demonstrations, Art Show, Marketplace, as well as street and artist performers;
- activities for youth and children at Sammy's Fun Zone and the new Salmon Run Youth Zone, including performances by emerging artists at the Salmon Run Zone stage, circus performances, the Richmond Sockeyes Junior Hockey Club, and button making;
- Catch of the Day stage showcasing local artists and entertainers; and
- a grand finale show by Ten Souljers in the Spirt of Steveston Zone.

> "This year's event was very well organized, we loved the lay out of the music stages and food trucks. Well done to everyone involved!!"
>
> – 2025 visitor survey response

SALMON FEST BY THE NUMBERS

80,000+	visitors
98,643	individuals reached via social media
275	volunteers
1,437	volunteer hours

Accessibility Diversity Investment Awareness/Participation Public Spaces


Richmond Maritime Festival mainstage

Richmond Maritime Festival

The 22nd annual Richmond Maritime Festival animated the Britannia Shipyards National Historic Site from August 23–24. Produced in partnership with the Richmond Arts Coalition and the Britannia Shipyards National Historic Site Society, the event program included 14 wooden and working boats along the dock including local restored heritage boats, maritime-themed décor and installations throughout the site, live music on two stages, roving performers and musicians, popular hands-on activities, multicultural array of food vendors, and community booths.

Highlights included:

- more than 40,000 visitors to the site over the two-day event;
- social media content that reached 251,892 individuals;
- more than 100 artists, performers, and craftspeople that contributed to the festival programming; and
- 62 volunteers that contributed more than 560 hours to the event.


Richmond Cherry Blossom Festival

Richmond Cherry Blossom Festival

Celebrating the arrival of spring and the blooming of Garry Point Park's 255 Akebono cherry trees, this annual festival is produced in partnership with representatives from the BC Wakayama Kenjin Kai. Held on April 6, the 2025 event featured music and performances, food from a local restaurant and food trucks, Japanese cultural displays, and demonstrations. The Sister City Advisory Committee displayed chochin (paper) lanterns to commemorate Richmond's relationship with Wakayama. A new addition to the festival was a pair of selfie stations. The theme of the 2025 festival was 笑顔 Egao "smile" to celebrate the joy and connection that blossoms within our community during this special event.

Highlights included:

- more than 5,000 visitors,
- social media content that reached 161,361 individuals, and
- 24 volunteers that contributed 192 hours to the event.


Richmond Farm Fest cooking demo

Richmond Farm Fest

On September 7, Richmond Farm Fest, in partnership with the Kwantlen Polytechnic University, returned to Garden City Lands for a free, family-friendly celebration of farming, food and community.

The festival featured a farmers and artisans market, cooking demonstrations, food trucks, KPU's Brew Barn, a Little Farmers kids' zone, agricultural and garden displays, farm wagon tours and live local performances. Visitors immersed themselves in the agricultural heart of the city by exploring Richmond's agricultural story, enjoying a plant labyrinth and learning about sustainability. Participation highlights include:

- more than 2,500 visitors,
- 56 volunteers contributing 422 volunteer hours; and
- social media content that reached 88,075 unique users, garnering more than 1,000 likes and shares.



Children's Arts Festival (Family Day)

"Gratitude for providing this opportunity to both myself (the artist) and the students and teachers. It is so impactful for the students and teachers to experience the power of the arts."

– performing arts instructor

CHILDREN'S ARTS FESTIVAL BY THE NUMBERS

7,000+	Family Day attendees
20	schools
1,578	students
81	artists (28 for school days)
110	volunteers

Children's Arts Festival

The annual Children's Arts Festival (CAF) is the City's signature event for children, families, and educators. The festival includes two components: a public event on Family Day and a program of workshops for schools during the week. With the support of the Richmond Public Library, Family Day was celebrated with a series of hands-on workshops and performances that engaged familes in arts activities. The school days component saw similar activities take place throughout Richmond at local community centres.

In 2025, the Family Day event on February 17 saw more than 7,000 people visit the Richmond Library/Cultural Centre and Cultural Centre Annex. For the school days component (February 18–21), 1,578 children representing 68 classes from 20 Richmond elementary schools attended programs at:

- Richmond Library/Cultural Centre and Cultural Centre Annex, and
- City Centre, Thompson, Sea Island, South Arm, and Steveston Community Centres.

Community Celebration Grants Program

This grant program allows Richmond-based non-profit groups, not-for-profit faith-based groups, parent advisory committees, community associations and student councils to receive funding for a creative Richmond-based event that builds community, is free-of-charge, and open to the public.

This year, 49 grant recipiencts produced community events including cultural celebrations, concerts and movies in the park.

Richmond Neighbourhood Block Party Program

The Richmond Neighbourhood Block Party Program invites Richmond residents to connect and create a sense of community in their neighbourhoods by offering block parties in a variety of spaces including local parks, streets and strata properties. In 2025, 32 events received funding.

Block parties took place in 11 neighbourhoods across Richmond, where funds were used to support event costs such as food, lawn game rentals, bouncy castles, barricade rentals, marketing materials and more. Activations included barbeques, international potlucks, children's crafts, games, road hockey, and storytelling.



Children's Arts Festival (Family Day)



Dear Plastic. Photo: Michael Love

Richmond Art Gallery

Richmond Art Gallery (RAG) is a nationally recognized municipal gallery featuring Canadian and international artists. It is known for a diverse array of exhibitions, educational programs and events that address issues and ideas of importance to our community and contribute to the growth of a vibrant cultural scene in Richmond. Through 2025, RAG welcomed more than 22,000 visitors to the gallery and many more via public programs and across digital platforms including live digital talks and on-demand video content found on the gallery's website and YouTube.

2025 EXHIBITION ATTENDANCE

4,220 Dear Plastic and Persimmon Blackbridge

9,321 Restless by Nature

3,762 Qiu Anxiong and Howie Tsui

4,081 Manuel Axel Strain

1,185 ArtRich 2025

Exhibitions

RAG presented seven exhibitions in the Gallery and 12 off-site exhibitions at the City Hall Galleria, The Annex Gallery, Gateway Theatre and at three Canada Line stations. Exhibitions represented emerging to senior artists from Richmond, the Lower Mainland and beyond. They featured a range of contemporary artistic mediums including sculpture, installation, video, painting, performance and collage.

GALLERY

DEAR PLASTIC

Ari Bayuaji, Emily Hermant, Caroline Monnet, Alex Tedlie-Stursberg, Cheryl Wong
January 18–March 23, 2025

The artists of *Dear Plastic* straddled the divide between what is considered artificial versus natural in their engagement with plastic, taking delight in the potential of plastic as an artistic material that they reused, repurposed, or reimagined to fashion visually arresting works. The thought-provoking pieces in this exhibition avoided a straightforward environmentalist stance or

"The plastic exhibit brought up so much, and beautiful too! And the climate justice part was so powerful!"

– gallery visitor, *Dear Plastic*

nostalgia for untouched landscapes. Rather, displaying an acknowledgement of an existence shaped by plastic and an awareness of its positive and negative legacies, they captured its many paradoxes while inviting visitors to critically reflect on their irreversible enmeshment with the material.

SPEAK NO (EMERGENCY)

Persimmon Blackbridge
January 18–March 23, 2025
Guest curated by Sean Lee
Organized in partnership with Tangled Art + Disability, Toronto

In this stunning installation, *Speak No (emergency),* artist Persimmon Blackbridge urgently responded to the devastation of, and despair around, climate change. Covering the Gallery's walls with dozens of hand-fashioned figures, she created a desolate, desperate army who have come together in the face of rampant forest fires, polluted oceans and climate denial. Blackbridge's raw, frenetic aesthetic integrates found wood, Barbie doll parts, bits of animal bone, scrap metal, and other reclaimed materials typically considered trash.

"As a new immigrant here in Canada, this exhibition told me about the long and complicated history of the Asian, especially Chinese (Hong Kong) identities in Canadian society. I thought it was a fair and equal country, but it seems not, or not such an easy conclusion. It's a subject I may have to face in the coming years. This artwork makes me think deeper and wider. Thank you."

– gallery visitor, *Restless by Nature: Mary Sui Yee Wong, 1990s to the present*

Both winter exhibitions above showcased title walls by *Dear Plastic*'s featured artist Cheryl Wong.

RESTLESS BY NATURE: MARY SUI YEE WONG, 1990S TO THE PRESENT

April 12–June 8, 2025

This exhibition gave audiences the rare opportunity to discover the Montréal-based artist's practice, assembling a varied selection of works including sculpture, photographs, video, costume and more, and culminating with a new performance-based work. The exhibition featured rarely seen works that underscored Wong's engagement with personal memory, cultural history, familial legacy, Orientalism and anti-Asian sentiment within Canada. Archival materials including catalogues, magazines, and personal photographs offered insight into her underappreciated artistic practice and labour as mother, mentor and community advocate.

This exhibition was part of the 2025 Capture Photography Festival Selected Exhibition Program and was produced with support of a major project grant from the Canada Council for the Arts.



Persimmon Blackbridge, *Speak No (emergency)* Photo: NK Photo



RAG curator Zoë Chan and Mary Sui Yee Wong at opening of *Restless by Nature: Mary Sui Yee Wong, 1990s to the present.*. Photo: Luciana Photography



Howie Tsui, *Jumbo* in *The Roaming Peach Blossom Spring;* Photo: Ya-Wei Lin


Alvin Jang, *The Colony* in *Enigmas & Dreams*; Photo: Abbi Shi

An Accessible Experience

In January, RAG presented the exhibition *Speak No (emergency)*, by acclaimed disability artist Persimmon Blackbridge. Developed in partnership with Tangled Art + Disability, a disability-serving organization based in Toronto, the exhibition was designed with people of all abilities in mind and incorporated a range of accessible features.

This included artwork labels with QR codes linking to audio descriptions, Braille labels, a video introduction in American Sign Language (ASL), and a tactile art piece. The exhibition showcased how creativity and innovation can remove barriers and create meaningful experiences for the entire community. The result was a welcoming and inclusive environment that enriched the cultural experience for a broader audience.

THE ROAMING PEACH BLOSSOM SPRING

Qiu Anxiong + Howie Tsui
June 28–August 24, 2025
Guest curated by Rebecca Wang 王晨釭

In a realm where ancient mythology collides with modern dilemmas, Shanghai-based artist Qiu Anxiong and Vancouver-based artist Howie Tsui invited us to step into their fantastical worlds, reimagining the mystique of the Song dynasty (960–1279). Through contemporary adaptations of classical literature and martial arts fiction (wuxia), their work brought to life mythical creatures, otherworldly spirits and shape-shifting swordsmen who navigate landscapes fraught with the tensions of resource extraction, war, urbanization and surveillance. This exhibition offered an immersive journey through animation films, video works, paintings and prints, where fragmented narratives of the past, present and speculative futures converged into one dynamic, ever-evolving dimension.

ENIGMAS & DREAMS: WORKS ON PAPER BY ALVIN JANG & ANNA WONG

June 28–August 24, 2025

Enigmas & Dreams: works on paper by Alvin Jang & Anna Wong presented a dynamic pairing of two under-recognized local Chinese Canadian artists. Alvin Jang's (b. 1950) sense of the surreal streams through his sci-fi-inspired series *The Colony,* depicting a colourful world overrun by a dense population of worms, and *Pillow Talk,* evoking a hallucinatory series of dreams, rendered in a hyper-realistic style. A selection of abstract drawings by artist Anna Wong (b. 1930–d. 2013) from the late 1960s brought to light the hybridity of her visual language, marrying the gestures of Chinese brush painting with the experimental mark-making of Abstract Expressionism.

Enigmas & Dreams also featured a specially commissioned title wall by Brother Jopa, a Vancouver-based lettering artist, designer and muralist, who specializes in hand-drawn typography and calligraphy.

"Strain's vivid imagery and abstract forms grab attention and spark wonder, yet beneath each work lies a deeper inquiry: an exploration of nature, science, technology, and humanity's interconnected, often tense, relationships."

– *SAD Mag*

xʷəńiwən ce:p kʷθəθ nəẃeyəɬ
((((REMEMBER YOUR TEACHINGS))))

Manuel Axel Strain
September 13–November 9, 2025

Known for their passionate work rooted in personal experience, Manuel Axel Strain embraced and exalted the Coast Salish longhouse to confront the racist colonial context surrounding them. Titled *xʷəńiwən ce:p kʷθəθ nəẃeyəɬ ((((Remember your teachings))))*, this major exhibition—including paintings, sculptures, family photographs, video and installation—transformed the Gallery with a dynamic mix of new and recent artworks. Of Musqueam, Simpcw, and Syilx descent, Strain celebrated the cedar longhouse not only as an enduring architectural form but as an important spiritual, philosophical and cultural framework profoundly embedded with the collectivist values of family members and communities—past, present and future.

"Excellent and varied exhibition, high quality."

– gallery visitor, *ArtRich 2025*

ARTRICH 2025

November 29, 2025–January 4, 2026

Richmond Arts Coalition (RAC), in partnership with RAG, presented the sixth edition of *ArtRich*. This lively biannual showcase offered a window into the artistic scene of Richmond, Lower Mainland, and surrounding areas. Featuring an eclectic mix of drawings, paintings, sculpture, textiles, photographs, and video, *ArtRich 2025* highlighted a diverse array of local talent working in an extensive range of styles and subject matter. *ArtRich 2025* was juried by Maria Filipina Palad, Curatorial Assistant; Zoë Chan, Curator; and Jas Lally, independent curator and Assistant Curator, Surrey Art Gallery.


Manuel Axel Strain, *((((Remember Your Teachings))))* Photo: Michael Love


ArtRich 2025 opening Photo: Jon Benjamin


Quinton Qiu, *Companionship and the Cosmos* in The Annex Gallery

OFF-SITE

THE ANNEX GALLERY

The Annex Gallery is an exhibition space located in the RCCA Lounge that is dedicated exclusively to Richmond-based artists who are selected through an annual open call. The 2025 exhibitions were as follows:

- Pierre Luigi Vassura: *Reimaging Myth and Symbol*, January 7–May 11
- Johnny Tai: *Zodiac Crossroads*, May 12–September 14
- *Sofiya Mukhachova + Quinton Qiu: Companionship and the Cosmos*, September 15, 2025–January 4, 2026



Permanent Collection

Containing nearly 400 works in a variety of media collected from 1982 to 2020, RAG's Permanent Collection is representative of the history of its exhibitions primarily in the 1980s and 1990s as well as a broader history of artistic production in BC.

Presented in the Art Lounge, the *Collection Close-up* series highlights collection artworks with a formal or thematic link to the featured exhibition(s). The following works were featured this year:

- Jane Wolsak's *Port San Juan* in tandem with *Speak No (emergency)*
- Anna Wong's *The Great Wall: #6* in tandem with *Restless by Nature*
- Pnina Granirer's *In Flight* in tandem with *Enigmas & Dreams*
- Susan Point's *Mystical Whorl No. 3* in tandem with *xʷəńiwən ce:p kʷθəθ nəẃeyəɬ* ((((Remember your teachings))))

In the fall, *Women Being, Women Seeing*, a selection of ten Collection works was exhibited in the Gateway Theatre second floor lobby for the enjoyment of audience members during intermissions of *Ms Holmes and Ms Watson.*


Mary Sui Yee Wong, *TREASURE II*

CAPTURE FESTIVAL ON THE CANADA LINE

In partnership with Richmond Public Art, Capture Photography Festival, and InTransit BC, RAG presented works by three artists at Aberdeen, Lansdowne and Brighouse stations from April 2025–March 2026:

- **Khim Mata Hipol**, ***Eroplanong Papel at Bangkang Papel*** (Aberdeen Station) Evoking the childhood innocence of paper airplanes and boats, these photograms, prismed through an origami of light and shadow, abstractly suggested migration, where striking minimalism amplifies the vulnerability of new beginnings.
- **Mary Sui Yee Wong: *TREASURE II*** (Lansdowne Station) For this work, the artist revisits sky imagery depicted in her 1999 public artwork of the same name that was commissioned for a hospital in Montreal's Chinatown. This iteration features a vivid blue sky and billowing clouds, framing a black-and-white detail of the classical Chinese landscape painting Buddhist Temples amid Autumn Mountains.
- **Lauraine Mak: *Levels*** (Brighouse Station) Part of an ongoing series of works about the concept of measurement as a means to justify and understand phenomena, these five photos capture an uncertain moment in time grounded by a tiny bubble of air at the center of a precision bubble level, a reminder that all things follow earthly physics in one way or another.

CITY HALL GALLERIA

Located on the ground floor of Richmond City Hall, City Hall Galleria is an exhibition space overseen by RAG. As part of its outreach to the local community, the Galleria primarily highlights artworks with a close connection to Richmond in terms of themes and subject matter. In 2025, the Galleria featured:

- Sam Kaplan + Marion Webber: *Vistas of Solitude*, January 9–March 3
- Juliana Silva: *Dance Forms in the Street*, March 4–May 5
- *Ephemeral Echoes*: Geoffrey Caofei Feng, Xiangmei Su, Lam Wong, Roger Xiao, Yiwen Xu, Roy Hoh & Wenli Yang, June Yun, May 6–July 7
- Jamie Girouard: *Wool Logic*, July 8–September 15
- Aspire Richmond: *Magnificent Kingdom*, September 16–November 10

CNCL - 68

Community Outreach and Programs

Through 2025, RAG stayed connected with Richmond's artists and art lovers through a combination of digital and in-person programming.



Rebecca Wang and Dr. Helena Wu introducing *The Swordsmen*

THE ROAMING PEACH BLOSSOM SPRING: PROGRAM SERIES

With support from the City's Community Celebration Grant Program, RAGA delivered a dynamic series of free public programs designed to deepen engagement with the exhibition. Led by guest curator Rebecca Wang, the series included talks, tours, hands-on activities, and a film screening.

Highlights included an online conversation with artists Howie Tsui (Vancouver) and Qiu Anxiong (Shanghai), connecting audiences worldwide to the exhibition's themes. Wang also hosted a discussion with UBC Asian Studies professor Dr. Helena Wu introducing the Cantonese film *The Swordsmen,* and collaborated with master calligrapher Jiangang Su for a Mandarin-language tour and calligraphy workshop.

Offered in both English and Chinese, these programs provided diverse audiences with meaningful insights into historical and contemporary art practices, fostering cross-cultural dialogue and broadening community access to the Gallery's work.



((((Remember Your Teachings)))) program led by Manuel Axel Strain



((((Remember Your Teachings)))) program led by Manuel Axel Strain

((((REMEMBER YOUR TEACHINGS)))): PROGRAM SERIES WITH MANUEL AXEL STRAIN

Made possible with investment from the City's Arts and Culture Grant Program, RAGA hosted a series of free and low-cost talks, tours, hands-on activities, and workshops led by artist Manuel Axel Strain. Strain invited local artists and cultural workers into a series of collaborative and reflective gatherings designed for families, youth, adults and seniors. This informal series blended thoughtful conversation, community insight and hands-on experiences, offering participants a chance to engage directly with the artworks and each other in a welcoming, interactive setting while learning about Musqueam art practices and local history.

ARTIST AND CURATOR INTERVIEWS ON VIDEO

For each exhibition, RAG produces video interviews of the artists or curators talking about their work, that are presented in the Art Lounge during the exhibition periods and available to view online. In 2025, there were five exhibition videos produced:

- Artist Persimmon Blackbridge discusses her solo exhibition *Speak No (emergency)*
- Artist Mary Sui Yee Wong discusses her works in the retrospective exhibition *Restless by Nature: Mary Sui Yee Wong, 1990s to the present*
- Artist Howie Tsui discusses his works in the exhibition *The Roaming Peach Blossom Spring*
- Artist Alvin Jang discusses his works in the exhibition *Enigmas & Dreams: Works on paper by Alvin Jang & Anna Wong*
- Artist Manuel Axel Strain discusses their solo exhibition *xʷəńiwən ce:p kʷθəθ nəẃeyəł ((((Remember your teachings))))*



Artist Salon Series: Media Lab Open House


Collage Club participant. Photo: Jon Benjamin

"Like all the ones I've attended, it was so well organized, and both the host and the speaker are clear and forthcoming. Very informative. Plus it's nice to know I'm not alone!"

– Artist Salon participant

2025 ARTIST SALON BY THE NUMBERS

8 sessions

8 artist speakers

170 livestream and in-person attendees

"Please don't ever stop the Collage Club, I look forward to it every month as my happy place."

– Collage Club participant

ARTIST SALON SERIES

Artist Salon is an ongoing series of gatherings that connect emerging and established artists, particularly those in Richmond, with professional artists and arts workers to share experiences, skills and knowledge.

In 2025, Artist Salon continued to offer hybrid sessions throughout the year, delivered as monthly live-streams or in-person talks that included Q&A with participants. All online sessions were recorded and provide a video library of resources for artists, soon to be available on the RAG website and YouTube channel. The in-person sessions provided a more intimate setting where participants could connect directly with presenters for personalized discussions as well as participate in a networking opportunity; some of these sessions were also recorded for on-demand viewing.

EXHIBITION TOURS

The gallery regularly offers in-person gallery tours led by gallery staff, exhibiting artists, or guest curators to provide a deeper understanding of the exhibitions and to offer visitors the opportunity to ask questions directly to the artist or curator. As well, for each exhibit, an in-person tour in Mandarin is offered, providing some Richmond residents the opportunity to learn about the local art scene in their first language.

COLLAGE CLUB: HANDS-ON ART FOR ADULTS

In 2025, the Gallery launched Collage Club, a monthly art social designed for adult participants. Each session began with an introduction to contemporary collage artists and techniques, followed by a creative prompt inspired by the theme of the current exhibition. Participants were provided with a wide range of collage materials and invited to create in a relaxed, social setting, accompanied by tea, conversation, and a curated musical playlist aligned with the monthly theme.

This program not only offered an accessible and enjoyable way to engage with art-making and learn about local artists, it fostered meaningful connections between RAG and its community. Through Collage Club, the Gallery developed strong relationships with participants, several of whom have since become volunteers and ongoing supporters of Gallery initiatives.


School Art Program

"The Chinese landscape watercolour kit was so well put-together and fun for students to learn a variety of new techniques using high quality materials they might not otherwise have access to at school.

The videos were interesting, relevant and highly instructive. I would strongly recommend this kit and we will definitely use other kits in the future!"

– Grade 7 Teacher, Richmond

2025 SCHOOL PROGRAMS BY THE NUMBERS

87	school art workshops
9	highschool tours
2,172	students
4	Teacher Pro-D Workshops for
112	teachers
19	Classroom Art Kit rentals for
927	students

Youth Programming

SCHOOL ART PROGRAM

RAGA's School Art Program introduces students from Preschool to Grade 12 to the world of contemporary art through interactive gallery tours and exhibition-based, hands-on art activities. The program also provides professional development opportunities for teachers with workshops and resources online to help teachers incorporate contemporary art practices and content on local, regional and national Canadian art and artists into their lessons.

This year's workshops and tours covered diverse topics such as the histories and experiences of Chinese Canadians, disability rights, climate change and the environment. Video interviews with exhibition artists including Musqueam artist Manuel Axel Strain were created so that students could hear artists discussing their artwork and cultural backgrounds. In 2025, the gallery provided nine high school tours for 330 students, 87 school art workshops for 2,172 students, and 19 Classroom Art Kit rentals reaching 927 students.

The School Art Program was invited to present at the Richmond School District's mini conferences in Spring and Fall this year, presenting four teacher professional development workshops for a total of 112 teachers. The popular Art for Teachers Pro-D workshop focused on the theme of the Coast Salish longhouse and included lessons on architectural history and design for elementary schools.

CLASSROOM ART KITS

Classroom Art Kits, launched in 2021 in response to the pandemic, are now a programming staple: a successful rental program for schools across the Lower Mainland and beyond with kits being distributed to schools in many BC school districts, including remote communities. In 2025, the program grew again with the addition of a third copy of the most popular kit, *Indigenous Embroidery, Beading and Tufting,* that included a redesign of its components. There were 19 rentals in 2025, reaching 927 students.

ECUAD YOUTH ART + CULTURE LAB

Continuing the partnership started in 2018 with Emily Carr University of Art + Design (ECUAD), RAG co-hosted an art course for youth aged 12–14 years. Sessions are held on Sundays bi-weekly over seven months from October–March each year, with alternating visits at RAG and ECUAD. Students worked with instructors, a teaching assistant and visiting artists throughout the course to develop projects in response to RAG exhibitions and explore the practices of contemporary artists. The culmination of the program is an open-house student showcase at Emily Carr University in March 2025 and March 2026.


An Autumn Evening in Richmond banquet

RAGA BOARD OF DIRECTORS 2024–2025

- Kurt Aydin
- Lynn Chen
- Grace Gihm
- Allison Liu, President
- Kristal Hamakawa, Vice President/Treasurer
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Richmond Art Gallery Association

The Gallery benefits from financial and in-kind support of many organizations via Richmond Art Gallery Association (RAGA), an independent, non-profit society and registered charity formed to support the RAG through fundraising, membership and advocacy.

In 2025, RAGA received cash and in-kind assistance from other levels of government, businesses, private foundations and individuals, totalling $195,000.

By developing educational and public programming, RAGA provides the community with opportunities to learn about contemporary art and participate in art-making activities. Proceeds from RAGA's fundraising efforts contribute to the Gallery's active program of artist and curator talks, panel discussions, tours, workshops and video interviews as well as brochures and catalogues that serve as interpretive texts accompanying exhibitions.

In 2025, RAGA focused on visioning, governance and growth. Highlights included the sold-out, *An Autumn Evening in Richmond* banquet at Red Star Restaurant, that raised over $16,000. Additionally, RAGA board members collaborated with Gallery staff and consultant Britt Gallpen to develop a new 2026–2031 Strategic Plan, set for public launch in 2026.

Partnerships

The Richmond Art Gallery has developed and continues to consolidate relationships with numerous partners such as the Aspire Richmond, Capture Photography Festival, Cinevolution Media Arts Society, Emily Carr University Art + Design, Kwantlen Polytechnic University, Richmond Museum Society, Richmond Public Library, Richmond Public Art Program, Richmond School District, Sheraton Vancouver Airport Hotel, SUCCESS, Tourism Richmond, UBC Faculty of Education, Vancouver Asian Heritage Month Society and Walk Richmond.

These partnerships allow the Gallery to create mutually beneficial opportunities for audience crossover, resource sharing and cooperative programming and help to extend the understanding of art's significance in everyday life.



Amelia Wong Mersereau models a look from Mary Sui Yee Wong's *Yellow Apparel* fashion show, Photo: Jon Benjamin



Luke Ramsay, *Welcome*

RICHMOND PUBLIC ART PROGRAM TO-DATE:

383 total number of permanent and temporary artworks

302 total number of permanent and temporary artworks currently on display

34 murals installed through the Community Mural Program

Richmond Public Art Program

The Richmond Public Art Program provides a means for including art in the creation of a vibrant, healthy and sustainable public realm. In addition to permanent and temporary artworks, the Program offers educational and community engagement activities to increase public awareness of the arts and encourage public dialogue about art and issues of interest to residents.

Civic Public Art Program

In 2025, the following projects were commissioned by the City through the Civic Public Art Program:

WELCOME

Luke Ramsey
Bowling Green Community Activity Centre, Minoru Park

This artwork, integrated into the north plaza paving area, is inspired by welcome mats, living room rugs and cozy blankets to evoke a sense of warmth and welcome upon arrival to or departure from this new community amenity. The artist's design also acknowledges Pacific Northwest sea life with orcas and fish intertwined in a symmetrical composition, evoking stillness and motion, and the cycles of life. The artist worked in collaboration with the construction team to integrate the artwork design into the plaza using paving materials and colours consistent with the landscape design in Minoru Park.


Linfeng Zhou, *Tales in Current*

TALES IN CURRENT
Linfeng Zhou
Art Plinth Program, Brighouse-Terminus Canada Line Station

This temporary artwork depicts three fish climbing a waterfall, in reference to an ancient story from East Asian folklore and symbolizing perseverance in the face of adversity. The work also acknowledges the Fraser River and the seasonal act of salmon spawning. The artwork will be on display for up to five years. *Tales in Current* is the fourth temporary artwork to be installed as part of the Art Plinth Program. The new artwork replaced *Skydam* by Nathan Lee, installed in 2016.

Private Development Public Art Program

Through the development applications process, private developers continued to provide high quality public art to enrich the public realm. In 2025, the following projects were completed:


Inges Idee, *Richmond Skaters*

RICHMOND SKATERS
Inges Idee
Richmond Centre

Richmond Skaters is a trio of larger-than-life, highly stylized figures that make a playful reference to the long-lost Stardust Roller Rink, a nearby gathering place that was popular in the 1970s, 80s and 90s. Overhead light emanating from the headgear of each figure illuminates the public space while their implied synchronized movement brings dynamic energy to the surrounding environment. Humorous and colourful, and characterized by a contemporary, urban attitude toward life, they embody the vibrant energy of metropolitan life and the diversity of Richmond's community.


Rebecca Bayer, *Balance*

BALANCE
Rebecca Bayer
Richmond Centre

BALANCE invites viewers to stand between the Fraser River's North and South arms on Lulu Island—a place shaped by land and water. Using bathymetric data collected by SFU's River Dynamics Laboratory, underwater measurements were transformed into 268 vertical aluminum bands. Reflected upon themselves, these riverbed cross-sections create an abstract, symmetrical pattern that evokes ripples, sound waves, and movement—inviting consideration of our connection to the delicate, layered ecosystems quietly surrounding us.


Thomas Cannell and Kelly Cannell, *Mark of Our Ancestors*

MARK OF OUR ANCESTORS
Thomas Cannell and Kelly Cannell
Richmond Centre

This group of artworks draws inspiration from ancient Salish markers—stone structures historically used for navigation, to indicate safe landing sites, mark territories and boundaries, or honor places of respect and memorial. These markers also often signified areas of spiritual significance and power. This installation consists of four large, intricately carved stone

groupings positioned at the entrances of the residential towers at Richmond Centre. Each grouping serves as a contemporary interpretation of these traditional markers, welcoming residents and visitors while paying homage to the cultural heritage of the land.

WOVEN THROUGH TIME

Kelly Cannell
Richmond Centre

This artwork is a tribute to the artist's ancestors who have lived along the Fraser River for countless generations, thoughtfully reflecting the deep history of the land and illustrating how Richmond has developed over time—as glacial till helped form the river delta—under the watchful eyes of her people. The woven basket pattern symbolizes the enduring presence and resilience of the Coast Salish peoples, for whom weaving was not only a vital tradition but also a form of cultural expression. Through this intricate design, Cannell weaves together Richmond's past with its continually evolving present, highlighting her culture that remains vibrant, living, and deeply rooted in place.


Kelly Cannell, *Woven Through Time*


Sandeep Johal, *Look on the Brightside*


Tangible Interaction, *Drift*

LOOK ON THE BRIGHTSIDE

Sandeep Johal
Richmond Centre

Independently of their Private Development Public Art contribution, CF Richmond Centre Development commissioned Sandeep Johal, a member of Richmond's mural roster, to design a large-scale artwork for temporary hoarding that was installed at the commercial level of the site, facing the central plaza. Comprising 19 panels of varying sizes, the artwork introduces an imagined sense of nature into the urban environment through bold, oversized forms and vibrant colour.

DRIFT

Tangible Interaction
5593 Number 3 Rd

Drift is a suspended sculptural light installation consisting of an array of milky white acrylic tubes of varying lengths, forming an overhead wave pattern. Each tube contains a controllable white LED light, programmed to create soft, flowing animations reminiscent of moving water. *Drift* draws on Richmond's deep and layered relationship with water: from the ancestral ties of the First Nations to the lifeblood of the fishing and boatbuilding industries. The Fraser River, always present, flows beneath the city's history and future alike.


David Camisa, *A Meeting of Parliament*


Aysha McConkey, *Bats of Richmond*


Carly Bouwman, *Thomas Kidd Park Washroom Mural*


Ho Lay Hoon, *United in Play*

Community Mural Program

The City of Richmond's Community Mural Program provides opportunities to add vibrancy to highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multi-generational communities.

Annually, a Call for Walls is announced and facilities and businesses can apply to have a mural on their property that they will be required to maintain for a minimum of five years. If successful, they are matched with a pre-qualified artist to develop the design through a collaborative or community-engaged process. The program is funded by the voluntary contributions of private developers to the Public Art Program Reserve fund.

A MEETING OF PARLIAMENT

David Camisa

Trail Washroom at Terra Nova Adventure Play Environment

A Meeting of Parliament reimagines local flora and fauna, depicting barn owls as quiet guardians of the land. Symbolizing protection and wisdom, they watch over the environment and its inhabitants, anchoring the piece in a sense of calm stewardship.

BATS OF RICHMOND

Aysha McConkey

Trail Washroom at No. 7 Road Pier Park

The artist, a Fraser Valley bat ambassador, created this mural inspired by images of Richmond's natural habitat, parks and infrastructure. The artwork invites visitors to see the world through the eyes of a bat, sparking curiosity about their hidden habitats while raising awareness of the threats they face from habitat loss and White Nose Syndrome, with the hope of inspiring greater interest in bat conservation.

THOMAS KIDD PARK WASHROOM MURAL

Carly Bouwman

Trail Washroom at Thomas Kidd Park

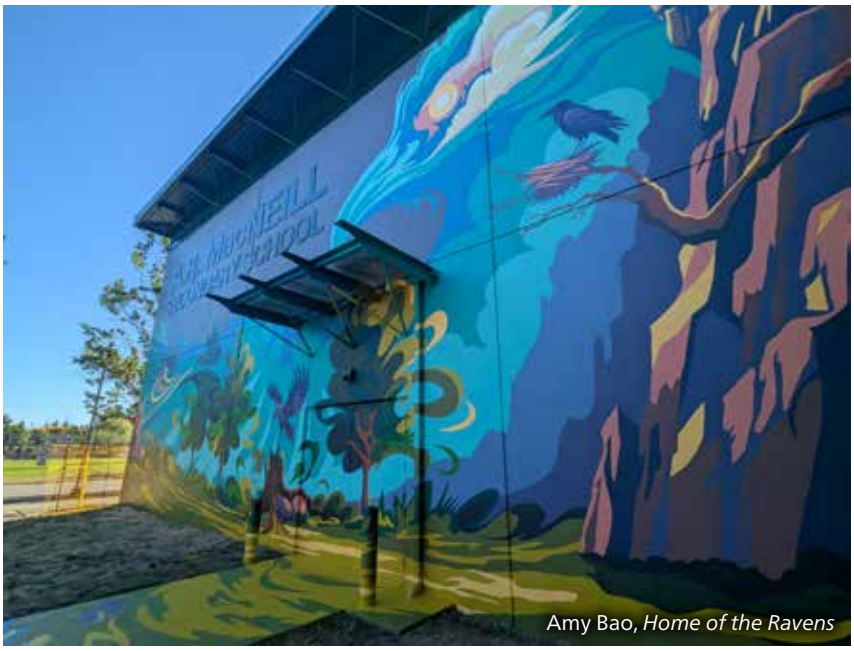
This mural is a visual love letter to the endangered beauty of Richmond's natural environment, centering on two local species at risk: the streambank lupine and the barn owl. Wrapping the exterior walls of the washroom at Thomas Kidd Park, the artwork invites passersby into a world where the ordinary becomes magical, and the familiar wild speaks directly to the heart.

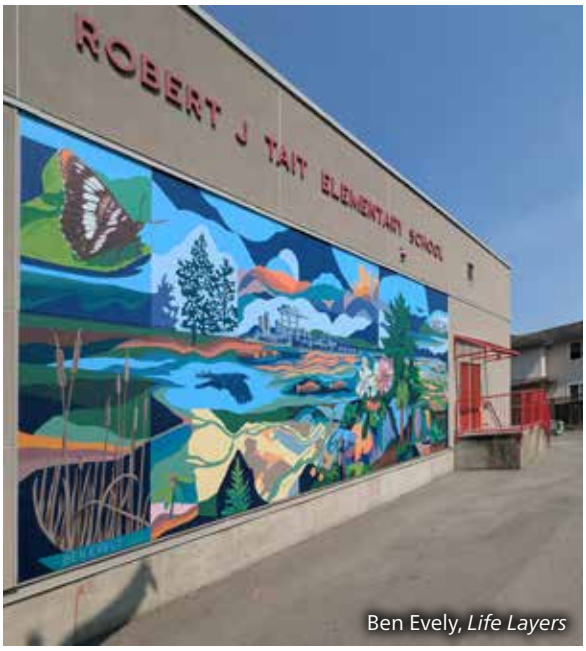
UNITED IN PLAY

Ho Lay Hoon

Tennis Practice Wall at Minoru Park

United in Play celebrates the vibrant, diverse communities of Richmond through the universal language of sport. Silhouettes of a tennis player, footballer, baseball player and cheerleader dissolve into each other like a living kaleidoscope: each holding its own rhythm, held together by moments of shared connection and collective pride. The mosaic-like style is also a metaphor for collaboration: every piece, like every player, contributes to a larger, more beautiful whole.


Amy Bao, *Home of the Ravens*



Ben Evely, *Life Layers*

2025 PUBLIC ART BY THE NUMBERS

26 new works installed

218 submissions received for **10** Public Art Calls

12 Richmond artists contracted for Public Art commissions

9 community groups and partners engaged to inform and create public art projects

HOME OF THE RAVENS

Amy Bao
A.R. MacNeill Secondary School

The concept for this mural arose from engagement sessions and workshops with A.R. MacNeill students and staff. The artist was inspired by their enthusiasm for the school and the project, the student-created collages, and the imagery of ravens embraced by all. As described by one of the teachers:

"This project gave students the chance to connect, build community, spark curiosity, and take on an artistic challenge that was truly invaluable. Through the mural, we hope students feel the strength of *Home of the Ravens*—a force that begins with their voices and creativity and flows outward into the community.

When you look up at the ravens, we invite you to see your own journey reflected in their wings—the stages, phases, and moments that shape who you are. Each raven symbolizes resilience, growth, and the deep connection between our lives and the natural world around us. May this inspire students–and the wider community–to recognize their shared power and the lasting impact they can create far beyond the school walls."

LIFE LAYERS

Ben Evely
R.J. Tait Elementary School

With imagery shaped directly by input from R.J. Tait Elementary students and staff, this mural highlights both the natural beauty surrounding the school and broader understanding of our connection to larger ecosystems. Its composition brings together the most prevalent ideas that emerged from creative collaboration, reflecting a shared vision of nature and community.


Keely O'Brien, *Things I Saw While Walking*


Fanny Bok Yin Tang, *Celebration of Life*


Andrew Talbot, *Follow Me*

Engaging Artists in Community Public Art Program

This annual developer-funded program connects artists with socially-oriented art practices with community organizations. These artworks can express a shared goal or theme and provoke dialogue on ideas including those related to youth belonging, active transportation, climate change, native flora and fauna and the environment. In 2025 the program schedule was adapted to align better with the school calendar, beginning in September and running through the following year. This timing will remain in place for future program years.

- **Cheryl Hamilton and lisa g.: *Queers in Space*** (East Richmond Community Association and Richmond Public Library) will engage 2SLGBTQIA+ youth and youth allies through digital story, animation, drawing, printmaking and zine making.
- **Andrea Hoff: *Our Storied Path*** (Tomsett Elementary School) will connect young learners' thoughts and feelings about the climate crisis with examples of how active transportation can foster climate solutions and empower their own actions.
- **Cara Guri: *Growing Together*** (Brighouse Elementary School) will explore the interconnection of the natural world and the role that humans play in supporting a thriving and sustainable ecosystem.

Community Public Art Programs

The following programs were funded through the voluntary contributions of private developers to the City's Public Art Program Reserve fund.

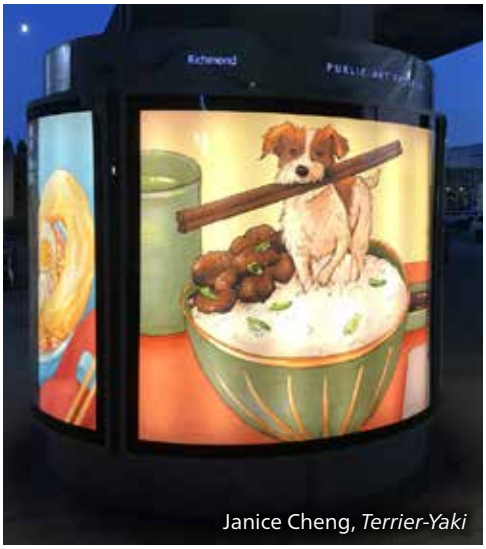
URBAN INFRASTRUCTURE ART PROGRAM

The Urban Infrastructure Art Program transforms otherwise undistinguished elements of public infrastructure — such as utility boxes and construction hoarding — into welcome encounters with art in everyday life. Public Art matches opportunities to pre-qualified artists in the creation of art wraps that reflect and celebrate Richmond's natural heritage and vibrant communities.

In 2025, 17 traffic cabinets were wrapped:

- Fanny Bok Yin Tang: *Celebration of Life*, Hazelbridge Way and Capstan Way
- Andrew Talbot: *Follow Me* | *Rhythms of Change*, Minoru Blvd. and Granville Ave.
- Keely O'Brien: *Things I Saw While Walking*, No.5 Rd. and Cambie Rd.
- Bea Martin: *Cherry Blossoms* | *Rainbow Garden*, No.5 Rd. and Westminster Hwy.
- Jennifer Heine: *Flowering Dogwoods*, 4468 Moncton St.
- Nicole Jang: *The Soft Invasion*, Minoru Blvd. and Minoru Gate
- Susan Taylor: *Hummingbird Suite*, St.Edwards Rd. and Cambie Rd.
- Lisa Taniguchi, *A Collage of Words,* Garden City Rd. and Westminster Hwy.
- Janice Cheng: *Blackberries and Bunnies in Richmond,* Cooney Rd. and Park Rd.


D.F. Grey, *Richmond in Plein Air*


Janice Cheng, *Terrier-Yaki*


Marina Szijarto, *Intertidal Stilt Dance*

NO. 3 ROAD ARTS COLUMNS EXHIBITION 19, PART I AND II

This annual two-part exhibition takes place at Lansdowne and Aberdeen Centre Canada Line Stations, and showcases the work of Richmond artists. Part 1 was coordinated in partnership with the Grand Prix of Art Steveston, while Part 2 artists were selected via an open call to emerging and established artists who live in Richmond and whose works celebrate Richmond's local culture, history and natural heritage.

Part I (February–July)

- **Sichen Grace Chen, *Corners of Richmond***
  These plein air paintings in watercolour, gouache and pencil crayon invite viewers to reflect and savour beautiful everyday landscapes.
- **D.F. Gray, *Richmond in Plein Air***
  This work celebrates the artist's 50-year dedication to plein air soft pastel painting, highlighting Steveston and putting the "plane" in plein air at McArthurGlen Designer Outlet at YVR.
- **Scott Pleydell-Pearce, *Impressions of Scenic Richmond***
  These impressionistic plein air paintings aim to evoke more sensations than is possible from a painting from a photograph and strive to capture the feeling of a place.

Part II (August–January, 2025)

- **Janice Cheng, *Boba Meowlk Tea, Chocolate Hedgehog, Danger Ramen Noodle, Terrier-Yaki***
  These illustrations are a playful celebration of Richmond's vibrant food culture with puns, cute animals and beloved dishes to highlight our city's love of good food and drink.
- **Marina Szijarto, *Intertidal Stilt Dance***
  Celebrating Richmond's historic Finn Slough, each handcrafted stilt house honours life shaped by tides, time and resourcefulness. Life on the rivers edge: a balancing act in a shifting world.
- **Monique Zhang, *Blue Cocoon***
  This series captures early morning moments in Richmond with gentle scenes that celebrate love, care and connection in the quiet rhythm of daily life.


Culture Days: *Nature Calls* public art bike tour

Education and Outreach

ANNUAL EVENTS AND PROGRAMS

The following free public art-based activities and programs were offered at at signature festivals and other annual events.

- Children's Arts Festival: Self-guided Story-Themed Walk from Richmond Cultural Centre to Minoru Centre for Active Living
- Culture Days: *Nature Calls* Richmond Public Art and Parks Bike Tour
- Culture Days: Oval Village Public Art Walking Tour with curator Jeffrey Boone
- Culture Days: Botanical Impressions with Andrea Hoff. A family-friendly workshop using air dry clay and natural materials
- Public Works Open House: Public Art info booth with free art-making activity using artist-designed access covers
- Capital Projects Open House: Info poster highlighting public artworks commissioned through capital projects
- Seniors Week in June: Seniors Bus and Walking Tour in Steveston
- National Seniors Day: Bus tour for seniors led by Eric Fiss, former Richmond Public Art Planner, visiting Oval Village, Minoru Centre for Active Living and City Centre


Capstan Village Walking Tour led by artist Jas Lally

CAPSTAN VILLAGE PUBLIC ART WALKING TOURS

From May to September, free monthly walking tours of Captan Village were led by the following local arts professionals: Andrea Valentine-Lewis, Carmen Levy-Milne, Jas Lally, Rebecca Wang (Mandarin), and Yun-Jou Chang (Mandarin).

This pilot project was launched to engage residents and visitors while raising awareness of the growing number of (private development-funded) public art works in the City's Arts District. The tour leaders shared a diversity of professional expertise, lived experience, stories and community engagement approaches to their tours.

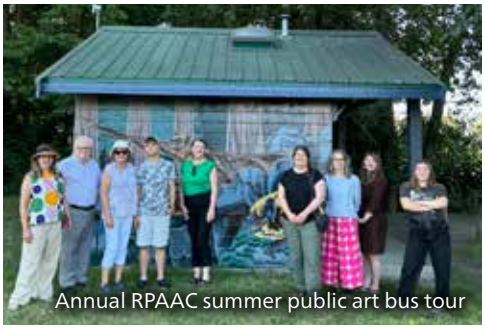

Arrival of the S.V. Titania by Dean Lauzé

Public Art Maintenance

In 2025, the following civic artworks were identified for maintenance and were repaired:

- No. 3 Road Art Column at Aberdeen: new polycarbonate panels with anti-graffiti layer
- *Fish Trap Way* by Susan Point: cleaning and landscaping
- *Water off a Duck's Back* by Douglas Coupland: repainted
- *Hamilton Then and Now* by Mia Weinberg: light replacement
- *Richmond's home of Curl'ture & Curl'munity* mural by Mark Anderson: partial repainting

In addition, *Arrival of the S.V. Titania* by Dean Lauzé, that replicates the painting by John M. Horton, was repainted on aluminum composite panel and reinstalled at the Steveston Hotel.


Annual RPAAC summer public art bus tour

2025 RPAAC MEMBERS:

- Bronwyn Bailey, Chair
- Sabrina Bhojani
- Ceri Chong
- Paul Dufour
- Michelle Li, Vice-Chair
- Victoria Grigorenko
- Jose Larano
- Allison Liu
- Jerome Teo
- Council Liaison: Kash Heed

Selection Panelist Roster

The Selection Panelist roster is a list of artists, arts professionals and community members, based in Richmond and experienced mural artists who are pre-qualified to work with community groups, business or property owners, schools, and/or private developers to design and execute murals in public spaces.

The Selection Panelist roster was updated in December 2025 to ensure efficiency, transparency and diversity in the selection of artists for public art opportunities. Applications increased by 42% compared to 2024–2025.

This roster will be in use through December 2027.

Richmond Public Art Advisory Committee

The Richmond Public Art Advisory Committee (RPAAC) is a Council-appointed voluntary advisory committee that provides input on public art policy, planning, education and promotion. At monthly Committee meetings, members receive presentations on new civic, private development and community project proposals and provide feedback and recommendations.



Inges Idee, *Richmond Skaters*


Hip Hop Kids

ARTS EDUCATION PROGRAMS BY THE NUMBERS:

1,408	courses
8,213	registered students
593	students registered via fee subsidy program
59	professional instructors
105,000+	visits

Arts Programs at the Cultural Centre/Annex

Arts programs at the Cultural Centre and Annex (RCC/A) provide Richmond's diverse community with arts education, cultural experiences and creative spaces. High quality registered programs are available in a wide variety of disciplines including visual arts, dance and movement, music and theatre. The purpose-built studios in both locations are also home to eight local arts organizations known as the Resident Art Groups and provide affordable spaces to additional community arts groups.

As the hub of artistic participation within Richmond, these offerings activate and inspire artists and community members to connect through the arts. The creative contributions of Richmond residents — dance, theatre, music or visual arts — have a significant positive impact on community wellness and celebrate the vibrancy of Richmond as a diverse and dynamic city.

Arts Education Programs

The City continues to develop and diversify its arts education offerings to meet community demand for high calibre arts education delivered by professional artists. These programs ensure affordable access to a strong base of introductory and beginner programs as well as higher-level learning opportunities.

RCC/A instructors are not only highly qualified instructors, but also artists currently practicing in their artistic disciplines. Responding to community needs and current arts trends, educators are recruited from a diverse background of cultures and creative practices.


Ballroom Latin Dance

2025 New and Trending Programs

VISUAL ARTS

- Portraiture, Collage
- Colour Theory, Art History
- Introduction to Architecture (with Petit Architect)
- Comics
- Paper-making, Pencil-making, Bookbinding
- Mending, Sewing, Brazilian Embroidery
- Nature Illustration for Families
- Clay Foraging, Modern Kintsugi (Japanese-style pottery repair)

PERFORMING ARTS

- Ballet Body Conditioning, Ballet for 55+
- Jazz, Tap, Ballroom, Flamenco, Latin Funk Dance®
- Hip Hop, K-Pop, Voguing
- Filipino Folk Dance, Chinese Classical Dance, Women's Chinese Dance Tai Chi & Body Sculpting
- Musical Theatre, Youth Improv, Acting on Camera
- Piano, Guzheng (Chinese Instrument)

CULINARY ARTS

- Just Ferment It! Series
- Dumpling Making
- Wonton Making


Repair Cafe: Mend and Make it Your Own

Classes serve all ages and are offered seasonally as well as camps during Spring Break and Summer. Programming focus areas in 2025 included the following new programs:

ENVIRONMENT

In keeping with the Richmond's Circular City Strategy, these programs offered creative practices with sustainability in mind:

- **Pencil-Making with Invasive Plants Workshop** Artist Joshua Ralph taught participants how to identify and transform common invasive plants into pencils, creating charcoal from European Mountain Ash and shaping the pencil casing using Himalayan Blackberry canes.
- **Locally Foraged Clay Workshop** Artist Ilena Cramer led a presentation on regional clays and the history of brick manufacturing in BC. Participants learned tips on how to ethically source and work with local clays.
- **How to Use a Sewing Machine 101** Beginners learned the basics for garment making, mending and more.
- **Sew Your Own Garments** Participants learned how to create a garment using a pattern, building confidence to create their own clothing and think critically about fast fashion and consumption.
- **Repair Café: Circular Celebration** This event at the Cultural Centre on Oct 18 promoted the importance of reusing, repairing, recycling and conscious consumption with workshops, clothing swaps and repairs by appointment. Textile artists brought creativity to the event with a Learn to Use a Sewing Machine and Mend and Make It Your Own booths.

CULINARY ARTS

Over the summer, these popular food-based workshops for adults were held outdoors on the Rooftop Garden:

- **Just Ferment It! Workshop Series** Participants learned about the diverse culture and flavour of fermented food and drink while learning about food sustainability and the health benefits of fermentation.
- **It's a Chinese Dumpling Party! Workshop** Participants learned the art of making jiaozi dumplings by cooking, preparing and wrapping three delicious fillings and dipping sauces.


National Day of Truth and Reconciliation display

RECONCILIATION

Through creative engagement and dialogue that honours the spirit of Reconciliation, the Cultural Centre participated in the following activities:

- **SD38 Indigenous Success Program** Over four sessions, the studios welcomed youth to participate in leatherwork workshops led by knowledge keepers, Bruce Baptiste and Mae Postel.
- **National Day for Truth and Reconciliation** For four weeks, posters depicting artwork by ten prominent Indigenous, Inuit and Métis artists were displayed in the studios hallway. Each referenced the impacts of residential schools along with descriptions of the artwork and biography. Educational resources were featured in the Upper rotunda display case, including lesson plans by a West Coast Indigenous Teacher and a sample of sacred medicine from the Urban Native Youth Association.


Guzheng class

CULTURAL HARMONY

In 2025, the Cultural Centre explored new partnerships with two Richmond performing arts organizations that share traditional cultural practices:

- **Magic of Guzheng** With Fangfei Music Academy, three seasonal programs focused on the Chinese classical instrument, guzheng, running at full capacity. Filling both a gap for group music lessons and introduction to non-Western instruments and musical conventions, weekly classes and intensives were provided for children and adults.
- **Filipino Folk Dancing With PhilCas of BC** Three "Try It!" sessions were offered during Culture Days, followed by a weekly registered program during the fall, where adults explored traditional and popular Philippines dances while gaining understanding of the heritage and cultural significance of folk dance from professional Filipino dancers.


Family Clay Time

FAMILIES

A new, weekly, two-hour program was offered to meet the high demands on Pottery Studio 2 (RCCA). Running at full capacity, **Family Clay Time** welcomed participants (one adult with a child) to create clay pieces, learning hand-building techniques to make personal objects that were glazed and fired.

COMMUNITY WELLNESS

Over the fall, in partnership with Richmond Mental Health, the Cultural Centre participated in the following programs:

- **Cross Cultural African Arts Society Dance and Drumming Workshops** Participants built confidence over several sessions leading up to a public performance during the Kwantlen Farmers' Market located in the Cultural Centre Plaza.
- **Crossmaneuver Improv Theatre Workshops** Led by local innovators in dance education, these sessions encouraged collaboration, trust and expression, through theatre games and improv techniques.
- **Printmaking Workshops** Led by Richmond-based artist, Mickey, participants produced multiple images and cards using monoprint and blockprint techniques. The popularity of these regular sessions boosted participants' social connection and artistic agency.

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Upper Rotunda Gallery: Chinese Artists Association of Richmond


Richmond Improv Theatre Society
Photo: Aidan Wright

From a Class to a Troupe

What began as a Fundamentals of Improv class in 2022 has grown into a thriving partnership between the City and **Richmond Improv Theatre Society** (RITS), now proud to offer seasonal Beginner, Intermediate and Youth programs on an annual basis.

In 2025, graduates from the adult Intermediate course even formed their own improv troupe: **Those Types**. They had their public debut as part of a RITS show in the Theatre Under the Stairs in June — an example of how accessible, high-quality community arts programming can lead to meaningful creative development and lasting artistic collaboration.

Community Programs and Outreach

ART TRUCK PROGRAM

The Art Truck program is designed to meet three community needs: 1) provide arts experiences for children who may not otherwise have access to them, 2) promote public awareness of art within the community, and 3) make arts education readily available to the public.

In the fall, Art Truck returned to provide off-site sport and art programming to Blair and Tomsett Elementary. Artists Kay Huang, Tarcila Neves and sports instructor Gavin Fung provided sport and art instruction for 32 elementary school students who were referred by school administrators. Students took part in a mixture of art, dance and sport activities in this low-cost, low-barrier after- school program over 10 weeks.

COMMUNITY ART EXHIBITIONS

The City coordinates community art exhibitions by local arts groups and non-profit arts organizations throughout the year at the Upper Rotunda Gallery. In 2025, the following exhibitions were presented:

- Chinese Artists Association of Richmond, January 3–January 30
- Tarcila Neves: *Roots of Resilience*, January 31–February 27
- Richmond Photo Clu: *Ann Reiner Memorial Exhibition*, February 28–March 27
- Sister City Program: *Local Public Gardens*, March 28–April 24
- Richmond Secondary School Students: *Explorations*, April 25–May 29
- Chinese Artists Association of Richmond, June 27–July 24
- Galateia Kefalas, Ilena Cramer and Mr. Tony: *Portals*, July 25–August 28
- School District No. 38 Staff: *Beyond the Bell*, August 29–September 25
- Chinese Ink and Brush Society, September 26–October 30
- Richmond Artists Guild: *Have A Look*, October 31–December 1
- Branscombe House Artist Residency Program: *Good Neighbours*, December 4, 2025–January 29, 2026

8 RESIDENT ART GROUPS:

- Chinese Artists Association of Richmond
- Chinese Ink and Brush Society
- Richmond Artists Guild
- Richmond Gem and Mineral Society
- Richmond Photo Club
- Richmond Potters' Club
- Richmond Weavers and Spinners Society
- Textile Arts Guild of Richmond

Accessibility Initiatives

Now in its third year partnering with Vancouver Coastal Health's Richmond Adult Mental Health Team, the City provided free classes to clients who are diagnosed with mental health conditions.

This program has been successful in supporting clients by creating new social routines while supporting physical and creative activity—behaviours and tasks that are otherwise challenging to overcome due to social isolation and/or poor motivation/fatigue caused by medication.

The sampler of activities includes creative movement, drumming, clay hand building and printmaking. Participants receive assistance from occupational therapists in applying for the Recreation Subsidy Program. interest in the clay activity has sparked a new course: Relaxed Intermediate Pottery, a low stimulation, slower paced course with a shorter time commitment.

RESIDENT ART GROUPS

The arts studios are home to some of Richmond's longest running community arts organizations who receive reduced rates on regular room rentals for their activities. Throughout the year, the groups provide workshops, exhibitions and demonstrations for their members as well as participate in community events such as Culture Days.

2025 marked the 10-year anniversary of the Chinese Artists Association of Richmond. In addition to their participation in Culture Days and Richmond Public Library's Lunar New Year event, the group offered a calligraphy demonstration and workshop to the public in the RCCA Lounge over the summer, inviting the community to share in their celebration, commemoration and creativity.

BLACK HISTORY MONTH EXHIBITION

Black History Month (BHM) in Richmond takes shape as a month-long celebration that honours the legacy, stories, culture and heritage of the Black community in Canada. Initiated in 2016, Richmond's BHM exhibition is presented in February in partnership with Mary Wilson of Richmond Black History Month.

Roots of Resilience, featuring artist Tarcila Neves, was presented at the Upper Rotunda Gallery. In addition, the artist offered a public talk on digital tools for accessibility as part of the Richmond Art Gallery's Artist Salon program and led a hands-on workshop at the Children's Arts Festival.

This exhibition was part of nine BHM activities at the Cultural Centre, Richmond Art Gallery, Children's Arts Festival and Richmond Public Library.

PRIDE WEEK

Pride Week was celebrated in Richmond from July 28 to August 3 with variety of free, all-ages activities, including film screenings, fitness classes, Drag Queen Story Time, Drag Queen Karaoke and talks with 2SLGBTQI+ community leaders, presented in partnership with the City, community associations and the Richmond Public Library.

The Richmond Cultural Centre was dressed in rainbow colours for Pride season and the public was invited to take part in the ever-popular Pride Stairs activity and visit *Portals,* a group art exhibition at the Upper Rotunda Gallery featuring Arts Programs instructors of the 2SLGBTQI+ community.

COMMUNITY PARTNERS

In 2025, the City partnered with the following community organizations to increase the community's access to arts opportunities through programs, events, exhibitions and more: Fangfei Music Academy, Gateway Theatre Society, Resident Art Groups, Vancouver Cantonese Opera Society, Richmond Public Library, Richmond School District No. 38, Vancouver Coastal Health, Richmond Museum Society, Richmond Art Gallery Association, Richmond Black History Month, Richmond Music School, Cambie, City Centre, Hamilton, South Arm, Sea Island, Steveston, Thompson and West Richmond Community Associations, Minoru Seniors Society, Kyryl Dance, PhilCAS of BC and Lisa Gifford Latin Funk™.

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Pride Stairs community activity



Richmond Youth Media Program Drop-in

RICHMOND MEDIA LAB BY THE NUMBERS:

83 RYMP Youth members who attended at least one drop-in session

4,700 hours RYMP members spent learning media arts skills and building community connections

500 hours RYMP members spent volunteering to provide photography, sound mixing and AV support for community events

72 Media Lab courses

329 course registrations

Richmond Media Lab

The Media Lab is designed to increase media literacy and provide access to technology and equipment to support and encourage the Richmond community to use these new tools in creative and meaningful ways. Whether it is for personal projects or to learn marketable skills for the future, the Media Lab offers a range of programs for all ages and abilities.

Richmond Youth Media Program

The Richmond Youth Media Program (RYMP), a free referral-based program for youth ages 13–24, has been running continuously for 14 years as a signature offering of the Richmond Media Lab. RYMP members gain valuable skills in media arts and build connections in the community, with a focus on asset development. This year saw a continuation of support from Vancouver Coastal Health, with ongoing grant support in partnership with Richmond Addiction Services Society (RASS).

The program has continued to see a significant increase in participation among referrals and drop-in engagement as a result of moving to the RCCA. The larger space with the latest software, hardware and machinery provides youth access to learning new skills, discovering new creative pursuits, and increasing curiosity to learn digital media.

In 2025, RYMP welcomed 83 active RYMP members, 725 youth drop-in visitors, and 30 adult mentors (including youth workers and professional media artists) contributing more than 4,700 hours spent at the Media Lab. Additionally, 44 new youth were referred to the program this year, a sign of steady and continual growth for the program.

RYMP members also participated in a variety of community events and initiatives, including those listed on the following pages:

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"Today I wanted to do something I've never done before and I did exactly that with photography! Yay!"

– Youth drop-in vistor

"I think that once again, the Youth Art Mart takes fantastic care of its vendors. I have never seen organizers talk so kindly or so empathetically to its first time sellers, and all the little touches (including this survey) make a difference."

– RYMP Youth



Media Arts Career Fair

YOUTH WEEK – CAREERS IN MEDIA ARTS (CIMA)

Careers in Media Arts is an annual event that introduces youth to professionals working in different areas of media arts. On May 3, CIMA featured filmmaker Lawrence Lam, game designer Sean Karemaker, content creator Uytae Lee, and singer-Songwriter Kylie V.

New for 2025 was the Media Arts Career Fair held in the RCCA Lounge where vendors showcased post-secondary digital arts programs at Vancouver Film School, Langara College, Capilano University, In Focus Film School, Kwantlen Polytechnic University ENTA program, BCIT, and more.

YOUTH ART MART

Since its inception in 2013, this youth-led craft market has featured local youth artists and their handmade prints, crafts and designs. This year, in addition to the three-day market in November, there was a summer market held outdoors in conjunction with a concert event, *Young and Loud*. This event supported more than 45 vendors and drew an estimated 400 visitors.

YOUTH GROUPS AND CAMPS AT THE MEDIA LAB

The larger classroom space of the Media Lab at the RCCA provides an opportunity for youth outreach workers to invite community partners to visit and learn about digital media skills. Youth groups from Richmond Addictions Service Society, SD38, Touchstone Family Association and community centre associations brought their youth camps and groups to the Media Lab, providing vital collaborations and community connections with caring adults in their community.

RYMP SKILL SESSIONS AND OUT-TRIPS

In addition to drop-in sessions, RYMP provides a space for professionals and youth experts to teach media literacy skills to participants and go on out-trips to art spaces and events in the region. RYMP hosted a variety of skill sessions led by youth and industry experts including a UX/UI workshop, RYMP Lit workshop, Small File Workshop, Improv, Collage Making, Cybersecurity, Graphic Design with a KPU grad, and more. Notable out-trips included DJ workshop at Yaletown Roundhouse Community Centre, and the Vancouver Art Book Fair.

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The Mic Drop First Anniversary

The Mic Drop

The Mic Drop is a monthly open mic event for children and youth. In 2025, these events typically attracted ~35 performers and ~60 attendees to enjoy music and spoken word by performers under 25 years old.

The first anniversary in June was celebrated outdoors on the field next to the RCCA. This lively showcase of talent included more than 50 performers, ceramic art exhibition and sale by a member of the Youth Clay Club, clay painting activity, performances by students of the Guzheng music lessons and K-pop dance classes at the RCC/A and a veggie burger BBQ for the community.

Young and Loud is a new event that has emerged from the success of *The Mic Drop* as well as RYMP's *Jam Nights* and *Battle of the Bands*. On July 25, nine youth bands were paid to perform and 20 sold their artwork. Behind the scenes, two were paid as event staff with 11 youth volunteers.

The event attracted 450 attendees and was one of four "Mega Youth Hangout" events held over the summer.


Richmond Youth Media Program Drop-in

BATTLE OF THE BANDS

Over the summer, five Richmond-based youth bands were provided opportunities to work on song writing and recording with performance opportunities at community events. The bands performed at seven City facilities over the summer, culminating with a concert during Culture Days, with more than 70 in attendance. A total of 28 youth were engaged in planning, delivering and performing at these musical events in both paid and volunteer roles. This project is now an annual summer opportunity for youth in Richmond.

RICHMOND ADDICTIONS SERVICES SOCIETY (RASS) COLLABORATIONS

RASS's Schools Out group at Blundell Elementary visited the Media Lab where they created and screened their video "A Day in the Life of School's Out." They learned videography basics and were introduced to the RYMP program. RYMP also supported the fall RASS's Supporting Families program by providing space for their youth sessions at the Media Lab.

RICHMOND REMEMBERS LIVE VIDEO SIMULCAST

Under the direction of filmmaker Kryshan Randel, six RYMP members took part in providing live coverage of the 2025 Richmond Remembers ceremony at City Hall. Participants took part in a hands-on camera operations workshop, set up recording equipment including microphones and cameras, and provided great shots throughout the event.

VOLUNTEER, INCOME AND EMPLOYMENT OPPORTUNITIES FOR YOUTH

RYMP acts as a connector to relevant employment/experience opportunities. Some examples from 2025:

- volunteer sound mixing at community events has led to employment at a local theatre;
- supporting children's programs at the RCC/A and City Centre Community Centre has led to a volunteer position as a Junior Ceramics Tech;
- training as a lighting technician after the Battle of the Bands event has led to professional experiences with Richmond Improv Theatre Society; and
- four RYMP youth saw their artwork displayed at the Gateway Theatre lobby in connection with Theatre's 40th Anniversary.

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"Thanks for always supporting us, I really appreciate the space that you guys provide and love coming by just to say hi."

– RYMP Youth

"I've made many new friends and gained confidence in my music abilities"

– RYMP Youth

"RYMP has been a significant part of my school and personal life, helping me and my friends to learn and socialize with one another. I would like to thank the participants of this program, for they were encouraging and inspiring role models for us youths and we can hopefully learn more from them. It has been a fantastic year with RYMP!"

– RYMP Youth



Richmond Youth Media Program Drop-in

Programs & Activities

MEDIA ARTS EDUCATION COURSES

Throughout 2025, the Media Lab continued program staples like Digital Illustration, Digital Animation, 3D Printing, Wearable Electronics and Creative Photography. New courses included programs tailored for younger participants (ages 6–8) to offer Computer Crafts, Digital Art and Stop-motion Animation. The Media Lab also offered programs across disciplines during spring break and summer camps.

In October, the Media Lab launched an innovative new **Environmental Art** program that combines art, science, and the exploration of nature. Using techniques such as coding, GIS mapping, and sound recording, students learned about the environment and then translated these understandings into artworks.

ARTIST SALON

In June, the Media Lab hosted RAG's monthly Artist Salon providing information about the resources the Media Lab has to offer local artists. The Media Lab also hosted one of the Gallery's Collage Club sessions, providing a lesson on how to do digital collages with Procreate. The attendance for each session was 24 participants.

Two *Art After Dark* events invited youth to experience RAG exhibitions — *Restless by Nature* and *xʷəńiwən ce:p kʷθəθ nəẃeyəɬ ((((Remember your teachings))))* — in a youth-focused evening celebration where they were invited to meet exhibition artist and make their own art. Media Lab provided equipment for the music, DJ and photo booth, planning, promotions, and more.

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Makerspace

In response to community feedback from the Summer Open House, a new free monthly drop-in program for adults was set up on the model of a Makerspace, which is a communal workshop in which people with shared interests, especially in computing or technology, can gather to work on projects while sharing ideas, equipment and knowledge.

Sessions were held in August, October and November, with overall registration of 36 participants.

ANIMATING HISTORY

When the Richmond Museum lost their presenting partner for their "Animating History" school program, the Media Lab stepped in to ensure SD38 students could participate in a day-long animation workshop to create a short animated film about Richmond's history. There are now plans to increase the program from three animation stations to six, as well as improve software and audio technology, in 2026.

Media Creation Services

Media Lab supports digital media production for community partners that highlight program achievements, event support, assist with training, provide documentation and/or offer technical support and advice. In 2025, the list of projects included:

- 2024 Arts Services Year in Review video
- Worksafe BC Video Contest 2025 video submission
- Activity Search Tool video
- Recreation and Sport Strategy video
- Art at Work – Public Art 101: Creating Budgets for Public Art Projects
- Art at Work – Exploring Regional Public Art Programs video
- Richmond Art Gallery–We Seekers Podcast video
- U-ROC Awards Ceremony Photography
- Youth in Richmond Campaign poster design
- Event A/V support for: Salmon Festival Salmon Run Youth Stage, UROC Awards Ceremony, West Richmond Community Centre's Concert in the Park, Cambie Community Centre's Drag Queen Karaoke, Sunset Snacks at KPU Farm, and South Arm Community Centre's Youth Cookout.

Partners and Supporters

The Media Lab continues to develop relationships with service agencies across the region. RYMP members have been referred to employment, volunteer and workshop opportunities as part of the program benefits. RYMP youth have found volunteer experience and paid employment with the Richmond Art Gallery, Richmond Arts Coalition, Community Social Development, Minoru Seniors Society, Cambie Community Association, City Centre Community Association, Hamilton Community Association, Sea Island Community Association, Steveston Community Association, South Arm Community Association, Thompson Community Association, West Richmond Community Association, and McMath Secondary School.

The Media Lab was also the recipient of funding through the Province of British Columbia as well as the Federal government's Building Safer Communities Program.

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Summer Youth Art Mart


Music in the Lounge, Seniors Centre at Minoru Centre for Active Living

COMMUNITY ASSOCIATION ARTS PROGRAMS BY THE NUMBERS:

3,413 arts courses offered

11,898 registered participants

10 participating community associations/societies

Beyond Arts Services

While much of Richmond's arts programs, exhibitions, events and experiences are offered through the Arts, Culture & Heritage Services Department, the arts play a vital role in the activities of other areas in the Parks, Recreation and Culture Division, including Parks Programs and Community Recreation.

Community Associations and Societies

As part of our relationship-based approach, the City of Richmond works with community associations and societies who deliver a variety of programs and services at community centres. Program offerings and events include visual arts, dance, music and theatre opportunities which play a vital role in the continuum of arts programming in the City.

In 2025, more than 3,413 visual arts, dance and music courses attracted 11,898 participants. In addition to registered programs, arts activities are an important component of the child care programs offered by community centres. Throughout the year, arts programming also supports city-wide themes and special events, such as Pink Shirt Day and Pride Week.

Participating associations include City Centre Community Association, East Richmond Community Association, Hamilton Community Association, Sea Island Community Association, South Arm Community Association, Steveston Community Society, Thompson Community Association, West Richmond Community Association and Minoru Seniors Society, as well as the Richmond Nature Park Society.

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Seniors Knitting, Cambie Community Centre


Watercolour Painting class, Seniors Centre at Minoru Centre for Active Living

"Feeling stronger, lighter and more balanced each session."

– Ballet - Beginner participant

"I really enjoyed the art class. It was very nice that they do different projects each week."

– Art for Twos participant

Activities

ART PROGRAMS

Throughout 2025, associations and societies across Richmond delivered a wide range of arts, music, and dance opportunities for all ages. Program offerings included:

- Visual arts: drawing, sketching, 2D animation, acrylic and watercolour painting, Chinese brush painting, ceramics, knitting, crochet, needle felting, stitching, jewellery making, floral arranging, calligraphy, collage and journaling
- Dance: K-Pop, ballet, belly dancing, ballroom and line dancing
- Music: singing, guitar, violin, ukulele, taiko drumming, parent-and-child music and dance, seniors' music and dance socials and sing-alongs

In addition, in partnership with the Richmond Cultural Centre Annex, ceramic classes to create a cup and plate were offered as one-off workshops to provide seniors an opportunity to work on hand building clay.

These programs reflect the City's commitment to providing inclusive, engaging, and creative opportunities for all ages.

FACILITY PASS PROGRAMS

Associations and societies continued to offer a variety of singing and dancing programs through their Facility Passes for participants aged 55+. This includes programs such as:

- Dance: line dancing, Chinese traditional and Chinese Folk Dance, QiPao Dance, Scottish Country Dancing and ballroom dance
- Music: saxophone, ukulele and singing circles, and Peking Opera

These programs provide welcoming spaces for participants to stay active, express themselves creatively and build strong social connections.

In addition, arts groups from the Seniors Centre continued to thrive throughout 2025. The Platinum Players drama group met weekly to rehearse short skits, including a special Culture Days performance. The Minoru Photo Group and Glee singers also participated year-round, maintaining their creative engagement and close-knit community.

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Accessible Art

Over the fall, Thompson Community Centre featured *Zodiac Crossroads,* an exhibition of tactile artworks by Richmond-based artist Johnny Tai. Using raised etchings on aluminum, the exhibition reimagined the Chinese zodiac and Western astrology, inviting visitors to experience the artwork through touch as well as sight.

Johnny Tai is a blind and partially deaf artist whose work explores culture, identity, and accessibility. He has exhibited across Metro Vancouver and is dedicated to making art more inclusive through non-visual, tactile practices.

This exhibition was also presented at The Annex Gallery in 2025.



Youth Mega Hangout at South Arm Park

New and returning participants enriched the arts landscape further through Kingsland Calligraphy and Chinese Calligraphy programs, fostering cultural expression and connection across generations.

YOUTH MEGA HANGOUTS

In July and August, there were four Mega Youth Hangouts, one of which included South Arm's Youth Cookout Concert that saw 67 participants and engagement from community partners.

As a part of the Youth Mega Hangout series, South Arm offered a drop-in youth concert at the South Arm Park Lacrosse Box with performances by four youth bands. Young participants enjoyed sports pop-ups, craft activities, a hotdog barbecue, and connected with youth workers and community partners from Building Safer Communities.

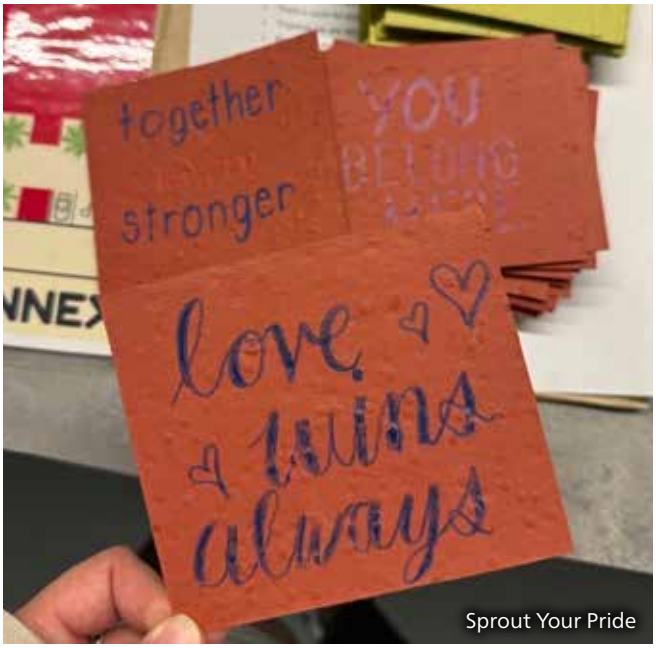
Many parents and patrons were seen outside the lacrosse box enjoying the music and cheering on performers.

LOCAL ART EXHIBITION SPACE

City Centre, South Arm and Thompson Community Centres have wall space dedicated to exhibiting art by local artists, in an effort to promote the development of visual arts at all levels and provide exhibition space in Richmond.

Artists from all cultural and artistic backgrounds at any stage in their career are encouraged to submit applications on an ongoing basis. New artists are selected regularly, showcasing a variety of practices including painting, drawing, photography and textile arts.

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Sprout Your Pride


Minoru Pop-Up Shop

"The City of Richmond invites everyone to recognize and celebrate 2SLGBTQI+ communities during this year's Pride Week events. Our 2025 theme, Pride Lives Here, highlights Richmond's commitment to inclusion and affirms that 2SLGBTQI+ communities are a vital part of our city".

– Mayor Malcolm Brodie

Special Events

PRIDE WEEK

A variety of Pride Week activities were offered at community centres and libraries across the city.

As part of South Arm Community Centre's Pride Week celebrations, several activities were offered to engage the community: *Sprout Your Pride* invited patrons to take home free vegetable seed card kits decorated with Pride-themed messages that promoted kindness, acceptance, and joy, while two free registered programs— *Pride Yoga* (all ages) and *Pride Paint Night* (Adult) — provided participants with safe and inclusive spaces to celebrate, reflect on gender identity, foster empowerment and build community. All activities were well-received, with many patrons expressing appreciation for having a welcoming space to celebrate Pride.

Thompson Community Centre celebrated Pride Week with an intimate indoor concert in the main lobby. The performance featured a talented vocalist and guitarist, both local members of the Richmond community.

West Richmond ran two creative workshops as part of Pride Week in 2025; a jewellery making session for children and a tie-dye session for adults. Both were very popular and received great feedback from the community.

MINORU POP-UP SHOP

On November 12, the Minoru Seniors Society hosted its annual Minoru Pop-Up Shop. The event featured knitted and crocheted items created through Seniors Facility Pass programs, and the Seniors Centre Cafeteria participated by offering baked goods and pastries. Over the three-hour event, sales exceeded $2,400, generating valuable funds for the Minoru Seniors Society.



City Centre Community Association's Concerts in the Park



Intercultural Celebration in the Plaza

CONCERTS IN THE PARK/PLAZA BY THE NUMBERS:

3	locations
16	events
16	performancees
2,800+	attendees

INTERCULTURAL CELEBRATION IN THE PLAZA

On August 6, the Minoru Seniors Society hosted the Intercultural Celebration in the Plaza, funded by the Richmond Community Celebration Grant, at the North Plaza. The event aimed to promote cultural diversity in Richmond. Four cultural groups— Japanese, Filipino, Austrian, and Scottish — were invited to showcase their signature and cultural performances through dance and music. More than 120 participants attended and enjoyed the wide range of cultural presentations.

CONCERTS IN THE PARK/PLAZA

City Centre Community Association's Concerts in the Park took place on July 16 and August 20 at Garden City Community Park with performances by local youth bands. In addition to live performances, there were popular activities including crafts, colouring and lawn games with giant inflatable bowling, beach balls and more. The two concerts combined attracted large crowds who enjoyed the amazing weather and talented musicians.

The Thompson Community Picnic, held on Thursday, June 19, welcomed over 1,000 attendees for an evening of music, food, and fun-filled activities. Guests enjoyed performances by the Midnight Cruiser Band, Pog Collectors, and Taiko drumming, along with interactive booths featuring face painting, yoga, bocce, and more. The lively atmosphere, enhanced by inflatable games and youth-led activities, created a memorable experience that showcased Thompson's community spirit.

From June to September 2025, free all-ages activities were offered at the Outdoor Plaza at the Minoru Centre for Active Living. Programming included ten concerts featuring local artists from across the Lower Mainland—ranging from 50s hits and rock 'n' roll to string quartet classics—and three workshops highlighting a variety of cultural dance and exercise movements. Across all concerts and activations, there were more than 1,800 attendees.

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Now and Then – A Journey Through the Ages: Evolution of Music


South Arm Christmas Craft Fair



National Indigenous Peoples Day

June is National Indigenous History Month and June 21 is National Indigenous Peoples Day. As part of city-wide activities that recognize and celebrate the cultural heritage and vibrancy of Indigenous peoples of the region, the community was invited to participate in free activities to engage, learn and connect.

During the week of National Indigenous Peoples Day, many community centres hosted Moontide Reconciliation, a local Indigenous owned company, to facilitate cedar weaving or medicine pouch workshops. The community centre Community Development Coordinator team hopes to grow offerings in subsequent years to honour this important day.

NOW AND THEN – A JOURNEY THROUGH THE AGES

In 2023, the Minoru Seniors Society was the successful recipient of the New Horizons for Seniors Program Grant that provided $25,000 to go towards intergenerational programs that occurred throughout 2024/2025. This program was divided into four streams of activities including: *Dining through the Decades*, *Technology through the Times*, *Evolution of Music* and *Art through the Eras*. These activities were geared towards pairing seniors up with youth and children as they learn new skills and participate in activities together. *Art through the Eras* included a monthly workshop that paired seniors and elementary school children from Brighouse Elementary School together to work on projects including: drawing, painting and printmaking.

CHRISTMAS CRAFT FAIRS

There were 125 vendors who participated in the Steveston Craft Fair in November, selling various handmade crafts to the public, including knitting, crochet, paintings, baked goods and other handmade goods.

There were 80 vendors who participated in the South Arm Craft Fair in November, selling various handmade crafts to the public, including knitting, crochet, paintings, baked goods and other handmade goods. The South Arm knitting group also participated by producing knitwear for the sale, with proceeds supporting seniors programs.

HOLIDAY EVENTS

West Richmond Community Centre hosted "Ukeing around the Christmas Tree" featuring 44 seniors playing the ukulele and singing along to classic holiday-themed songs. Light snacks and a social preceded the event, which proved to be a terrific seasonal activity for all involved.

Over the holiday break, including Christmas Day, South Arm offered several art and dance programs, such as ornament making, slime workshops, friendship bracelet making and more.



West Fest at West Richmond Community Centre



Invite the Night: Meditative Labyrinth by Marina Szijarto

WEST FEST

West Fest 2025 at the West Richmond Community Centre offered a wide variety of arts activities from button making, to balloon twisting, sensory play stations, face painting and live music. The event also included inflatables, active games, food trucks and more. West Fest 2025 also featured an all-ages dance party along with performances from West's 55+ dance programs.

INVITE THE LIGHT: A WINTER SOLSTICE CELEBRATION

City Centre Community Centre celebrated the darkest day of the year with their third annual intercultural event, Invite the Light. Activities included a meditative labyrinth of light comprised of 500 lanterns brought to life by artist Marina Szijarto, education and stories about local nocturnal wildlife by the Richmond Nature Park, arts and crafts using the natural elements such as pinecones and compostable materials, Indigenous cedar weaving bracelets with Moon Tide Reconciliation and free refreshments and food including dumplings from Richmond restaurant Kung Fu Dumpling. Approximately 400 people were in attendance; the event received positive feedback with people coming from as far as downtown Vancouver.

2025 Street Banner Contest

The 2025 street banner contest was launched in August 2024 and concluded with the banner unveiling ceremony on Monday, March 10, 2025. The contest attracted more than 580 original submissions consisting of photographs, graphic art, collages and other art medium formats. A community judging panel reviewed the submissions and selected 20 designs as semi-finalists. The public was then invited to vote for their favourite designs through the City's Lets Talk Richmond website casting over 6,700 votes over the two-week voting period. The Top 10 designs with the most votes were chosen as the winners.

The winning artists were Lenard Madey, Hiahua Su, Po-wah Ng, Janice Cheng, Clare Scott, Lisa Toffolo, Vannice Yuet See Ho, Micah Groberman, Angela Yiu and Jessie Li.

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Janice Cheng with winning street banner



Jess Amy Shead, June Fukumura, Shizuka Kai, and Randi Edmundson in *Otosan* (2024). Photo: Chelsey Styut

MISSION

To enrich the quality of life in Richmond and surrounding communities by creating outstanding professional theatre and a dynamic hub for the performing arts.

Gateway Theatre

Gateway Theatre is managed and operated by Richmond Gateway Theatre Society, a registered charity and not-for-profit organization. Supported by the City, the theatre facility is Richmond's live performing arts hub, drawing audiences in excess of 28,000 to more than 110 performances.

As "A Stage for Richmond", Gateway provides entry points for audiences and performers in three key areas: Shows & Events, Education and Community Rentals.

Through its **Shows & Events**, Gateway produces a breadth of stories that tackle the ideas, values and issues that reflect the diverse people of this city. It brings people together through shared artistic experiences that encourage dialogue and exchange.

Gateway's **Education** programming connects youth to the performing arts through classes in acting, singing, dancing and production. Where it is most transformative is beyond the stage, building confidence, self-awareness, and a sense of belonging in young people.

And the **Community Rentals** program allows Richmond to celebrate its achievements, with thousands of people coming through the doors each year to participate in events presented by community organizations.

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Silk Road Music: Lunar New Year Celebration.
Photo: Elizabeth Nygren

> "This was an extremely well-put together production that's full of heart. Really captivating and I was moved to tears (twice!)."
>
> – *Otosan* audience member



The Flame: Anniversary Edition.
Photo: Elizabeth Nygren.

Shows & Events

SILK ROAD MUSIC: LUNAR NEW YEAR CELEBRATION

Concert
February 1, 2025

A vibrant Lunar New Year concert by award-winning ensemble Silk Road Music filled the Gateway Theatre stage with a dynamic blend of Eastern and Western musical traditions. Featuring a blend of Chinese folk and classical music with jazz, blues, Brazilian, Celtic, Spanish, Arabic and Indigenous influences, the performance highlighted cultural exchange through music. Presented by five exceptional musicians, the event celebrated Richmond's cultural diversity while fostering cross-cultural connection and community engagement.

OTOSAN

Theatre for Young Audiences
February 17–22, 2025

Otosan was a visually stunning and emotionally resonant production for young audiences inspired by co-creator Shizuka Kai's real-life relationship with her father, a wildlife videographer. Young Shizu hides in her Otosan's suitcase and secretly follows her father to the most dangerous destination: the remote North. Facing snowy owls, white wolves and grizzly bears, Otosan and Shizu must learn to tackle challenges together, eventually learning how to communicate their love. Using puppetry, real wildlife projections, and an original score, *Otosan* took audiences on an immersive journey.

THE FLAME: ANNIVERSARY EDITION

Storytelling Event
March 8, 2025

True stories took the spotlight with *The Flame: Anniversary Edition,* a special presentation of Vancouver's popular live storytelling series, hosted by award-winning actor Deborah Williams. Celebrating Gateway Theatre's 40th anniversary, the event featured local storytellers sharing reflections on birthdays, milestones, and celebrations. With live music enhancing the experience, the evening created a welcoming space for diverse voices and fostered meaningful connection through shared human experiences.

Ruby Reflections: 40th Anniversary Gala

The **Ruby Reflections Gala** celebrated four decades of storytelling, artistic excellence, and community connection. The celebration began with the MainStage performance and was followed by a catered cocktail reception honouring the supporters, artists and audiences who have made Gateway Theatre a vital cultural institution.

The gala reflected on the past while looking ahead to a future filled with creativity and possibility.

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Gregory Armstrong-Morris, Anita Wittenberg, and Melissa Oei in *Pride & Prejudice* (2025) | Set & Lighting Designer: Sophie Tang | Costume Designer: Alaia Hamer. Photo: David Cooper



Renee Fajardo in *To The Moon: Mid-Autumn Celebration* (2025) Photo: Elizabeth Nygren

"Great show and the actors were wonderful in all the different characters. Lovely way to spend a couple of hours and good to support our local theatre."

– *Pride & Predjuce* audience member

"Gateway Theatre has a variety of events for different members of the community. I like the inclusiveness and variety of events they offer."

– Audience Member

PRIDE & PREJUDICE

MainStage Show
April 17–26, 2025

A fresh and fast-paced adaptation of Jane Austen's classic novel delighted audiences with Kate Hamill's *Pride & Prejudice*. This lively production followed the sharp-witted Elizabeth Bennet as she navigates societal expectations, romance, and her evolving relationship with the ubiquitous Mr. Darcy. With fast-paced staging, seamless character changes, and a contemporary sense of humour, the production delighted both devoted Austen fans and first-time audiences, offering a joyful and theatrical experience.

TRUE VOICES: PRIDE STORYTELLING & TEA

Storytelling Event
July 31, 2025

As part of Richmond Pride Week, Gateway Theatre presented *True Voices: Pride Storytelling & Tea*, a free community event celebrating local queer voices. LGBTQ2S+ storytellers shared personal and inspiring stories, followed by an intimate Q&A over tea. The event provided a welcoming and safe space for queer community members and allies.

TO THE MOON: MID-AUTUMN CELEBRATION

Family-friendly Event
October 5, 2025

Families came together to celebrate the Mid-Autumn Festival at *To the Moon: Mid-Autumn* Celebration, an afternoon of music, creativity, and cultural connection. The event began with a concert at Minoru Chapel featuring mezzo-soprano Renee Fajardo, who performed a joyful selection of Disney, Broadway, and film favourites. Following the performance, families gathered in Gateway Theatre's lobby to create lanterns and share complimentary mooncakes, fostering intergenerational engagement and a warm sense of community celebration.

Community Rental Partners

Gateway had a successful rental season in 2025 with 30 clients and 50 performances throughout the year. Most long-standing rental clients returned to the theatre to celebrate the richness and diversity of the Richmond community.

2025 rental partners:

- AM Dance Education Inc.
- Boompop / Taoli World Dance Competition
- Brigham Young University
- Canada Y.C. Chinese Orchestra Association
- Canada Chain Commerce and Culture Association
- Childlike Faith Academy
- Earth Child Montessori
- Grand Hale Marine Products Co. Ltd.
- Ignite Dance Company
- Jacqueline Au Studio
- James & Jamesy
- Jokers Canada
- Metro Vancouver Overseas Taiwanese Society
- SD38–Music in Our Schools
- NPC Art School
- Pleasant Mountain Music
- Respon Wealth Management Corp.
- Richmond Academy of Dance
- Richmond Ballet CDTA
- Richmond Christian School
- Richmond Delta Youth Orchestra
- Richmond School District
- Richmond Youth Concert Band
- Sound the Alarm
- UROC Award
- Vancouver Academy of Dance
- Wailele Wai Wai Hoike

PLAYING FIELDS: A CULTURE DAYS EVENT

Community Event
September 20, 2025

For BC Culture Days, Gateway Theatre hosted *Playing Fields,* a youth-driven interactive performance that invited audiences onto the field and into the inner world of adolescence. Using provided headsets, participants listened to powerful stories from teenagers around the world, exploring themes of identity, belonging, hope and uncertainty. Designed for teens, families and curious audiences of all ages, the work blended theatre, movement, and community to create a deeply immersive and inclusive shared experience.

MS. HOLMES & MS. WATSON – APT. 2B

MainStage Show
October 16–25, 2025

A bold and comedic reimagining of a classic detective tale brought a contemporary twist to the stage. Set in a post-pandemic world, this feminist adaptation followed eccentric roommates Sherlock Holmes and Joan Watson as they navigated friendship, crime-solving, and chaos with sharp wit and irreverent humour. By re-centering iconic roles through a contemporary lens, the play challenged traditional narratives while offering an entertaining experience.

ANNIE

MainStage Show
December 11, 2025–January 3, 2026

Audiences of all ages were treated to the timeless musical *Annie,* a heartwarming story of optimism, resilience, and found family set in 1930s New York City. Following the determined young orphan Annie as she navigated hardship with courage and hope, the production celebrated perseverance and kindness. Featuring a cast of six talented kids, and a dog, this joyful, family-friendly musical brought generations together and added warmth and festive spirit to the season.

Gateway Academy

At Gateway Academy, students gain an understanding of themselves and others, grow confidence, and develop communication and problem-solving skills. All the while, they are also learning acting, singing, dancing, and speaking techniques taught by professional artists.

No matter what the future holds for Academy students—be it as performers, scientists, or technicians —they will make their communities better places by bringing the relational skills developed and learned in Gateway's theatre classes.

In 2025, Gateway Academy delivered more than 600 hours of education to a total of 248 students aged 6–18. Each class culminated in a presentation and each session ended with an Open Studio where families get the opportunity to participate in the practices of the class. The classes were as follows:



Academy Students in class at Gateway Theatre

"Gateway Academy has been a wonderful experience for my child! For the past two years we have had experienced, professional instructors who were fun, passionate about the arts and enthusiastic about teaching kids."

– Academy parent

Accessibility Initiatives

This year, Gateway continued to work to create greater access to its spaces and events, in the hopes of being a place where a growing community of artists, audiences, learners, and workers can feel welcomed and able to participate. For the first time, Gateway offered Relaxed Performance which have been well-received by the community. Gateway also continued to partner with VocalEye to offer described performances for blind and partially sighted individuals, as well as to provide Pay-What-You-Will preview nights, 2-for-1 ticket nights, Community Access Tickets program, and more.

- **Acting for Stage & Film Classes** (January–April, September–December)
  Acting students not only developed skills integral to all theatrical disciplines, but universal skills such as confidence, focus, listening and trust-building. Through developing skills for teamwork, the classes created learning experiences that fostered belonging and self-confidence through creative expression. Building on the success of last season's program, *Acting for Stage and Film* classes were expanded with two age group levels. Students in this class built foundational skills in acting for both the stage and on screen.
- **Musical Theatre** (January–April, September–December)
  Musical Theatre students built confidence as they explored vocal techniques, choreography and expressing lyrics musically and dramatically. Through developing skills for teamwork, the classes created learning experiences that fostered belonging and self-confidence through creative expression.
- **Acting Summer Camp** (July)
  Through week-long intensives in July, *Acting* campers explored skills integral to all theatrical disciplines, and worked on building confidence, focus, listening and trust-building.
- **Musical Theatre Summer** Camp (July)
  Through week-long intensives in July, *Musical Theatre* campers explored vocal techniques, choreography and expressing lyrics musically and dramatically, finding ways to develop confidence, creativity and teamwork. *Musical Theatre* camps in 2025 saw the return of Gateway's Performance program, where students work towards a semi-produced presentation with technical elements such as costumes and lights.

SCHOOL OUTREACH PROGRAM

Gateway's Secondary School Outreach Program is a free program for secondary school students to broaden their horizons towards a career in the performing arts. From backstage technicians to arts marketers to sound and lighting designers, students discover an array of fulfilling professional opportunities. In this program, students meet performing artists, designers, and theatre staff to learn more about what they do, go on a behind-the-scenes venue tour of Gateway Theatre, and experience the show.

In 2025, Gateway Theatre provided the following outreach programs:

- ***Otosan* – Puppetry and Mime Workshop** A.R. MacNeill Secondary students made their own puppets and learned how to bring them to life with teaching artist Joylyn Secundar.
- ***Pride & Prejudice* – Period Acting Workshop** A different group of A.R. MacNeill Secondary students spent an afternoon in the world of Jane Austen and learned to perform the etiquette of the era with teaching artist Moya O'Connell.
- ***Ms. Holmes & Ms. Watson – APT. 2B* – Stage Combat Workshop** Tech theatre students from Magee Secondary learned choreography and techniques to safely perform stage fighting with artist Delaney Gilmour.
- ***Annie* – Choreography Crash Course** J.N. Burnett Secondary students learned how to retain choreography and movement quickly and confidently with teaching artist Julia Kelleway.

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Elle Hanson, Azaleah Korn, and Katie Bradshaw in *Annie* (2025) | Set & Props Designer: Ryan Cormack | Lighting Designer: Sophie Tang | Costume Designer: Donnie Tejani | Photo: David Cooper



CNCL- 110

Ballet class at the Richmond Cultural Centre Annex

How Richmond supports and invests in arts and culture*

The City wears many hats, acting as a supporter, presenter, facilitator, communicator, investor and facility operator

Supporter

Community Art Exhibitions
33 exhibitions in **8** locations including Richmond City Hall

Richmond Arts Awards
77 nominations
102 award recipients recognized since 2009

Culture Days
100 registered activities[1] by **51** local arts groups and individuals

1: Ranked Number 1 in BC, Number 4 in Canada for mid-sized cities; in Top 10 overall

Arts Programs at RCC/A
provided **18** arts groups and **8** individual artists
6,032 hours of studio access

Facility Operator

Richmond Cultural Centre
310 hours room rentals by cultural organizations at subsidized rates

Arts Programs in the Richmond Cultural Centre/Annex
1,408 arts courses
57 professional instructors
8,213 students registered

Richmond Art Gallery
23 exhibitions in the gallery and off-site presenting **95** artists
2,172 school program participants
66 free public programs in-person and online with **3,158** participants
11,600 YouTube video views

Community Facilities[2]
3,413 visual arts, dance & music courses
11,898 registered participants

2: Delivered by community associations. There are also libraries, museums and heritage sites that partner with Arts Services

Theatre Under the Stairs
178 city/partner events
27 community events
3,440 attendees

Richmond Media Lab
72 media arts courses
83 Richmond Youth Media Lab members spent **4,700** hours at the Media Lab

Communicator

Arts & Culture eblasts
2 special edition eblasts
700+ subscribers

How Art Works Instagram
93 posts
4,615 followers

Art at Work program
8 free professional development work-shops for artists & organizations
447 participants in-person, online and via on-demand Youtube

Investor

Public Art Program
383 artworks to-date
26 new works
12 Richmond artists contracted for civic art commissions
9 community group partners

Arts & Culture Grants program
21 arts organizations funded

Neighbourhood Block Party Program
32 block parties funded

Community Celebration Grants Program
49 organizations funded

Presenter

Festivals
6 signature events showcasing
300+ local artists and performers
120+ performances
155,000+ attendees

Artists-in-Residence
11-month Branscombe House Artist-in-Residence
2-month Writer-in-Residence
3 Artists-in-Residence as part of Engaging Artists in the Community Program

Gateway Theatre[3]
60 performances
50 rental events
123 professional artists
28,187 audience members and participants
7,015+ hours of theatre education
248 students enrolled

3: Operated by Richmond Gateway Theatre Society with support of City of Richmond

Facilitator

Film Office
130+ unique filming inquiries
375+ Richmond businesses supported by the film industry
$6 million+ spent on production-related goods and services such as catering, construction supplies, accommodations, transportation and more.

*2025 statistics represented unless otherwise noted

Richmond

"The purpose of art is ... the gradual, lifelong construction of a state of wonder and serenity."

— Glenn Gould

City of Richmond
6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000

Cover: Youth Summer Art Mart 2025, Richmond Cultural Centre

City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	**Date:**	March 2, 2026
From:	Keith Miller Director, Recreation and Sport Services	**File:**	11-7000-10-01/2025-Vol 01
Re:	**Application for a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond**		

Staff Recommendations

1. That the application by the Vancouver Gun Club for a permit to allow for the discharge of firearms under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road, Richmond be approved as detailed in the report titled, "Application for a Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond", dated March 2, 2026, from the Director of Recreation and Sport Services; and

2. That the General Manager, Parks, Recreation and Culture, be authorized to issue a permit as described in Attachment 2, to allow for the discharge of firearms at the Vancouver Gun Club under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 for the property at 7340 Sidaway Road.

Keith Miller
Director, Recreation and Sport Services
(604-247-4475)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Community Bylaws	☑	
RCMP	☑	
Development Applications	☑	
Law	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

8326733

Staff Report

Origin

The existing permit that allows for the discharge of firearms at the Vancouver Gun Club (the Club) at the property at 7340 Sidaway Road, Richmond was issued in 2021 and is set to expire on May 10, 2026.

By letter dated February 11, 2026 (Attachment 1), the Club has applied to Council for a new permit to continue to allow for the discharge of firearms under the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 (the Firearms Bylaw) in respect of certain activities and events associated with its operations at 7340 Sidaway Road in Richmond (the Property).

The purpose of this report is to seek Council's authorization to issue a new permit (the Permit (Attachment 2)) for the activities and events identified in the Firearms Bylaw which include those described in the following excerpt taken from the first page of the February 11, 2026, application letter, as well as activities and events similar to those identified in the excerpt below that have been hosted in the past (the Activities and Events):

> *The Vancouver Gun Club is a non-profit society that was incorporated in 1924. The club purchased the 41 acres property at 7340 Sidaway Road in 1950 and has operated a shotgun shooting facility since then. We currently have approximately 500 members and offer a range of shooting disciplines such as Trap, Skeet, Sporting Clays, 5-stand, Olympic Trap, and Olympic Skeet to both club members and the public.*
>
> *We are the only Olympic training facility for Olympic Trap and Olympic Skeet in Western Canada. In addition to regular programming, we have also hosted several events including but not limited to:*
>
> - *British Columbia Olympic Trap Provincials*
> - *British Columbia Olympic Skeet Provincials*
> - *Canadian National Sporting Clays Association Nationals*
> - *Canadian Trapshooting Association Nationals*
> - *Vancouver Firefighter Charities ALS Shoot for a Cure*
> - *British Columbia Trapshooting Association Provincial Championships*
> - *West Coast 400 Sporting Clays Shoot*
> - *Island vs. Mainland Sporting Clays Shoot*

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

> *Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*
>
> *6.1 Advance a variety of programs, services, and community amenities to support diverse needs and interests and activate the community.*

Background

The Club has been in operation at the Property since 1950. The Property is zoned Agriculture and Golf Zones (AG 1) and is located within the Agricultural Land Reserve (ALR).

The Activities and Events for which the Club is seeking a permit are associated with its operations at the Property.

This existing use of the Property is an established use that predates the adoption of the City of Richmond Zoning Bylaw 8500 (the Zoning Bylaw). Additionally, the use of this land for the discharge of firearms also predates the establishment of the ALR. Based on staff's review of available property history and the information provided by the Applicant, staff is satisfied that this use has been lawfully established and may continue as a legal non-conforming use.

An aerial map showing the location of the property is set out in Attachment 3.

Analysis

The Club has a long history of use of the Property for the Activities and Events. Its operations are governed by the requirements of the Shooting Clubs and Shooting Ranges Regulations (Regulations) established under the authority of the Canadian Firearms Act and enforced by the RCMP through the Canadian Firearms Program. Under the Regulations, shooting ranges must be able to demonstrate, upon request, documented compliance by maintaining clear, up-to-date records confirming the range is operating in accordance with its approval conditions and required safety measures. In accordance with the Regulations, this information is provided to the RCMP every five years. The Club has operated in compliance with all municipal bylaws and are in good standing with the RCMP.

Given the Club's good standing, it is recommended that the Permit in Attachment 2 be approved for issuance.

The proposed terms and conditions detailed in the Permit are substantially unchanged from the previous permit. The Club will continue to be required to comply with all applicable laws, regulations and bylaws. In addition, the Club must continue to maintain comprehensive commercial general liability insurance with a minimum amount of $10,000,000.00 for the duration of the Permit. The Activities and Events will also continue to be restricted to daytime as defined in the City of Richmond's Noice Regulation Bylaw No. 8856, unless relaxed in accordance with the provisions of the Bylaw.

The Firearms Bylaw does not stipulate a time limit for the duration of the Permit. This being the case, in order to allow for periodic review, staff recommend that the duration of the Permit be limited to five (5) years which is consistent with the Regulations five-year renewal requirements for the Club's operations at the Property as outlined above.

Financial Impact

None.

Conclusion

Considering the long history of the Club's operation and their good standing with the RCMP, it is recommended that the Permit be approved and issued to the applicant for the Activities and Events at the Property for a period of five (5) years.

Mandy Hadfield
Manager, Sport and Community Events
(604-204-8550)

Att. 1: Application Letter dated February 11, 2026, from Vancouver Gun Club
2: Permit to Allow for the Discharge of Firearms at 7340 Sidaway Road, Richmond
3: Map of the Property

February 11th, 2026

Mayor and Councillors
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Sir/Madam,

My name is Dennis Zentner, and I am the President of the Vancouver Gun Club, located at 7340 Sidaway Road in Richmond. I am writing to formally request the renewal of our Permit to Allow the Discharge of Firearms within the City of Richmond, in accordance with the Regulating the Discharge of Firearms Bylaw No. 4183.

The Vancouver Gun Club is a non-profit society incorporated in 1924. The Club purchased its 41-acre property at 7340 Sidaway Road in 1950 and has operated a shotgun shooting facility at this location continuously since that time. We currently have approximately 500 members and offer a range of shooting disciplines, including Trap, Skeet, Sporting Clays, 5-Stand, Olympic Trap, and Olympic Skeet, to both members and the public.

We are the only Olympic training facility for Olympic Trap and Olympic Skeet in Western Canada. In addition to regular programming, we host numerous provincial, national, charitable, and community events each year, including:

- British Columbia Olympic Trap Provincials
- British Columbia Olympic Skeet Provincials
- Canadian National Sporting Clays Association Nationals
- Canadian Trapshooting Association Nationals
- Vancouver Firefighter Charities ALS Shoot for a Cure
- British Columbia Trapshooting Association Provincial Championships
- West Coast 400 Sporting Clays Shoot
- Island vs. Mainland Sporting Clays Shoot
- Italian Sporting Goods FundShoot
- Lower Mainland Fraser Valley Trap League
- Pacific International Trapshooting Association Local Club Shoot
- Coast to Coast Olympic Trap Shoot
- VGC Fundamentals

- UBC AMS Club Practice
- Ladies League
- Junior Program Practice
- Artemis Greek Club Shoot
- TD Corporate Event
- Canadian Firearms Safety Course

On May 10, 2021, the Club was granted a Permit to Allow the Discharge of Firearms with a five-year validity period, which is set to expire this year. The City of Richmond file number for this permit is 11-7000-10-01/2021-Vol 01.

For your review, I have attached a copy of our $10 million Commercial General Liability insurance policy. The Vancouver Gun Club remains fully committed to operating in a safe, responsible, and compliant manner in accordance with all municipal bylaws, provincial regulations, and federal firearms legislation. Safety, environmental stewardship, and positive community relations continue to be central priorities for our organization.

We respectfully request that the City consider and approve this application for renewal pursuant to subsection 6(4) of the Regulating the Discharge of Firearms Bylaw No. 4183. The continued renewal of this permit is essential to maintaining our long-standing operations, supporting competitive shooting sports in British Columbia, and enabling us to continue hosting provincial, national, and community events that contribute to the local economy and sporting community.

Should you require any additional documentation or clarification, please do not hesitate to contact me directly. We appreciate the City's ongoing support and cooperation and look forward to continuing our positive working relationship for years to come.

Thank you for your time and consideration.

Sincerely,

Dennis Zentner
President
Vancouver Gun Club

City of Richmond

Permit to Allow for Discharge of Firearms under City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183

To the Permit Holder:	Vancouver Gun Club (the "Permit Holder")
Property Address:	7340 Sidaway Road, Richmond

TERMS AND CONDITIONS

1. The Permit Holder must comply with all federal, provincial and municipal legislation, regulations, bylaws and orders and with common law.

2. This Permit applies to and only to those lands shown cross-hatched on the attached Schedule A and known and described as **7340 Sidaway Road, Richmond.**

3. The Activities and Events covered by this Permit are those identified in s.6(1)(a) of the City of Richmond's Regulating the Discharge of Firearms Bylaw No. 4183 Bylaw.

4. The Permit Holder must maintain for the duration of the Permit a comprehensive commercial general liability policy acceptable to the City in the amount not less $10,000,000.00 for the duration of the Permit. The Permit Holder will provide proof of said insurance coverage on an annual basis and upon request.

5. The Activities and Events shall be restricted to daytime, which is defined in the City of Richmond's Noise Regulation Bylaw No. 8856 as being from 7:00am to 8:00pm Monday to Saturday, and from 10:00am to 6:00pm on Sundays and holidays, unless relaxed in accordance with the provisions of said Bylaw.

6. Unless terminated under paragraph 7, this Permit shall be in effect for a period of five (5) years after which time shall immediately expire.

7. Any breach or non-compliance of any of the above terms and conditions shall result in immediate termination of this Permit.

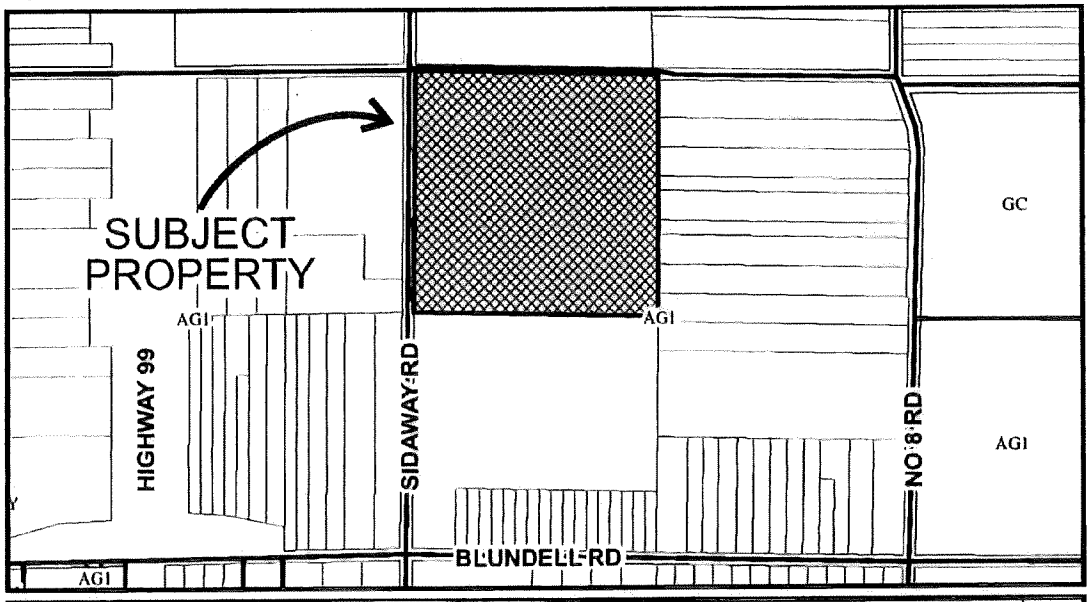
ISSUED THIS DAY OF _____, _____.

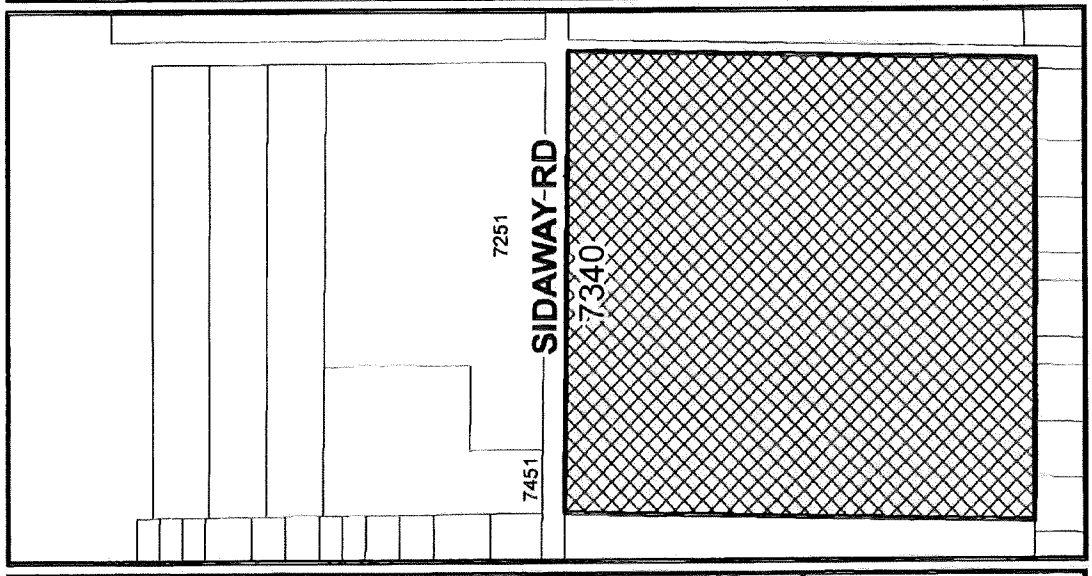
_____

GENERAL MANAGER, PARKS RECREATION AND CULTURE

8338833

City of Richmond





7340 Sidaway Rd.
Schedule "A"

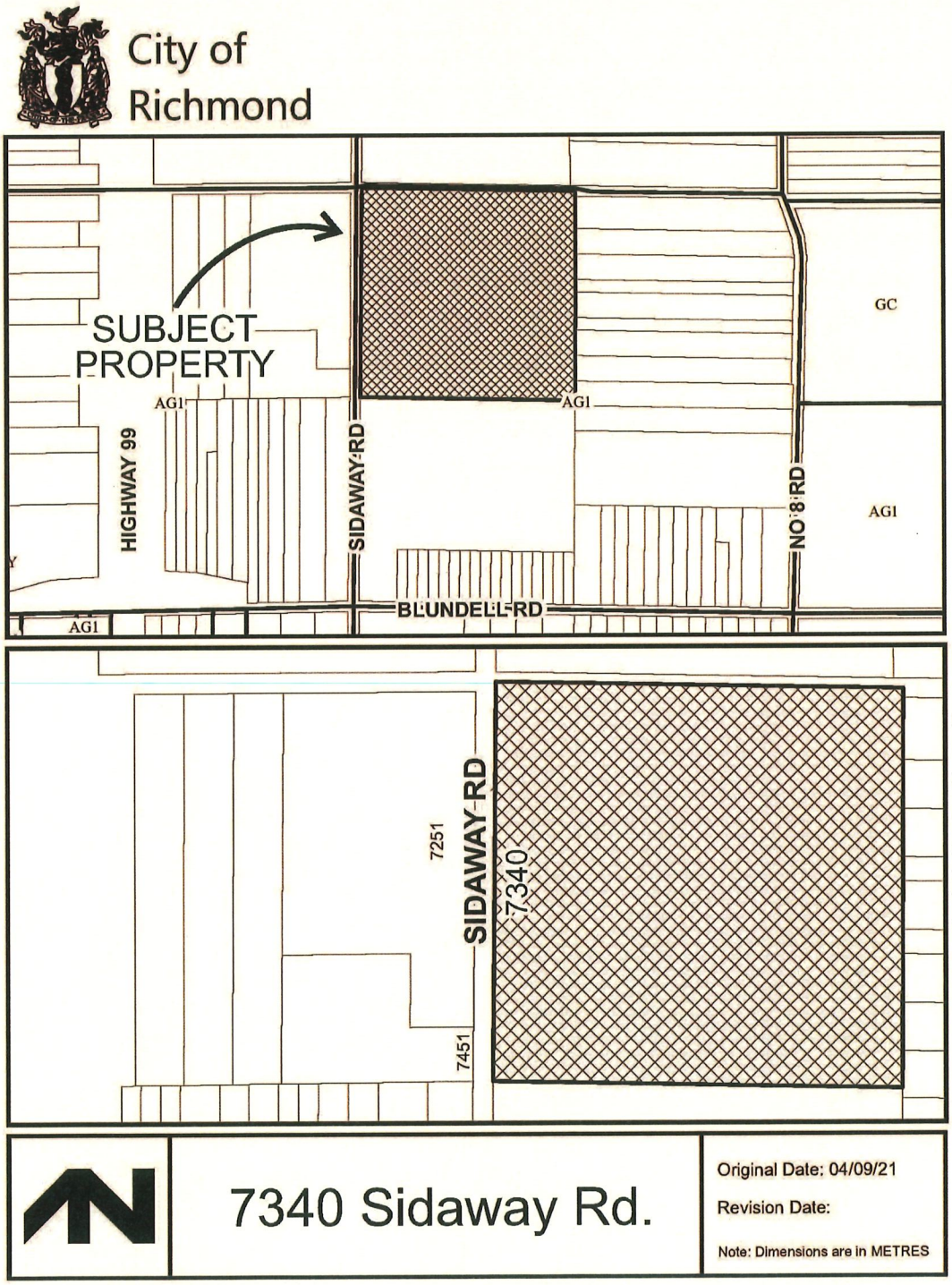
Original Date: 04/09/21

Revision Date:

Note: Dimensions are in METRES

8338833

Map of the Property



City of
Richmond





7340 Sidaway Rd.

Original Date: 04/09/21

Revision Date:

Note: Dimensions are in METRES

8329562

City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	**Date:**	March 2, 2026
From:	Todd Gross Director, Parks Services	**File:**	06-2345-20-STEV2/Vol 01
Re:	**Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase**		

Staff Recommendations

1. That the expanded scope of work for the Steveston Park Legacy Walk as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

2. That a $300,000 budget increase for the Steveston Park Legacy Walk capital project with $100,000 funded from the Council Community Initiatives Account and $200,000 from external contribution as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services, be approved;

3. Should Council approve the proposed expanded scope of work and budget increase, the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture be authorized to amend the existing contribution agreement on behalf of the City of Richmond with the Steveston Community Society, to reflect the additional contribution from the Steveston Community Society to the City;

4. That the Consolidated 5 Year Financial Plan (2026–2030) be amended accordingly; and

5. That staff proceed with next steps, as outlined in the report titled "Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase", dated March 2, 2026, from the Director, Park Services.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance Department	☑	
Facilities and Project Development	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

Staff Report

Origin

On October 21, 2024, Council approved the following recommendations as outlined in the report titled, "Japanese Canadian Legacies Community Grant Opportunities", dated October 2, 2024, from the Director, Facilities and Project Development and the Director, Parks Services:

(1) *That the scope of work related to the two grant applications to the Japanese Canadian Legacies Community Fund, for an aggregate total of up to $1,500,000, be endorsed in principle by Council, as described in the report titled "Japanese Canadian Legacies Community Grant Opportunities," dated October 2, 2024, from the Director, Facilities and Project Development and the Director, Parks Services;*

(2) *That should the grant application(s) be successful, the Chief Administrative Officer and the Deputy Chief Administrative Officer be authorized to execute the agreement on behalf of the City of Richmond with the Steveston Community Society (SCS), for the contribution from SCS to the City for the Japanese Canadian Legacy Improvements work; and*

(3) *That a capital budget up to $1,500,000 for the Japanese Canadian Legacy Improvements be approved and be included in the Consolidated 5 Year Financial Plan (2025–2029).*

Of the $1,200,000 Japanese Canadian Legacies Community Fund grant secured for Japanese Canadian Legacy Improvements at Steveston Community Park, $485,000 has been allocated to the design and construction of the Steveston Park Legacy Walk project (the Project). The Project includes an enhanced pathway connection between Fentiman Place and the existing east-west park pathway (former rail line), with interpretive elements highlighting the local history and contributions of the Japanese Canadian community to Steveston.

Based on community input, including feedback from the Japanese Canadian Heritage Committee (JCHC), a subcommittee of the Steveston Community Society (the Society), there is strong support for extending the Project further south to connect with a primary east-west pathway being delivered as part of the Steveston Community Centre and Library project. To support this expanded scope, the Society has committed a $200,000 contribution ($100,000 from retained earnings and $100,000 from grants and fundraising).

The purpose of this report is to seek Council approval for the expanded scope of work, request $100,000 in funding from the Council Community Initiatives Fund and associated budget increase to support completion of the Project in alignment with community and JCHC input, and to outline the next steps.

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 interest.*
>
> *1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.*

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.*
>
> *3.4 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 #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.*
>
> *6.3 Foster intercultural harmony, community belonging, and social connections.*

Background

Since the Japanese Legacies Community Fund grant was secured in support of the Project, staff have worked closely with the JCHC on concept design development, community engagement, refinement of the scope of work and construction cost estimates.

Steveston Park Legacy Walk Concept Plan

The Steveston Park Legacy Walk concept plan was developed in close collaboration with the JCHC and considers existing park conditions and key destinations, as well as the upcoming Steveston Community Centre and Library project, its expanded parking lot and pathway connections, and the accessibility improvements currently underway at the Japanese Canadian Cultural Centre and the existing east-west park pathway (former rail line).

As illustrated in Attachment 1: Steveston Park Legacy Walk Concept Plan, the concept establishes a primary north-south pathway through the park that connects to a future east-west pathway to be delivered through the Steveston Community Centre and Library project. The east-west connection will provide direct access between the new Steveston Community Centre and Library to the east and the playground, tram, and other key park destinations to the west. The Steveston Legacy Walk concept plan offers enhanced connectivity, establishes a more cohesive and unified pathway network, improves safety and accessibility, and celebrates the heritage and contributions of the Japanese Canadian community in Steveston.

Community Engagement

The Steveston Park Legacy Walk concept plan was presented to the public and local community focus groups through a comprehensive community engagement process in Q4 2025, which included workshops, public open houses, and online engagement via LetsTalkRichmond. Feedback received through this process demonstrated strong support for the concept plan and associated improvements, with approximately 72 per cent on average of participants indicating that they were strongly supportive of the overall project and approximately 17 per cent indicating that they were somewhat supportive (see Attachment 2: Public Engagement Results Summary).

Analysis

The Council-endorsed scope of work for the Steveston Park Legacy Walk, which was developed based on the current $485,000 available funding, would cover implementation of the north half of the Steveston Park Legacy Walk from Fentiman Place to the existing east-west park pathway (former rail line), which is referred to as the Cherry Tree Allee in the concept plan.

Recommended Expanded Scope of Work

Considering the strong community support for the Steveston Park Legacy Walk concept plan and the opportunities it presents to connect with pathway network improvements currently underway within Steveston Community Park, it is recommended that the original Council-endorsed scope of work (from Fentiman Place to the existing east-west park pathway) be expanded further south (to the new east-west pathway being delivered as part of the Steveston Community Centre and Library project), as illustrated in Figure 1. This expansion would better integrate ongoing park improvements and capital projects while creating a continuous, cohesive north-south pathway within the park's broader pathway network.

Figure 1: Recommended Expanded Scope of Work



Recommended Budget Increase

In alignment with the recommended expanded scope of work and based on refined design and updated cost estimates, an additional $300,000 is required to implement the full extent of the Steveston Park Legacy Walk from Fentiman Place to the future east-west pathway connection through the park. To support implementation of this expanded scope, the Society has committed a $200,000 contribution (see Attachment 3), which could be supplemented by $100,000 from the City's Council Community Initiatives Account, resulting in a total proposed budget increase of $300,000 and a revised total project budget of $785,000.

Next Steps

Should Council approve the recommended expanded scope of work and budget increase for the Steveston Park Legacy Walk, amendments to the existing contribution agreement with the Society will be developed, and the Consolidated 5 Year Financial Plan (2026–2030) will be amended accordingly. Detailed design will then be updated to reflect the expanded scope, followed by procurement of construction services. Implementation will be coordinated with the Japanese Legacies Community Fund grant requirements and the Steveston Community Centre and Library project, with a target for full completion in late 2026.

Financial Impact

In support of implementation of the expanded scope of work, the Society has come forward with a contribution of $200,000 of additional funding ($100,000 from retained earnings and $100,000 from grants and fundraising). There is also $100,000 available from the Council Community Initiatives Account to support the expanded scope.

Should Council approve the recommended budget increase, the Steveston Park Legacy Walk capital project will be increased by $300,000 total with $100,000 funded from the City's Council Community Initiatives Account and $200,000 from external contribution. The Consolidated 5 Year Financial Plan (2026–2030) will be amended accordingly.

Conclusion

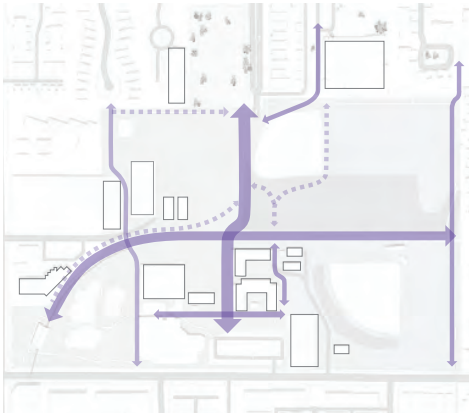
If approved, the expanded Steveston Park Legacy Walk scope of work and associated budget increase would create an enhanced north-south primary pedestrian-oriented spine through Steveston Community Park, improving accessibility, integrating with ongoing park enhancements, accommodating current and anticipated increased use, and enhancing safety, while celebrating the rich heritage of Steveston's Japanese Canadian community. Implementation of the Project would be coordinated with the Japanese Legacies Community Fund grant requirements and the Steveston Community Centre and Library project, with a target for full completion in late 2026.

Jason Chan
Manager, Parks Planning, Design and Construction
(604-233-3341)

Att. 1: Steveston Park Legacy Walk Concept Plan
2: Public Engagement Results Summary
3: Letter from the Steveston Community Society re: Steveston Legacy Walk Expanded Scope of Work and Steveston Community Society Contribution

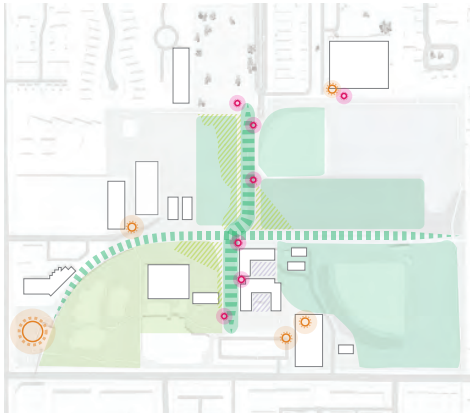
Steveston Park Legacy Walk Concept Plan

Landscape Design Principles



Connectivity

- Enhance the pedestrian network to connect existing Japanese Canadian commemorations and sites within the park
- Introduce place for new cultural significant commemorative elements that complete the Japanese Canadian storytelling experience
- Build on and enhance the existing network of special places and pathways



A Cohesive Plan

- Contribute to a unified and cohesive pedestrian pathway network
- Integrate unified palette of paving, planting and wayfinding elements to tie the network together
- Build on and enhance the existing network of special places and pathways



Safety, Legibility & Access

- Improve safety conditions by replacing widening and improving paved surfaces, adding lighting to accomodate all pedestrians
- Integrate with storytelling, signage and wayfinding that is intuitive and immersive
- Apply current best practices for univeral access



A Common Thread

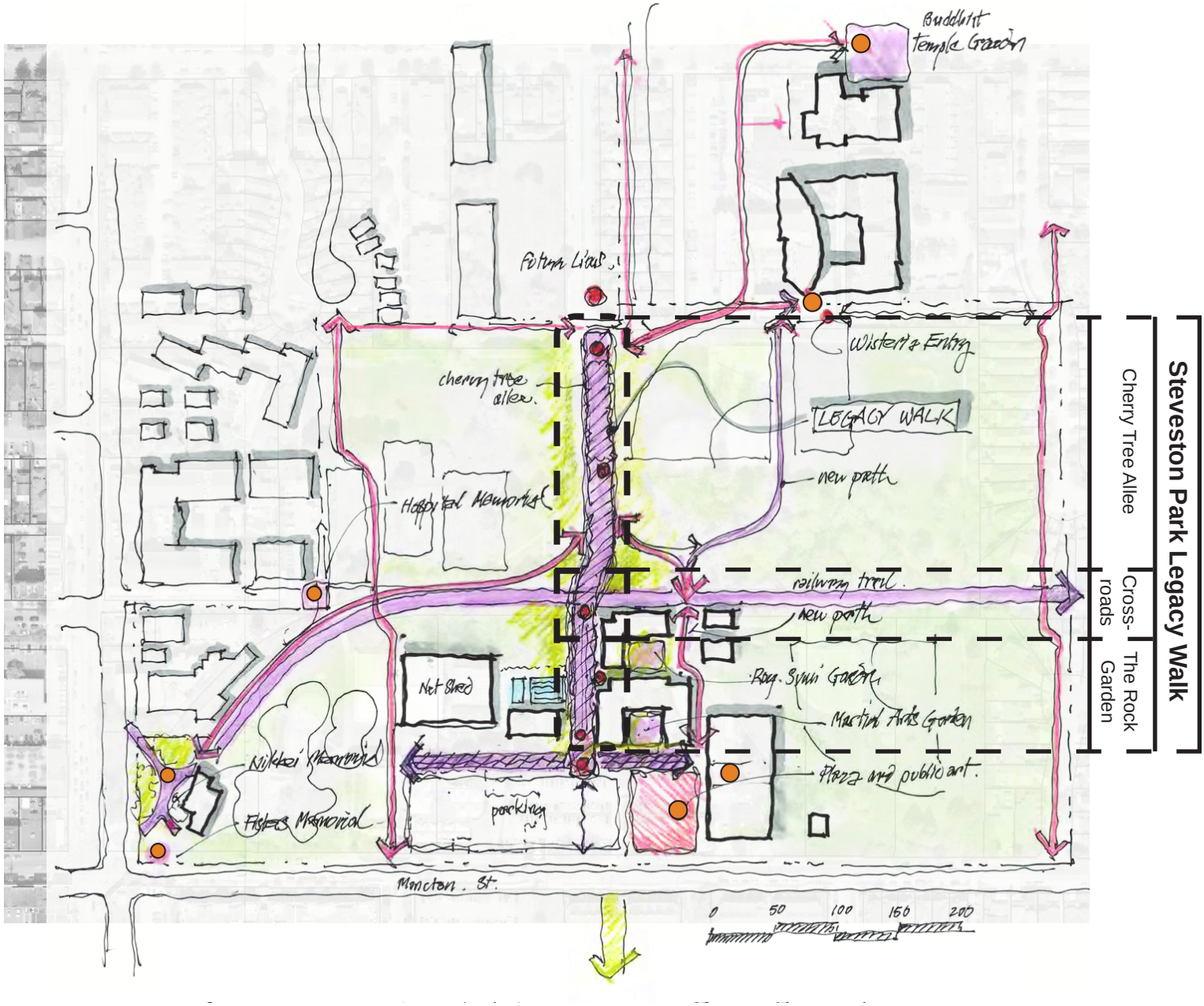
- New pedestrian enhancements and connections along the north south route through the park, adjacent to the JCCC building, through the grove of cherry trees and connecting to the future new parking area.
- Integrate unified palette of paving, planting and wayfinding elements to tie the network together
- Build on and enhance the existing network of special places and pathways



Build on Legacy

- Build on the legacy of the existing special features in the park by linking together in a unified story.
- Integrate and interpret stories with storytelling features that are physical plaques but with a connection to digital content via QR codes.

Steveston Park Legacy Walk Concept Plan



Major Pedestrian Route

Minor Pedestrian Route

Commemorative element - Proposed

Commemorative element - Existing

Cherry Tree Allee



Before



After



The Crossroads



Before



After



The Rock Garden



Before



After



Elements of The Walk | Precedents



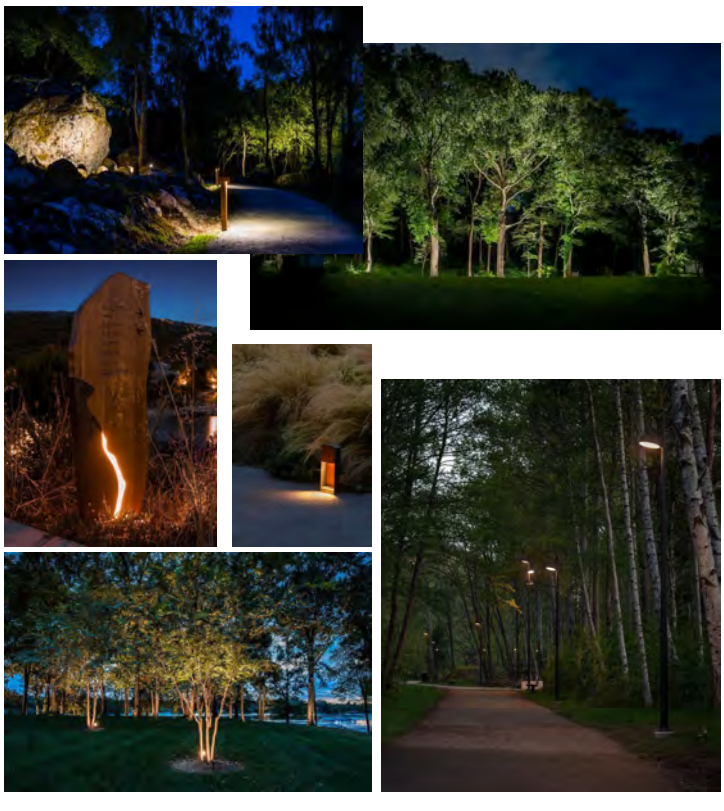
Signange and Wayfinding



Seating



Trees



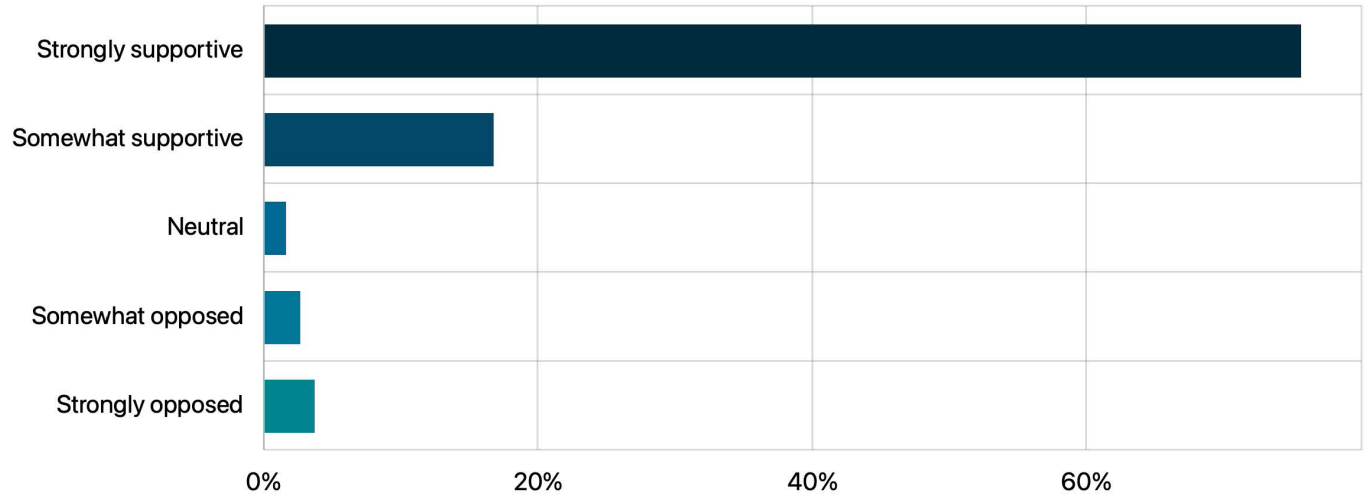
Lighting

Public Engagement Results Summary

Steveston Park Legacy Walk

Survey Questions

1. My level of support for the proposed improvements at the Cherry Tree Allee is:
Multi Choice | Skipped: 1 | Answered: 192 (99.5%)

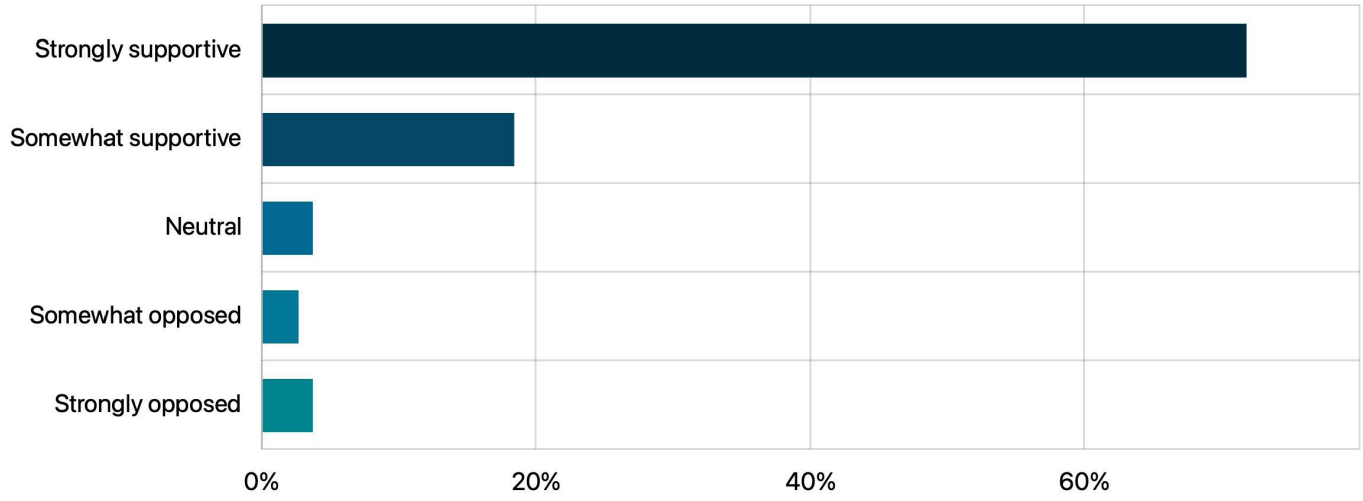


Answer choices	Percent	Count
Strongly supportive	75.52%	145
Somewhat supportive	16.67%	32
Neutral	1.56%	3
Somewhat opposed	2.60%	5
Strongly opposed	3.65%	7
Total	**100.00%**	**192**

** Note that the Cherry Tree Allee is the north half of the Steveston Park Legacy Walk from Fentiman Place to the Steveston Martial Arts Centre*

2. My level of support for the proposed improvements at the Crossroads is:

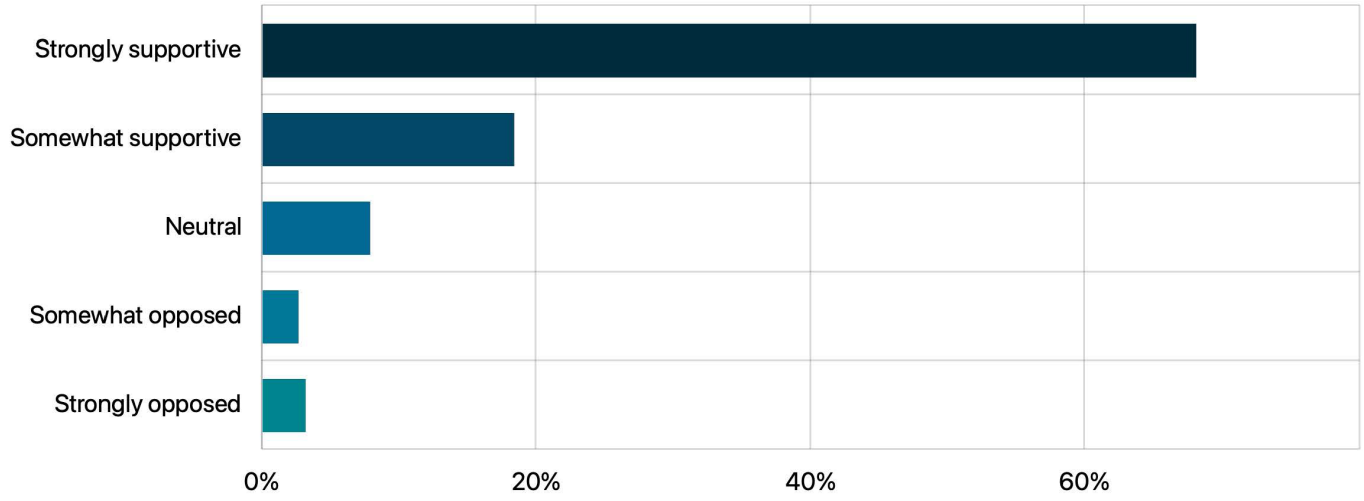
Multi Choice | Skipped: 2 | Answered: 191 (99%)



Answer choices	Percent	Count
Strongly supportive	71.73%	137
Somewhat supportive	18.32%	35
Neutral	3.66%	7
Somewhat opposed	2.62%	5
Strongly opposed	3.66%	7
Total	**100.00%**	**191**

** Note that the Crossroads is where the Steveston Park Legacy Walk interfaces with the existing primary east-west pathway through Steveston Community Park*

3. My level of support for the proposed improvements at the Dry Rock Garden is:
Multi Choice | Skipped: 2 | Answered: 191 (99%)



Answer choices	Percent	Count
Strongly supportive	68.06%	130
Somewhat supportive	18.32%	35
Neutral	7.85%	15
Somewhat opposed	2.62%	5
Strongly opposed	3.14%	6
Total	**100.00%**	**191**

** Note that the Dry Rock Garden is the south half of the Steveston Park Legacy Walk from the Crossroads to the new east-west path being delivered as part of the Steveston Community Centre and Library project.*

Key Comments and Ideas

1. Improved lighting and safety

- Very frequently mentioned (30+ responses).

"Lighting along all of these pathways, new and existing, is crucial."

"Park is not safe and not pleasant at dark time."

2. Path widening and accessibility

- Widely supported to improve flow between walkers, cyclists, wheelchairs, strollers, and seniors.
- Requests to ensure **level, trip-free surfaces** and **clear division between pedestrians and cyclists.**

"Widening is really needed as many seniors with mobility devices walk here."

"Adding a second lane to increase flow is excellent."

"I don't mind rocks in gardens just as long as they are not a tripping hazard."

3. Preservation and celebration of Japanese Canadian heritage

- Many comments support **Japanese garden elements**, **lanterns**, and **cultural storytelling.**
- Desire for design that feels "authentically Japanese yet subtle and integrated."

"Keep it as Japanese-style as possible."

"Subtle but beautiful recognition of Japanese heritage."

4. Historical and educational storytelling

- Requests for **heritage plaques**, **interactive learning**, and **interpretive signage**.
- Some support digital elements (QR codes), others prefer physical displays.

"Let the exhibit be physical."

"Include stories about relocation of Japanese families."

5. More seating and resting areas

- Many respondents asked for **more benches** (especially under cherry trees), **shade**, and **sheltered seating**.

"The benches are often full; more seats is a great idea." "Area with some seating under cover."

6. Tree preservation and enhancement

- Strong recurring theme.

"Please protect the cherry blossoms." "Preserving existing trees is most important."

7. Environmental sensitivity

- Desire to protect natural areas and promote **biodiversity and pollinator habitats**.

"Consider creating an environment for preserving biodiversity." "Pollinator gardens with wildflowers."

Steveston Community Society

Serving the Community of Steveston Since 1946

Attention: Todd Gross, Director, Parks Services, City of Richmond

Re: Steveston Legacy Walk Expanded Scope of Work and Steveston Community Society Contribution

March 19, 2026

To Whom It May Concern,

On behalf of the Steveston Community Society, we are pleased to express our support for the proposed expanded scope of work for the Steveston Park Legacy Walk in Steveston Community Park.

The Legacy Walk represents a meaningful opportunity to enhance connections within the park while recognizing and celebrating the important history and contributions of the Japanese Canadian community in Steveston. The project reflects thoughtful collaboration with the Japanese Canadian Heritage Committee, a subcommittee of the Steveston Community Society, and responds to the strong community interest in honouring this legacy in a visible and lasting way.

In support of the expanded scope outlined in the staff report titled *"Steveston Park Legacy Walk – Expanded Scope of Work and Budget Increase,"* dated March 2, 2026, the Steveston Community Society is pleased to confirm its commitment to contribute $200,000 toward the project. This contribution will include $100,000 from Society retained earnings and $100,000 to be secured through grants and community fundraising.

The Society is proud to support this initiative and to partner with the City of Richmond in helping bring the Legacy Walk to life as part of the continued evolution of Steveston Community Park.

Sincerely,

Alan Clark, President
Steveston Community Society

4111 Moncton Street
Richmond, British Columbia
Canada V7E 3A8

P: 604-238-8094
E: society@stevestoncommunitysociety.com
W: www.stevestoncommunitysociety.com

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	February 25, 2026
From:	John Irving, P.Eng. MPA Deputy CAO	**File:**	01-0060-20- LIEC1/2025-Vol 01
Re:	**Proposed Interim Energy Centre Location at 3760, 3780 Sexsmith Road, and 8651 Cambie Road**		

Staff Recommendation

That Council approve the interim use of City-owned properties at 3760, 3780 Sexsmith Road, and 8651 Cambie Road for a district energy Interim Energy Centre (IEC) to service the Capstan and Aberdeen areas.

John Irving, P.Eng. MPA
Deputy CAO
(604-276-4140)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	
Real Estate Services	☑	
Housing Office	☑	
Development Applications	☑	
REVIEWED BY SMT	**INITIALS:** R2	**APPROVED BY CAO**

8320669

Staff Report

Origin

The purpose of this report is to seek approval from Council for interim use of City-owned properties at 3760, 3780 Sexsmith Road and 8651 Cambie Road for a district energy Interim Energy Centre (IEC#8).

The City incorporated Lulu Island Energy Company Ltd. (LIEC) for the purpose of carrying out the City's district energy initiatives. Lulu Island Energy Company is constantly evaluating business plans and strategies to ensure that customer rates remain affordable and competitive with conventional energy systems, based on the same level of service. One of these strategies is to locate the interim and permanent energy centres on the City-owned land as close to customers as possible.

In January 2017, the City and LIEC entered into the Council approved Municipal Access Agreement (MAA) which granted LIEC the authority to utilize City property, including City lands, roads, and access corridors to install and operate LIEC infrastructure.

In July 2022, City Council endorsed the City Centre District Energy Utility expansion plan, which included temporarily installing interim energy centres (IECs) located on City property until permanent energy centres are operational. At the same time, Council endorsed the City-owned sites at Sexsmith and Cambie as the general location for one of LIEC's energy centres.

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.*

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.*
>
> *5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.*

Analysis

LIEC staff have explored the opportunity to use the site located at 3760, 3780 Sexsmith Road, and 8651 Cambie Road for an Interim Energy Centre (IEC#8) to service developments in both the Aberdeen and Capstan areas.

This site is located in a mixed-use neighbourhood, bordered by commercial developments to the West and South, a proposed affordable housing development to the North, and a planned road dedication to the East. The interim use of this site for an IEC is consistent with the City's OCP and zoning bylaws, with the exception of the variances noted later in this report.

In November 2025, City Council approved an agreement to work with New Vista Housing Society to build an affordable housing complex at 3660, 3680, 3700, 3720 and 3740 Sexsmith Road, directly adjacent to the location where LIEC is proposing to construct IEC#8. A map showing the area can be found in Attachment 1.

By locating IEC#8 at the adjacent site, the affordable housing complex would be serviced for heating, cooling and domestic hot water from this energy centre. This offers a number of benefits for the City and for developments in the area connecting to district energy, including the affordable housing development:

- Reduction in building design and construction costs to developers by eliminating the need to build their own heating/cooling energy plant.
- Reduction in building construction costs for new developments by removal of the heating/cooling energy plant structural load from the rooftop.
- Increase in usable space for new developments by removal of the heating/cooling mechanical equipment from the rooftop and energy distribution pipe shaft in the building.
- The proximity of the affordable housing development to IEC#8 presents an excellent opportunity to lower the costs associated with connecting to the LIEC's DEU network. The City and LIEC will work closely together to identify and secure any additional cost-saving opportunities to support the affordable housing project.

Locating IEC#8 at this location would also offer a number of benefits for LIEC and its customers:

- An energy centre located at this site would reduce upfront infrastructure capital cost because shorter piping would be needed to distribute energy.
- This site offers enough space to locate an energy centre that services not only the affordable housing development, but also upcoming developments in the Capstan and Aberdeen areas for both heating and cooling services.
- Servicing developments in the Capstan and Aberdeen areas allows for planned infrastructure such as Capstan IEC#5 and Aberdeen IEC#6 to be delayed until development activity in these areas accelerates, further reducing upfront infrastructure capital investment.
- Site is clear of the existing buildings and trees, reducing the infrastructure cost.

IEC#8 would be in place for an interim period, estimated to be between 10 and 20 years. Once a permanent energy centre is built to connect customers serviced by IEC#8, IEC#8 would be decommissioned, and the site would be returned to the City. Should the pace of development

delay construction of future permanent energy centres, there is a possibility that IEC#8 would remain in place for a longer period of time.

High-level design concept renderings are provided in Attachment 3. The footprint of IEC#8 is expected to take up the majority of the site. Staff anticipate that a development variance permit would be required to address setback and lot coverage requirements for the lot. The fine tuning of the form and character of the building, as well as further design considerations to address any necessary noise mitigation will be completed in the detailed design stage should Council approve the use of the site for IEC#8. Should a development variance permit still be required, Council will be required to consider issuance of the development permit prior to any construction.

Based on the initial design, at the full buildout, IEC#8 will be able to provide up to 10.8 MW of heating capacity, and up to 8.2 MW of cooling capacity. Based on this capacity, IEC#8 is estimated to cost $33.5M, including engineering and construction costs. The plant will be built in phases in line with the "just in time" approach to infrastructure buildout. Investment in IEC#8 will eliminate an estimated $35M of early investment in other infrastructure necessary to service the same developments.

Financial Impact

None.

Conclusion

Locating a district energy interim energy centre at 3760, 3780 Sexsmith Road and 8651 Cambie Road site would allow for cost-effective expansion of the City's district energy network, while supporting other City initiatives, such as the proposed affordable housing development adjacent to the site.



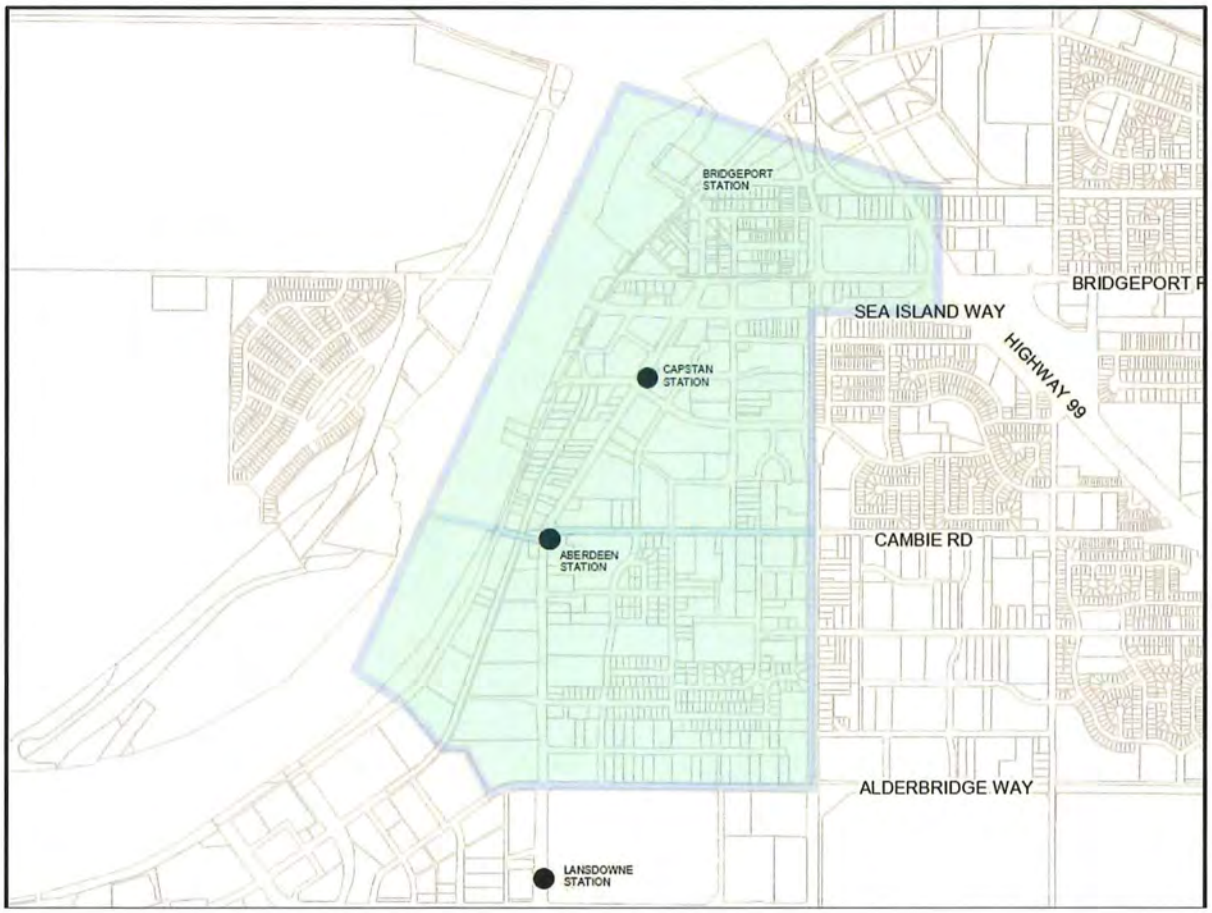
Aaron Yeung
Business Development Manager
(604-204-8540)

Att. 1: Map of Proposed Interim Energy Centre Site
2: Map of Possible Service Area for Proposed Interim Energy Centre
3: High-Level Concept Renders of Proposed IEC#8

Map of Proposed Interim Energy Centre Site



Map of Possible Service Area for Proposed Interim Energy Centre



High-Level Concept Renders of Proposed IEC#8






FOR ILLUSTRATIVE PURPOSES ONLY


FOR ILLUSTRATIVE PURPOSES ONLY

8320669

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	March 16, 2026
From:	Marie Fenwick Director, Arts, Culture and Heritage Services	**File:**	11-7400-01/2025-Vol 01
Re:	**2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations**		

Staff Recommendations

1. That the 2026 Richmond Community Celebration Grant Program be awarded for the recommended amount of $58,000 as identified in Attachment 2 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services;

2. That the 2026 Richmond Celebrates Soccer Community Celebration Grant Program be awarded for the recommended amount of $10,000 as identified in Attachment 3 of the report titled, "2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Celebration Grant Program Allocations", dated March 16, 2026, from the Director, Arts, Culture and Heritage Services; and

3. That the grant funds be distributed accordingly following Council approval.

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Business Services	☑	
Finance Department	☑	
Community Social Development	☑	
Parks Services	☑	
Recreation and Sport Services	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

8333076

Staff Report

Origin

At the regular Council meeting on November 24, 2025, Council endorsed the 2026 Community Celebration Grant Program as part of the City Signature and Community Events Program 2026. At the regular Council meeting on December 17, 2025, Council endorsed the Richmond Celebrates Soccer Community Celebration Grant Program as part of the Richmond Celebrates Soccer Program.

The purpose of this report is to recommend one-time grant allocations for Council approval.

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

> *Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*
>
> *6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*
>
> *6.3 Foster intercultural harmony, community belonging, and social connections.*

This report also supports a number of Council endorsed strategies including: City of Richmond Signature and Community Events Plan 2025–2029; Richmond Arts Strategy 2026–2031; Cultural Harmony Plan 2019–2029; City of Richmond Youth Strategy 2022–2032; and the City of Richmond Seniors Strategy 2022–2032.

Analysis

Program Objectives and Eligibility Criteria

The Richmond Community Celebration Grant Program and the Richmond Celebrates Soccer Community Celebration Grant Program support the Council-endorsed guiding principles for City events, including building local capacity by investing in community-driven events, providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; and maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.

The objectives of the program are to:

- Provide an opportunity for Richmond based organizations to receive funding to support hosting a free public event that offers opportunities to connect residents of diverse backgrounds through shared experiences;
- Encourage the development of grassroots events that support priority themes identified in the Cultural Harmony Plan, such as facilitating intercultural interaction and promoting intercultural understanding;
- Inspire community event planners to collaborate with community partners and Richmond-based artists; and

- Promote environmentally sustainable event practices, ensuring events follow the principles in the Richmond Sustainable Event Toolkit.

In addition to the above, for the 2026 Richmond Celebrates Soccer Grant Program stream, the objective is to deliver an event that celebrates soccer.

Eligible applicants include:

- Richmond-based not-for-profit community organizations/groups;
- Richmond-based not-for-profit faith-based groups;
- Richmond Parent Advisory Committees (PAC); and
- Richmond School Student Councils.

Eligibility criteria include:

- Event must be held in Richmond;
- Event must demonstrate alignment with program objectives, including creating events that build community in Richmond;
- Event must be free and open to the public;
- Applicant must demonstrate the capacity to host the event and a realistic estimate of resources and total budget required;
- Applicant may apply for a maximum of $2,000 in funding;
- The Community Celebration Grant Program events must take place in Richmond between June 1 and December 31, 2026;
- The Richmond Celebrates Soccer Community Celebration Grant Program events must take place in Richmond between June 11 and July 19, 2026;
- If required, applicants must complete the Richmond Event Approval Coordination Team (REACT) application and are subject to REACT approval;
- An organization may only apply for one grant stream per application;
- Event must take place outside of regular working hours to ensure a diverse range of people are able to attend; and
- Applicant must provide a final report including, copy of receipts and two photos of the event with signed photo waivers.

Individuals, political parties or events related or associated to political activities or lobbying, events or projects that have funding from another City of Richmond grant program, and for-profit businesses, are ineligible for funding.

Program Promotions and Applications Received

The launch of the 2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Community Grant Program was announced to the public on January 12, 2026, via the City website, *What's On* Bulletin, the City's social media channels, and targeted communications to previous program applicants, Richmond School District No. 38 student councils and PACs, community groups and in community facilities throughout Richmond (Attachment 1).

For the Richmond Community Celebration Grant Program 56 applications were received by the February 8, 2026, deadline. A summary of all submissions is provided in Attachment 2.

For the Richmond Celebrates Soccer Community Grant Program nine applications were received by the February 8, 2026, deadline. A summary of all submissions is provided in Attachment 3.

Adjudication Process

Richmond Community Celebration Grant Program

Of the 56 applications received for the Richmond Community Celebration Grant Program, 42 are recommended for funding. Fourteen applications either do not meet the eligibility criteria or do not meet the program mandate.

An adjudication panel reviewed the applications and evaluated each project based on five key areas: alignment with program objectives, inclusiveness/accessibility and diversity, capacity, budget, and sustainability.

Forty-two eligible projects requested a cumulative total of $78,735. For each application, the adjudicated score (expressed as a percentage) was multiplied by the project's eligible funding request and adjusted to accommodate the existing Council-approved budget, resulting in a total recommended funding of $58,000.

See Attachment 2 for application summary and recommended grant distribution.

Richmond Celebrates Soccer Community Celebration Grant Program

Of the nine applications received for the Richmond Celebrates Soccer Community Grant, five are recommended for funding. Four applications either do not meet the eligibility criteria or do not meet the program mandate.

An adjudication panel reviewed the applications and evaluated each project based on five key areas: alignment with program objectives, inclusiveness/accessibility and diversity, capacity, budget, and sustainability.

Of the Richmond Celebrates Soccer Community Celebrates Grant Program, five eligible projects requested a cumulative total of $10,000. Staff are recommending that each applicant receive their requested amount of $2,000 for a total of $10,000.

This amount is within the Council approved funding of $35,000. The remaining funding will be allocated to the Richmond Celebrates Soccer Neighbourhood Block Party Program. This will allow for up to $25,000 to be distributed through this program. Any funding not distributed will be returned to the funding source.

Next Steps

Pending Council approval of the 2026 Richmond Community Celebration Grant Program and Richmond Celebrates Soccer Grant Program allocations, all applicants will be notified of the status

of their application. Staff will provide the necessary resources and guidance to all successful applicants, including referring them to the REACT process, if necessary. Applicants whose submissions are ineligible will be provided with recommendations to inform potential future applications, directed to the Neighbourhood Block Party Program, and/or provided connections with community organizations/associations that may offer future partnership opportunities within or outside this program.

Applicants who receive funding will be required to submit a final report providing an overview of the event/initiative, including the number of attendees, how the funds were used, copy of expense receipts, and two photographs of the event.

Financial Impact

The 2026 Richmond Community Celebration Grant Program budget of $58,000 was approved as part of the City's 2026 Budget process. A total of $58,000 in Richmond Community Celebration grants are recommended coming from the City Event Program budget.

The 2026 Richmond Celebrates Soccer Community Celebration Grant Program budget of $35,000 was approved as part of the Richmond Celebrates Soccer - Schedule and Funding Allocations approved by Council on December 17, 2025, and included in the Consolidated 5 Year Financial Plan (2026–2030). A total of $10,000 in Richmond Celebrates Soccer Community Celebration grants are recommended.

Conclusion

It is recommended that the distribution of $58,000 through the 2026 Richmond Community Celebration Grant Program and $10,000 through the 2026 Richmond Celebrates Soccer Community Celebration Grant Program be approved to support Richmond-based organizations in the development and delivery of free public events. These events will provide lasting social benefits to the community by enhancing event planning and hosting capacity within Richmond, encouraging intercultural connections, and contributing to an increased sense of community connectedness and belonging.

Dee Bowley-Cowan
Program Manager, Events
(604-276-4320)

Att. 1: 2026 Richmond Community Celebration Grant Program Guidebook
2: 2026 Application Summary: Community Celebration Grant Program
3: 2026 Application Summary: Richmond Celebrates Soccer Community Celebration Grant Program

RICHMOND COMMUNITY CELEBRATION 2026 GRANT PROGRAM

Apply now!

Receive up to $2,000 in funding to create an event that connects residents and builds community.

richmond.ca/CelebrationGrant

New for 2026 only:
Richmond Celebrates Soccer grant stream. See inside for more details.



APPLICATIONS TO BE SUBMITTED BY SUNDAY, FEBRUARY 8, 2026

For more information,
RichmondHasHeart@richmond.ca
richmond.ca/CelebrationGrant
604-247-4689

Richmond

NEW

2026

RICHMOND CELEBRATES SOCCER

GRANT OPPORTUNITY

Are you interested in hosting a fun, soccer-themed event in your community?

Apply to the Richmond Celebrates Soccer stream of this year's Community Celebration Grant!

Eligibility:

- Event must take place between **June 11 and July 19, 2026**;
- The grant applicant can apply for up to **$2,000**; and
- Event must celebrate soccer in Richmond.

These conditions, along with the existing Community Celebration Grant criteria, must be met in order to be eligible for the grant program.

As with other Community Celebration Grants, Richmond-based non-profit groups, Richmond-based non-profit faith-based groups, Richmond-based Parent Advisory Committees and Richmond-based Student Councils are eligible to apply for this stream.

Organizations may only apply for one (1) grant stream per application.

Apply online: richmond.ca/CelebrationGrant

tourism Richmond

ONE COMMUNITY.
MANY CULTURES.
GAME ON.

Richmond

OBJECTIVES:

The Richmond Community Celebration Grant Program is designed to provide funding support for Richmond-based not-for-profit organizations, Richmond-based not-for-profit faith based groups, Richmond-based Parent Advisory Committees and Richmond-based Student Councils for hosting free public events that connect and build community in Richmond.

The 2026 program will:

- support participatory activities reflective of the theme of connection;
- encourage collaboration amongst not-for-profit organizations and school-based groups to animate neighbourhoods, local business districts, parks and open spaces; and
- support free public events that facilitate intercultural interaction and promote intercultural understanding.

ELIGIBLE APPLICANTS:

- Richmond-based not-for-profit community organizations/groups
- Richmond-based not-for-profit faith-based groups
- Richmond-based Parent Advisory Committees
- Richmond-based Student Councils

INELIGIBLE APPLICANTS:

- Individual applicants
- Political parties or organizations
- Events that have funding from another City of Richmond grant program or fund
- For-profit organizations or businesses
- City of Richmond staff or Council members with a direct, indirect or perceived conflict of interest
- Events associated or delivered in partnership with political parties or groups

Organizations may only apply for one (1) grant stream per application.

ELIGIBLE PROJECT EXPENSES:

- Supplies and materials (e.g., craft supplies, name tags, etc.)
- Rental of event infrastructure (e.g., tents, tables, chairs, etc.)
- Food
- Artist fees/honorariums
- Sustainability initiatives
- Marketing materials
- Event insurance
- Volunteer support (e.g., snacks, water, sun protection supplies, high-visibility safety vests, etc.)

INELIGIBLE PROJECT EXPENSES:

- Expenses that have already been incurred at the time of the application
- Purchase of event infrastructure (e.g., tents, tables, chairs, etc.)
- Purchase of games/activities that will not be made accessible to the community post-event (e.g., board games, sports equipment, etc.)
- Proposals that primarily fund or award other groups or individuals
- Political activities or events
- Travel costs (e.g., bus passes, gas, etc.)
- Ongoing operational expenses for organizations, including staffing costs/wages for regular operational purposes
- Capital projects, building construction and repairs
- Office administration
- Fundraisers
- Events deficit reduction
- Events held outside of Richmond
- Bursaries or scholarships
- Giveaway prizes/"swag" items
- Alcohol
- Events that are restricted to or primarily serve the organization or group

ASSESSMENT CRITERIA:

2025 Community Celebration Grant recipients who apply for a 2026 Community Celebration Grant must submit their 2025 Final Report by **January 11, 2026 at 11:59pm** in order to be considered for funding this year.

Event is required to:

- ☑ take place in Richmond
- ☑ take place between June 1 and December 31, 2026 **OR** between June 11 and July 19, 2026 for the Richmond Celebrates Soccer stream
- ☑ demonstrate alignment with program objectives including creating events that build community in Richmond
- ☑ be inclusive, accessible and demonstrate engagement of community members from diverse backgrounds
- ☑ take place outside of regular working hours to ensure a diverse range of people are able to attend
- ☑ be free and open to the public
- ☑ primarily benefit Richmond residents
- ☑ encourage the collaboration and/or participation of Richmond-based artists, makers and/or entertainers

Applications/Applicants must:

- ☑ demonstrate capacity to safely host the proposed event outlined in the application and provide a realistic estimate of resources needed and total budget requiredresources needed and total budget required
- ☑ demonstrate commitment to incorporate sustainability initiatives
- ☑ if required, complete the online Richmond Event Approval Coordination Team (REACT) Event Application, which is subject to REACT approval. Further information regarding the REACT Event Application can be found at richmond.ca/EventApplication

POST-EVENT DELIVERABLES:

- ☑ Two photos of the event with signed photo waivers
- ☑ Final Report, including copy of receipts, within four weeks of event completion (expense report to be included)
- ☑ Refund cheque to the City of Richmond (for successful 2026 grant applicants that have more than $50.00 of grant funding leftover)

APPLICATION TIMELINES:

- Opens: **Monday, January 12, 2026**
- Closes: **Sunday, February 8, 2026 at 11:59pm**
- **Note:** Event is required to take place between **June 1 and December 31, 2026** or **June 11 to July 19, 2026** for the Richmond Celebrates Soccer stream

WEB LINKS:

- Apply online: richmond.ca/CelebrationGrant
- 2026 Richmond Community Celebration Grant recipients: Find instructions for submitting your 2026 Final Report at richmond.ca/CityGrants
- Information about the Richmond Event Approval Coordination Team (REACT) Event Application: richmond.ca/EventApplication

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- If you are interested in hosting a block party in your Richmond neighbourhood, visit richmond.ca/BlockParty starting March 30, 2026 to check if you are eligible to apply for the 2026 Richmond Neighbourhood Block Party Fund. **Applications open on March 30, 2026.**

For additional information, contact event staff at RichmondHasHeart@richmond.ca or call 604-247-4689.



2026 APPLICATION SUMMARY: COMMUNITY CELEBRATION GRANT PROGRAM

All projects were evaluated by the adjudication team based on five key areas: alignment with program objectives; inclusiveness, accessibility and diversity; capacity; budget and sustainability and were assigned a percentage ranking (A). Then it was determined which items in the applicant's detailed budget were eligible costs (B). For each project, the adjudicated score (A) was multiplied by the eligible costs (B) and then multiplied by 95.2% to determine the recommended funding amount that allow for all 42 projects to be funded within the Council-approved amount of $58,000. (C). The reduction of 4.8% to the eligible requested funding allows for all 42 projects to be funded within the Council-approved budget.

Recommended Applications for Funding

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
1	Air Cadet League of Canada 609 Steveston Sponsoring Committee	609 Steveston RCACS - 17th Annual Ceremonial Review 2026	This event invites the community to view the parade involving the 609 Steveston Squadron's Air Cadet unit.	69%	$2,000	**$1,314**
2	Arnis BC - Maharlika FMA Filipino Martial Arts Association	Roots in Motion - Wellness in Martial Arts, Music & The Arts	This cultural event brings together Indigenous respect, immigrant cultures, martial arts, and wellness practices in a shared outdoor community space.	73%	$2,000	**$1,391**
3	Canada Glowup Club	GC Trunk & Treasure Market – Richmond Community Celebration	This event provides an opportunity for families and individuals to sell, swap, or showcase second-hand items and handmade crafts directly from their car trunks or small booths.	65%	$1,800	**$1,115**
4	Casa Meshiko Cultural Society	Latin Family Day	This cultural event facilitates the connections of Latinos residents in Richmond while sharing music and culture with people of other communities.	49%	$1,600	**$747**
5	Chabad of Richmond	Summer Community BBQ & Family Fun Day	This event aims to gather the community together and build bridges around themes of diversity and family fun (without electronics).	73%	$2,000	**$1,391**
6	Chimo Community Services Society	National Indigenous Peoples Day Celebration (Richmond)	This cultural event will honour Indigenous cultures, histories, knowledge systems, and living traditions through Elder-led programming and culturally grounded activities.	87%	$2,000	**$1,658**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
7	Chinese Cultural Centre of Greater Vancouver	Walk of Art	This event will feature an open air art gallery with various art displays as a way to facilitate intercultural interaction and promote understanding amongst the community.	57%	$2,000	**$1,086**
8	Dolphin Basketball Classic	Dolphin Basketball Classic	This event is a free to attend, adult organized basketball tournament that has been held in Richmond since 1985.	65%	$2,000	**$1,238**
9	East Richmond Community Association	Karaoke at Cambie Community Centre	This pride event invites participants to either perform or enjoy live entertainment and karoke with local youth performers.	88%	$2,000	**$1,676**
10	Familogue Education Society	"Story Circles for Families" Intergenerational Cultural Celebration	This event is a free, family-friendly gathering that brings together Richmond residents of all ages to share stories, music, and traditions in an informal, welcoming setting.	95%	$2,000	**$1,810**
11	Gateway Theatre	True Voices: Pride Storytelling & Tea	This pride event is a free storytelling event featuring powerful and inspiring stories from local queer and ally voices.	81%	$2,000	**$1,543**
12	General Currie PAC	General Currie Neighbourhood Celebration	This event features interactive activities, games, local entertainment, and food, creating a welcoming space where neighbours can meet, reconnect, and build community relationships.	76%	$2,000	**$1,448**
13	Gulf of Georgia Cannery Society	World Oceans Day at the Cannery	This event celebrates our oceans, marine life, and the diversity and culture of communities connected to the water.	91%	$2,000	**$1,733**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
14	Hamilton Community Association	Lighting of the Fire Hall	This event is an annual community lighting celebration held during the December holiday season, designed to bring Richmond residents together in a welcoming, inclusive, and festive environment.	87%	$1,300	**$1,077**
15	Homma Elementary PAC	Homma Steveston Community Celebration	This event brings the community together for a fun, family-oriented afternoon of enjoying school-age appropriate skill and carnival-style games, plus activities to get people active and moving.	78%	$2,000	**$1,486**
16	IES International Exchange Society	Multicultural Calligraphy and Painting Festival	This event brings together the community through interactive calligraphy and painting demonstrations, hands-on participation activities, and displays of artwork contributed by local artists, students, and community members.	83%	$2,000	**$1,581**
17	J.T. Errington Elementary Parent Advisory Council	Under the Same Moon: Mid-Autumn Family Connect Night	This cultural event builds on the Mid-Autumn theme of togetherness "under the same moon," and strengthens community belonging by bringing school families and nearby neighbours together to meet, share traditions, and connect across cultures and generations.	90%	$2,000	**$1,714**
18	Lingyen Mountain Temple	Lingyen Mountain Temple Open House	This cultural event invites people to come visit, learn more about Buddhist culture and faith, enjoy free vegetarian meals, and participate in various games and activities, including guided tours.	59%	$1,800	**$1,011**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
19	London Heritage Farm Society	London Farm - Music In the Park	This event brings together residents and visitors to enjoy live musical performances in a relaxed heritage setting. The even encourages community connection, cultural appreciation, and outdoor enjoyment while celebrating Richmond's rich history and diverse local talent.	78%	$1,700	**$1,263**
20	Minoru Seniors Society	Intercultural Celebrations	This event will showcase a cultural group and participants will learn about this culture through a signature performance and storytelling that celebrates history, traditional music, dance, and arts.	91%	$2,000	**$1,733**
21	Parish of St. Albans	Songs for the Season	This event celebrates festive music and community through the collaboration of many local artists and musicians. It provides opportunity for intercultural understanding, collegiality and community building.	76%	$1,950	**$1,411**
22	Pian Pian Dancing Society	"Maple Rhythms, Richmond Hearts" Community Cultural Festival presented by Fluttering Maple Sentiments Dance & Choir Troupe	This cultural event encourages participants to showcase their diverse cultural backgrounds through art and storytelling, fostering mutual understanding among seniors of different ethnicities.	69%	$1,800	**$1,183**
23	Richmond 55+sers Wellness and Fitness Society	12TH Philippine Flag-Raising Ceremony	This cultural event celebrates the 128th Philippine Independence Day and Filipino Heritage Month (June) with a flag-raising ceremony, parade, and cultural performances.	75%	$2,000	**$1,429**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
24	Richmond Art Gallery Association	Ongoing Pacific Crossings Art Party	This event aims to celebrate Japanese culture in Richmond and connect the RAG's visiting Japanese artists with Richmond's community. There will be interactive art-making, language tours, and food trucks for people to enjoy.	77%	$1,500	**$1,100**
25	Richmond Arts Coalition	2026 Youth ArtRich Event	The event will accessibly celebrate, showcase, and inspire local youth artists and give them an opportunity to connect and share the unique, cultural diversity of Richmond.	77%	$1,835	**$1,346**
26	Richmond City Centre Community Association	Trick-or-Treat at City Centre	This event offers a fun and safe way to trick-or-treat in the heart of Richmond's urban community.	81%	$1,800	**$1,389**
27	Richmond Cosom Floor Hockey Association	Try Floor Hockey 2026	This event is a free, inclusive community event designed to introduce youth and adults to the sport of floor hockey while promoting physical activity, teamwork, and social connection.	63%	$800	**$480**
28	Richmond Family Place Society	United in Play: Richmond Family Place Summer Games	This event is inspired by the 2026 Winter Olympics and World Cup Soccer tournament. Activities will be designed to encourage participation and community engagement, while celebrating the joy of special sports events.	84%	$2,000	**$1,600**
29	Richmond Jewish Day School	Community Connections Barbecue	This event is designed to foster community building by bringing together students, families, and local community members from diverse faiths and cultures to enjoy a summer barbeque together.	73%	$2,000	**$1,391**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
30	Richmond Multicultural Community Services	Many Stories, One Richmond	This event welcomes newcomers to eat together, learn, socialize and enjoy entertainment. This event will also be opportunity for newcomers and longer term residents to learn more about community recreation, health, employment, housing and settlement services.	83%	$2,000	**$1,581**
31	Richmond Poverty Reduction Coalition	Richmond Community Safety and Wellness Celebration	This event provides a joyful, inclusive space for vulnerable adults and seniors to connect with emergency responders and/or local agencies.	87%	$2,000	**$1,657**
32	Richmond Secondary School	RHS Talent Show	This event invites the school community and neigbhourhood to enjoy a weekend afternoon talent show.	66%	$2,000	**$1,257**
33	RJ Tait Parent Advisory Committee Executive	Hello Summer at Tait	This event builds on a planned end-of-year school BBQ to strengthen connections among students, families, and the broader neighbourhood surrounding RJ Tait Elementary.	80%	$2,000	**$1,524**
34	Rotary Club of Richmond	BC Day Cultural Celebration	This cultural event will showcase local talent through mixed-media presentations, music performances, and thematic booths that promote sustainability, environmental education, and community.	69%	$1,900	**$1,249**
35	Spiritual Assembly of the Baha'is of Richmond	Celebrating Unity in Diversity - Summer Festival for Children & Junior Youth	This public cultural event focuses on youth and their families through a day of cultural games, live music, creative arts, storytelling, and collaborative group experiences that invite meaningful interaction across diverse cultural backgrounds.	55%	$1,750	**$917**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
36	Spul'u'kwuks PAC	Spul'u'kwuks PAC Summer Carnival	This public event will include games, food, and entertainment, creating a welcoming space where families can gather, socialize, and build relationships beyond the school day.	80%	$1,900	**$1,448**
37	Steveston Community Society	Steveston Summer Fun in the Park Series	This event series will feature a variety of engaging activities, including crafts, physical literacy exercises, and live performances by local talent and artists.	88%	$1,700	**$1,425**
38	Steveston Historical Society	Steveston Historical Societies - 50th Anniversary Celebration	This event will feature pioneer storytelling, cultural demonstrations, vendor booths from other Steveston Heritage Sites, a Japanese Tea service and interactive activities such as walking tours and engaging visual artists.	85%	$2,000	**$1,619**
39	The Sharing Farm Society	The Sharing Farm Sketch & Savour Gathering	This event invites Richmond residents of all ages, especially families, to a "see it, draw it, eat it" experience that connects people with each other and the land.	83%	$1,800	**$1,423**
40	Thompson Community Association	Thompson Community Centre – Neighbourhood Urban Skate Jam	This event is a new, two-hour outdoor activation at Thompson Community Skatepark, designed to bring the neighbourhood together through skateboarding, urban sports, and playful activities for all ages.	87%	$2,000	**$1,657**
41	WD Ferris Elementary PAC	Music in the Park	This event will be an outdoor concert featuring performances by the school's Lunch Hour Band, Jazz Band, and Classroom Band. This vibrant, community-building event will take place on school grounds and promises an afternoon filled with delightful music and meaningful connection.	76%	$1,800	**$1,300**

Project Number	Organization	Project Name	Event Description	(A) Rounded Percentage	(B) Eligible Requested Funding	(C) (A) x (B) x 95.2% = (C) Adjudicators Recommended Grant Funding
42	West Richmond Community Association	Summer Event Series	This event series offers a unique experience for young and/or newcomer parents to experience their community park and centre through instructor-led games, activities, and crafts.	84%	$2,000	**$1,600**
Total Amount Requested:					**$ 78,735**	**$ 58,000**

Not Recommended for Funding			
Project Number	**Organization Name**	**Project**	**Rationale**
1	Blundell Elementary School PAC	Blundell School Community Skate Night 2026	Ineligible application. It is not a public event.
2	Daniel Woodward Elementary PAC	Winter Wonderland 2026	Ineligible application. It is not a public event.
3	Dastgeer Society of Canada/SAMHAA (South Asian Mental Health Alliance)	South Asian Women's Wellness Day Retreat	Ineligible application. The organization is not a Richmond-based not for profit community organization.
4	Indians in Richmond BC	Holi 2026	Ineligible application. The event falls outside the permitted grant-eligible dates.
5	Islamic Art of British Columbia	5th annual Islamic Art Experience 2026	Ineligible application. The organization is not a registered not-for-profit community organization.
6	James McKinney Parent Advisory Council	Winter Wonderland Family Skate	Ineligible application. It is not a public event.
7	Lion Internationals	Relax peace style. Are u rest well healthy tip for all?	Incomplete application.
8	New Primary Color Arts Foundation	Richmond Community Art & Culture Connection Day	Ineligible application. It is not a public event.
9	Responsible Drug Learning Association	Drug Prevention Education Day	Ineligible application. It does not meet objectives of the program.
10	Richmond Kigoos Swim Club	Richmond Kigoos Icebreaker Swim Meet	Ineligible application. Not a public event.
11	Richmond Minor Football League (RMFL)	Richmond Raiders Spring Wrap up Event/Coaches Cup 2026	Ineligible application. It is not a public event.
12	Richmond Secondary School Green Team	Miyawaki Pocket Forest Celebration	Ineligible application. It is not a Richmond Student Council or Parent Advisory Committee public event.
13	Richmond Winter Club	Try Curling Open House	Ineligible, received funding from the 2026 Parks, Recreation and Community Events Grant.
14	Vancouver Kaifong (Neighbourhood) Association	2026 Summer BBQ	Ineligible application. The organization is not a Richmond-based not for profit community organization.

2026 APPLICATION SUMMARY: RICHMOND CELEBRATES SOCCER COMMUNITY CELEBRATION GRANT PROGRAM

All projects were evaluated by the adjudication team based on five key areas: alignment with program objectives; inclusiveness, accessibility and diversity; capacity; budget and sustainability. Staff are recommending that each applicant receive their requested amount of $2,000 for a total of $10,000.

Recommended Applications for Funding

Project Number	Organization	Event Name	Event Description	Eligible Requested Funding	Adjudicators Recommended Grant Funding
1	Asian Canadian Basketball Association	Sunset Fraser Ball Sport Festival - Soccer Edition	This event will utilize FIFA World Cup Hosting as an opportunity to showcase three ball sport game fans (basketball/soccer/volleyball) with the community. There will be interactive sports games, entertaining shows, and food trucks for people to enjoy.	$2,000	$2,000
2	Connections Community Services Society	Intergenerational Soccer Fan Festival: Building Community Connections	This event brings together seniors, youth, families, newcomers, and long-time residents to participate in interactive activity stations, including soccer party games, team-based challenges, a World Cup Support & Dream Wall, and a photo booth.	$2,000	$2,000
3	Fusion Football Club	Fusion Football Viewing Event	This event will promote and build awareness of youth soccer in Richmond through a variety of soccer activities including viewing a FIFA World Cup match.	$2,000	$2,000
4	Richmond Multicultural Community Services	A Place to Belong: Soccer Community Celebration	This multicultural event, where community members will learn about countries and cultures represented in the FIFA World Cup. Activities include community volunteers' own Country displays, creating your own passport, storytelling and speak bubbles about how soccer is played in other countries.	$2,000	$2,000
5	Richmond United Football Club	Summer Solstice Football Viewing Centre & Activities	The event will have a viewing of the FIFA World Cup matches and free soccer activities for the community to try. Attendees will be encouraged to dress in ways that show their support for the country they are supporting.	$2,000	$2,000
Total Amount Requested:				**$ 10,000**	**$ 10,000**

Not Recommended for Funding

Project Number	Organization Name	Event	Rationale
1	Archibald Blair Elementary - PAC	Multicultural Carnival Day	Ineligible application. It is not a public event.
2	General Currie Elementary Pac	Soccer Fun: Year End Carnival	Ineligible application. It is not a public event.
3	Lion Internationals	Soccer Safety	Ineligible application. It is not a public event.
4	More Than A Roof Housing Society	Summer Fun Event	Ineligible application. It is not a public event. Recommend they apply for the Richmond Neighbourhood Block Party Program.

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	March 16, 2026
From:	Kim Somerville Director, Community Social Development	**File:**	08-4057-11-03/2025-Vol 01
Re:	**Homelessness Strategy 2019–2029: 2025 Update**		

Staff Recommendation

That the Homelessness Strategy 2019–2029: 2025 Update, as outlined in the report titled "Homelessness Strategy 2019–2029: 2025 Update", dated March 16, 2026, from the Director, Community Social Development, be posted on the City's website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to housing and homelessness, social development and poverty reduction, and health.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance Department	☑	
Housing Office	☑	
Parks Services	☑	
Recreation & Sport Services	☑	
Facility Services & Project Development	☑	
Community Bylaws	☑	
Richmond Public Library	☑	
RCMP	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

8277484

Staff Report

Origin

Since its adoption by City Council on September 9, 2019, the Richmond Homelessness Strategy 2019–2029 (Homelessness Strategy) has guided the City's actions and collaborative approach with the community to prevent, reduce and respond to homelessness in Richmond. The current Homelessness Strategy is framed within the vision that "by 2029, homelessness in Richmond is rare, brief and non-recurring and Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services." The City has continued to demonstrate leadership within the homelessness sector in Richmond and advance initiatives to prevent and respond to homelessness in the community as outlined in the Homelessness Strategy.

The purpose of this report is to provide a summary of the accomplishments that the City, in partnership with the community, have made in the implementation of the Homelessness Strategy in 2025. This report specifically outlines significant highlights and progress on the Homelessness Strategy over the past year. A companion report "2025 Homelessness-Related City Investments," on the same agenda, focuses on expenses incurred by the City in 2025 for homelessness-related services or with a nexus to homelessness.

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

> *6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*
>
> *6.4 Support vulnerable populations through collaborative and sustainable programs and services.*

This report supports the City of Richmond's Building Our Future Together: Social Development Strategy (2025–2035) Strategic Direction #1 Improve Access to Basic Needs and Strategic Direction #2 Enhance Inclusion and Belonging:

> *1.6 Develop a community-based homelessness prevention strategy aimed at enhancing housing stability and providing support services for individuals at risk of homelessness.*
>
> *1.8 Create evidence-informed strategies to prevent and respond to homelessness in the region by fostering coordination and collaboration across sectors and jurisdictions.*
>
> *2.5 Facilitate community-based homelessness education workshops to foster understanding and inclusion within the community and increase awareness of available homelessness-related support services.*

This report also supports the City of Richmond's Homelessness Strategy Strategic Direction #5 Communicate, Research and Monitor Homelessness:

> *5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.*

Analysis

The 2025 Homeless Count (the Count) confirmed that homelessness continues to be a serious issue in Richmond. There were 175 individuals experiencing homelessness in Richmond who participated in the Count and the number of individuals in need of support has remained consistent since 2023. Homelessness is the result of many interconnected factors, and responses require strong planning, coordination, funding and support from all levels of government and the community. The City's Homelessness Strategy guides the work of the City and community and government partners toward the vision that homelessness in Richmond is brief, rare and non-recurring. The Homelessness Strategy outlines 32 actions under five strategic directions including:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration among community partners; and
5. Communicate, research and monitor homelessness.

The City of Richmond has shown strong leadership and continues to work together with community and government partners to meet the complex needs of residents without housing to address the priorities and actions in the Homelessness Strategy to prevent and respond to homelessness. This is done through the implementation of initiatives aimed at connecting individuals to supports to prevent and reduce poverty and support mental health and well-being, particularly for vulnerable residents; providing services to assist individuals who are at risk of or experiencing homelessness; and participating in data collection, research and advocacy. Guided by the Homelessness Strategy, the City has invested significant resources to respond to homelessness and, through collaborative partnerships, has continued to make a significant difference for many residents at risk of or experiencing homelessness. Richmond is well-positioned to continue leading this work in 2026.

Homelessness Strategy 2019–2029: 2025 Highlights

Throughout 2025, the City, government partners and community service providers have made substantial progress in advancing priority actions in the Homelessness Strategy and towards a more integrated system of services for those who are experiencing homelessness. Many organizations have worked collaboratively with the City to support individuals who were unsheltered to access basic necessities, connect to health and government services, and transition into safe and affordable housing that meets their needs. The Homelessness Strategy 2019–2029: 2025 Update (Attachment 1) provides an overview of key achievements undertaken or advanced in 2025. Key highlights include:

- The City's Homelessness Outreach Team continued to work directly with individuals experiencing homelessness who were sheltering outdoors or in vehicles. The City's two outreach workers, in collaboration with other community service providers, responded to increasingly complex challenges and supported people in achieving their personal goals to exit homelessness through shelter, detox, recovery or housing. Over the year, the team delivered services to individuals, including engaging in over 1,200 service interactions,

supporting 80 transitions into shelter, housing, treatment or recovery services and over 700 referrals.

- Richmond benefited from further expansion of permanent emergency shelter beds at Richmond House Emergency Shelter. The 24-hour shelter, located on City-owned land and operated by The Salvation Army with funding from BC Housing, expanded its capacity by five beds, bringing the total number of year-round emergency shelter beds available in Richmond to 60. Richmond House continues to operate at full capacity and maintains a waitlist.
- Two Temporary Winter Shelters (TWS), operated by The Progressive Housing Society, offered overnight accommodation for people experiencing homelessness during the 2024/25 and 2025/26 winter seasons from two City-owned locations. These shelters provided a safe, warm space to rest, evening meals, snacks, washroom access and referrals to additional services. In 2024/25, there were 4,533 visits to the TWS and they were funded by BC Housing (75 per cent) and the City (25 per cent) and in 2025/26 BC Housing provided 100 per cent of the operating funding for the winter shelters.
- To strengthen community-level data collection, the City led the implementation of the 2025 Homeless Count. The Count included individuals staying in shelters, transition houses, safe houses, hospitals and police holding cells, and those sheltering outdoors, in vehicles or accessing homelessness-related services. The City coordinated the efforts of multiple community agencies, outreach workers and volunteers, ensuring individuals experiencing homelessness were located and interviewed respectfully. Data from the Count indicated that homelessness in Richmond increased at a slower rate between 2023 and 2025 than in the previous period between 2020 and 2023. In 2020 there were 85 individuals who participated in the Count, in 2023 there were 162 and in 2025 there were 175. The number of people experiencing unsheltered homelessness in Richmond decreased from 80 people in 2023 to 71 in 2025.
- The City worked in partnership with the Canadian Mortgage and Housing Corporation (CMHC) and BC Housing to open Harbour House, a 25-unit affordable housing development for women and women with children who are at risk of, or experiencing, homelessness operated by the Turning Point Housing Society. Completed in 2025, the development was made possible with investment from all three levels of government. The City of Richmond contributed land and allocated $2.21 million in capital funding through its *Affordable Housing Reserve Fund*. The Federal Government, through CMHC, contributed $9.1 million in capital funding through its Rapid Housing Initiative (RHI) program and BC Housing added capital and operating funding.
- In 2025, the City initiated work to develop a Homelessness Strategy Guiding Framework for 2026–2029. This important work is necessitated by the significant changes in the societal landscape since Council's adoption of the current Homelessness Strategy in 2019 and resulted from a recommendation by Council following receipt of the Homelessness Strategy 2019–2029: 2024 Update on March 10, 2025. These changes have impacted the complexity and diversity of community needs, especially for those experiencing homelessness. The Framework will act as a companion document to the Homelessness Strategy to ensure that it remains relevant and continues to guide the City and its partners until the end of the current Homelessness Strategy's lifespan.

In addition to these key highlights, the Homelessness Strategy 2019–2029: 2025 Update includes additional achievements related to the five strategic directions. A complete list of the 32 actions outlined in the Homelessness Strategy and the status of each, is provided in Attachment 2.

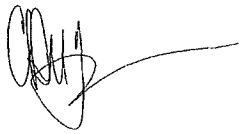
Upon Council approval, the Homelessness Strategy 2019–2029: 2025 Update will be posted on the City's website and distributed to key partners, including local members of Parliament and the Legislative Assembly and federal and provincial ministries related to housing and homelessness, social development and poverty reduction, and health.

Financial Impact

None.

Conclusion

Throughout 2025, the City has made positive strides supporting individuals who are at risk of or experiencing homelessness. While the 2025 Homeless Count revealed that homelessness remains a serious issue in Richmond, ongoing collaboration with the community enhanced the City's ability to respond to homelessness and support residents without housing. The City will continue to address the strategic directions and actions outlined in the Homelessness Strategy to prevent and respond to homelessness. The City will also continue to work closely with government partners, Vancouver Coastal Health, non-profit service providers, faith-based organizations and community members to deliver a range of high-quality supports and make meaningful progress towards the vision outlined in the Homelessness Strategy that "By 2029, homelessness in Richmond is rare, brief and non-recurring and Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services."



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

Att. 1: Homelessness Strategy 2019–2029: 2025 Update
2: Homelessness Strategy 2019–2029: 2025 Status of Actions

Attachment 1





CITY OF RICHMOND

HOMELESSNESS STRATEGY

2019–2029

2025 UPDATE

Richmond



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INTRODUCTION

In 2025, the City of Richmond took a focused and intentional approach to responding to homelessness. The City worked closely with non-profit organizations, Vancouver Coastal Health, faith-based groups, senior levels of government and the community to reduce the number of people without safe and appropriate housing and to support those who were experiencing homelessness. These collaborative partnerships have continued to make a significant difference for many residents at risk of or experiencing homelessness and the City is well-positioned to continue leading this work in 2026.

In March 2025, the City led the implementation of the 2025 Point-in-Time Homeless Count (the Count) in Richmond, which provided a 24-hour snapshot of homelessness in communities across Metro Vancouver. While the count showed a small overall increase in homelessness compared to 2023, Richmond was one of only two communities where the number of people without shelter decreased. However, the challenges facing those who are unsheltered are even more complex with higher rates of health-related and substance use issues. The rising cost of living and a shortage of affordable housing also add to the challenges for those who are currently unhoused.

Homelessness is the result of many interconnected factors and responses which require strong planning, coordination, funding and support from all levels of government and the community. The City of Richmond and its partners are committed to taking action to prevent and respond to homelessness by expanding affordable housing options with appropriate supports for people, preventing and reducing poverty and supporting mental health and well-being, particularly for vulnerable residents. The City has invested significant resources to respond to homelessness and, together with the community, continues to advance actions in *The City of Richmond Homelessness Strategy (2019–2029)* (the Homelessness Strategy).

The Homelessness Strategy, adopted by City Council on September 9, 2019, outlines the framework that guides the City and involvement from many key partners in homelessness-related initiatives. The Homelessness Strategy is framed around the following vision:

> *By 2029, homelessness in Richmond is rare, brief and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.*

To achieve this vision, the strategy outlines five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and community-building among community partners; and
5. Communicate, research and monitor homelessness.

Tied to these priorities are 32 priority actions that are scheduled over a 10-year span. By the end of 2025, 31 of these actions are already underway or completed. While no single level of government can respond to homelessness alone, Richmond continues to take meaningful steps to provide both immediate support and long-term prevention.

The Homelessness Strategy 2025 Update highlights the progress made over the past year. More information about community resources related to homelessness can be found on the City of Richmond's website.





GOVERNMENTS AND SERVICE PROVIDER ROLES

Homelessness has no single cause and there is not one common pathway that leads to individuals becoming homeless. The factors that cause people to lose their homes and become disconnected from their community's social safety net are varied and complex. Addressing homelessness requires collaboration among all levels of government, health authorities, non-profit organizations and community groups. Due to the complex nature of homelessness, coordinating these efforts is essential.

The Government of Canada

The federal government developed *Reaching Home: Canada's Homelessness Strategy (2019–2028)* (Reaching Home) to guide national efforts in preventing and reducing homelessness. The program prioritizes data-driven, locally generated plans for reducing and preventing homelessness. Turning Point Recovery Society is currently the designated community entity responsible for administering Reaching Home funded services in Richmond.

The federal government also launched Build Canada Homes, a new agency dedicated to the construction of affordable housing. Build Canada Homes will work with provinces, municipalities and Indigenous communities and has dedicated up to $1 billion for transitional and supportive housing for individuals at risk of homelessness.

In 2025, Richmond continued to benefit from other sources of previously announced federal funding, including:

- Rapid Housing Initiative (RHI), which provided $9.1 million to build Harbour House, 25 transitional housing units for women and children. Additional funding was provided by BC Housing and the building is located on City-owned land; and
- Housing Accelerator Fund (HAF), which provided $36 million to accelerate housing construction by streamlining approvals for local development, offsetting costs for developers.

The Province of BC

Through the implementation of *Belonging in BC: A Collaborative Plan to Prevent and Reduce Homelessness (2022–2025)*, the Province of BC has identified actions to address the complex issues that intersect with homelessness including providing funding for increased access to shelter and housing. Key actions in 2025 include:

- Introducing legislation to amend the Mental Health Act to clarify when involuntary treatment may be used; and

- Opening new secure treatment beds for people with severe mental health and addiction challenges at Surrey Pretrial Services Centre and Alouette Homes. Alouette Homes, located in Maple Ridge, supports people requiring long-term involuntary care with a safe, home-like setting and specialized care that meets their unique needs. It is a partnership between Connective, a community-based non-profit organization, and Vancouver Coastal Health.

Other provincial supports and their areas of responsibility include:

- BC Housing, a provincial Crown Corporation, is responsible for providing funding and programs related to emergency shelters, supportive and affordable housing, prevention programs and encampment response;
- Ministry of Social Development and Poverty Reduction connects vulnerable individuals, including those experiencing homelessness, with financial aid, referrals and access to government benefits; and
- Ministry of Health and Vancouver Coastal Health deliver facility-based treatment and outreach support, which provide access to treatment, harm reduction and recovery-oriented services to support individuals with their physical and mental health and/or substance use.

City of Richmond

The City of Richmond, guided by the Homelessness Strategy, remains a leader in responding to homelessness in a compassionate manner and taking efforts towards the prevention of homelessness. The City undertakes this work through a range of actions, including advocacy, planning, funding, data analysis, service provision and convening service providers to facilitate collaboration. The City has made significant contributions to programs and resources to support individuals experiencing homelessness, including developing a Homelessness Outreach Team and providing space and funding for a Drop-in Centre and Temporary Winter Shelters. These services support access to resources and referrals for individuals at risk of or experiencing homelessness and provide safe spaces to connect, get information and escape extreme weather. In 2025, the City continued to adapt to changing needs in Richmond and invested in programs and services to reduce homelessness and its impacts.

Non-Profit, Social Service and Faith-Based Organizations

Non-profit, social service and faith-based organizations play a critical role in delivering services directly for Richmond residents experiencing homelessness. These organizations provide outreach, shelters and supportive housing, food programs, hygiene facilities and life-skills training as well as offer social and recreational activities to build community connections. These organizations share valuable insights about the needs of the people they serve, which help to inform community initiatives and shape future actions.



HOMELESSNESS IN RICHMOND IN 2025

Point-in-Time Homeless Count

Homeless Counts, also referred to as Point-in-Time Counts, have taken place in Greater Vancouver since 2005 and are a survey of people experiencing homelessness in the region. These counts are done with the help of service providers, volunteers and researchers. Using the current system of data collection, the Count shows the minimum number of people experiencing homelessness on that specific day since some individuals may not be using services, be hard to locate or not choose to participate. The strength of the data from the Count is in the ability to track trends over time because the same method is used each time a Count is completed. Changes in numbers are indicators that there are likely actual changes in the community.

In Richmond, the 2025 Homeless Count (the Count) took place on March 10 and 11, 2025. It included those staying in shelters, transition houses, safe houses, hospitals and police holding cells as well as those who were unsheltered and staying outdoors or in vehicles. Participation in the Count is anonymous, confidential and voluntary. For an individual to be identified as experiencing homelessness at the time of the Count, respondents were asked four screening questions, including if they currently had a place to pay rent, which is the definition of homelessness used for the Count. Individuals who were experiencing homelessness at the time of the Count and were located but chose not to participate or to respond to the screening questions were not counted.

In addition to the screening questions, participants could choose to answer follow-up survey questions or decline. In Richmond, 47–60 per cent of people answered these follow-up questions. When looking at the results, it is important to consider these response rates. For questions with very few answers (five or fewer), data was combined or not reported to protect privacy.



Key Findings from the Data

The 2025 Count[1] identified 175 people as experiencing homelessness in Richmond. This number included 104 individuals experiencing unsheltered homelessness and 71 individuals experiencing sheltered homelessness. The following figures show key demographic information derived from the data collected during the 2025 Count (Figures 1, 2 and 3).

Figure 1: Age of Persons Experiencing Homelessness in Richmond, 2025

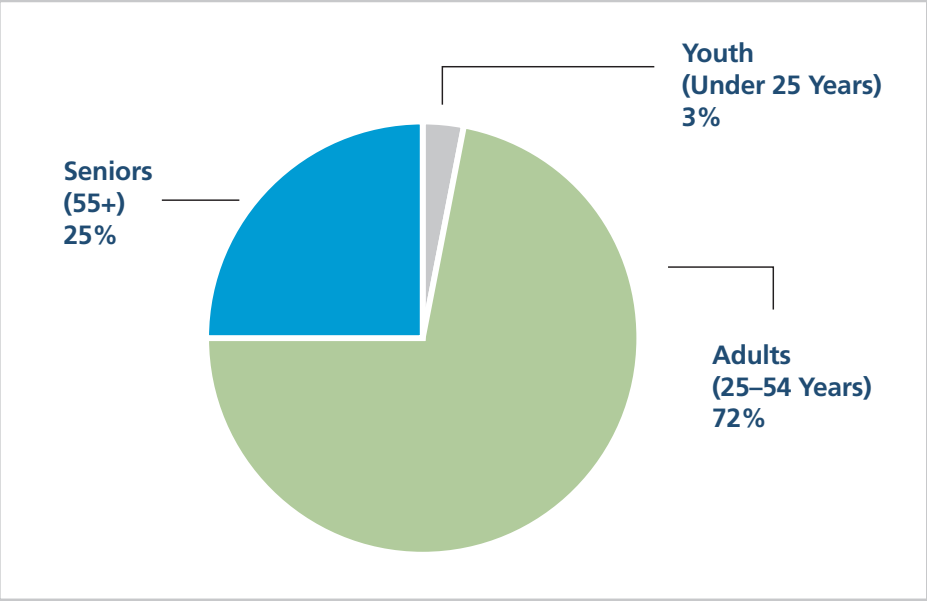
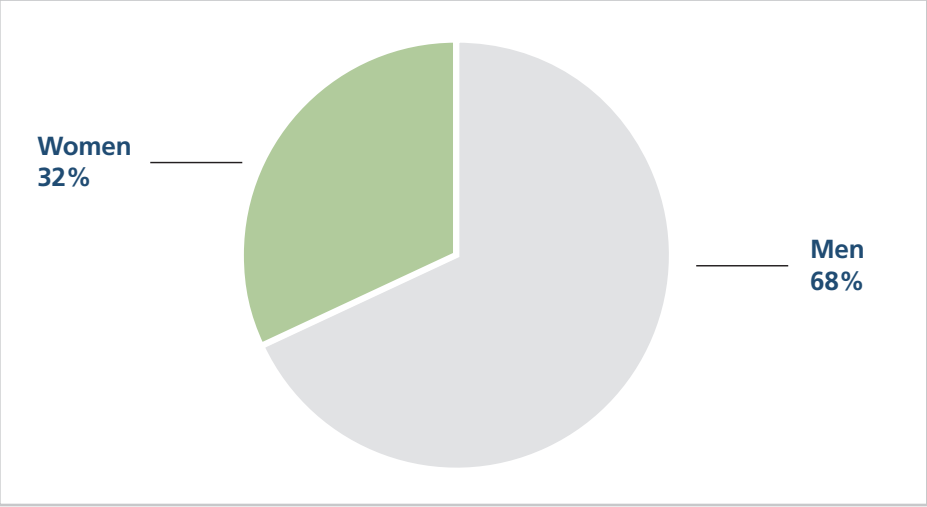


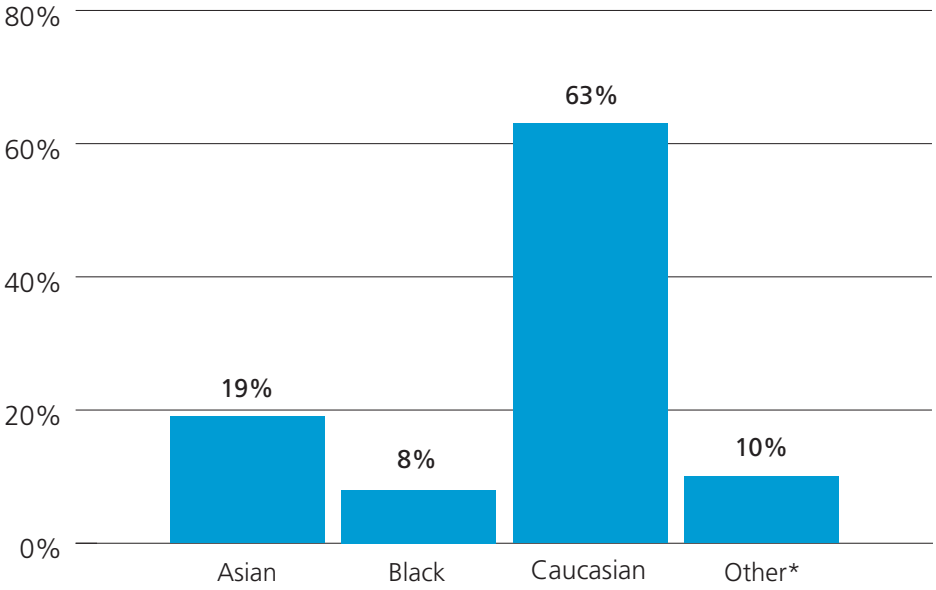
Figure 2: Gender of People Experiencing Homelessness in Richmond, 2025



1. 2025 Point-in-Time Homeless Count in Greater Vancouver: Final Report, prepared for Lu'ma Native Housing Society by Homelessness Services Association of BC (September 2025). Vancouver, BC



Figure 3: Racial Identity of People Experiencing Homelessness in Richmond, 2025



**Other consolidates Arab, Latin American and 'Not Listed' racial identities in order to protect respondent confidentiality due to low counts.*

Themes and Patterns Over Time

The following highlights the key themes and patterns from the 2025 Count for Richmond:

- Homelessness in Richmond increased at a slower rate between 2023 and 2025 than in the previous period between 2020 and 2023. In 2020 there were 85 individuals who participated in the Count. In 2023 there were 162 and in 2025 there were 175. This trend was consistent with Greater Vancouver trends.
- The number of people experiencing unsheltered homelessness in Richmond decreased from 80 people in 2023 to 71 in 2025 (Table 1).

Table 1: Sheltered and Unsheltered Homelessness in Richmond, 2023 and 2025

	2023		2025	
	#	%	#	%
Sheltered	82	51%	104	59%
Unsheltered	80	49%	71	41%
TOTAL	**162**	**100%**	**175**	**100%**

"When I first arrived at the shelter, I felt overwhelmed by medical appointments, housing procedures, and daily realities of living with a disability. The staff treated me with dignity, respect and kindness. Moreover, I was able to move toward independence instead of fear."
Richmond House Emergency Shelter client

- Most people currently experiencing unsheltered homelessness are long-term Richmond residents who have lived in the community for at least 10 years. The reasons people are unhoused are complex and individuals interviewed during the Count communicated that they lost their housing for various reasons such as not enough income for housing (48 per cent), landlord/tenant conflict (20 per cent), substance use (17 per cent), mental health issues (16 per cent) and conflict with a spouse or partner (16 per cent).
- Individuals experiencing homelessness have complex health conditions and were more likely to report a mental health issue or brain injury in 2025 than in 2023. The most commonly reported health conditions included mental health (68 per cent), substance use (49 per cent), medical condition/illness (33 per cent) and brain injury (29 per cent).
- One quarter (25 per cent) of people experiencing homelessness are seniors (55 years and older). This is a decrease from 31 per cent in 2023.
- More men (68 per cent) were experiencing homelessness than women (32 per cent) in 2025. In Richmond, the percentage of men experiencing homelessness decreased from 77 per cent of the total homeless population in 2023 to 68 per cent of the total homeless population in 2025. The percentage of women experiencing homelessness increased from 20 per cent of the total homeless population in 2023 to 32 per cent of the total homeless population in 2025.
- Indigenous individuals continue to be overrepresented in the Count (14 per cent) when compared to the overall population of Indigenous individuals in Richmond (0.7 per cent).

In 2025, Richmond's Homelessness Count showed trends consistent with those noted by service providers. The data helps the community understand who is experiencing homelessness and what their individual needs are so that services can better match those needs.

Responding to Community Need

The City and service providers must stay flexible to meet changing needs due to the complexity of homelessness, particularly for people living outdoors. Data, community experience and input from people with lived and living experience are important to enhance the quality and relevance of programs. In 2025, Richmond's response to homelessness focused on four areas:

- Policy and planning;
- Advocacy;
- Facility-based services; and
- Outreach in the community.

The City was active in all of these areas to address the priorities in the Homelessness Strategy.



Community Collaboration and Service Integration

Many organizations, government entities and volunteers played a critical role in supporting people experiencing homelessness in Richmond in 2025. Services included food programs, outreach, referrals, social supports and advocacy. Information sharing and collaboration helped avoid duplication and made services more effective. Figure 4 outlines the primary functions of groups in Richmond that provide support to individuals experiencing homelessness.

Figure 4: Homelessness Supports in Richmond

Homelessness Supports in Richmond by Primary Focus Area and Function

Policy, Strategy and Service Acquisition

Groups involved:

- City of Richmond
- Vancouver Coastal Health
- Ministry of Social Development and Poverty Reduction
- BC Housing
- Richmond Community Homelessness Table

Advocacy

Groups involved:

- City of Richmond
- Richmond Poverty Reduction Coalition
- Individuals and organizations who engage in independent or informal advocacy

Facility-Based Service Delivery

Groups involved:

- RainCity Housing – Alderbridge Supportive Housing
- Community Builders – Aster Place Supportive Housing
- The Salvation Army – Richmond House Emergency Shelter
- The Progressive Housing Society – Drop-in Centre and Temporary Winter Shelters
- Turning Point Recovery Society – Reaching Home Services
- Vancouver Coastal Health – Health-related Services
- Ministry of Social Development and Poverty Reduction – Income Supports and Government Services
- BC Housing – Housing and Rent Supplements
- Richmond Food Aid Delivery Coalition – Community Meals

Outreach-Based Service Delivery

Groups involved:

- City of Richmond – Homelessness Outreach Team and Bylaws Homelessness Team
- Richmond Integrated Outreach Team
- Homelessness Outreach Worker Network
- Refuge Church (formerly Church on Five) – Overnight Outreach
- Vancouver Coastal Health
- Ministry of Social Development and Poverty Reduction
- RCMP Vulnerable Persons Unit
- The Parish of St Alban's
- The Salvation Army Mobile Food Program
- Union Gospel Mission

Collaboration and information sharing by the many organizations in Richmond continued to be vital to delivering a range of programs and supports to individuals at risk of or experiencing homelessness while also creating efficiencies and focusing valuable time where it is most effective. This is especially important in relation to overall community planning and between facility-based and outreach services. The purpose, scope and current membership of three specific City-led groups focused on these critical areas is outlined in Table 2.

Table 2: Current Richmond Homelessness-related Groups

Name	Purpose	Members
Richmond Community Homelessness Table	The Table provides strategic advice related to the Council-adopted Homelessness Strategy by identifying emerging issues, best practices, opportunities and policy changes as well as identifying gaps in existing services.	BC Housing, City of Richmond, Ministry of Social Development and Poverty Reduction, Vancouver Coastal Health, The Progressive Housing Society, Chimo Community Services, Community Builders, RainCity Housing and Support Society, The Salvation Army and Turning Point Recovery Society.
Richmond Integrated Outreach Team	The Team is engaged in interagency case planning regarding clients who have provided informed consent to share information between member agencies and who would benefit from being served by multiple member agencies. The purpose is to reduce duplication, provide consistency and support individuals to secure appropriate shelter, housing and health supports.	Government or government-funded agencies with a mandate to support homelessness that provide direct case management with clients and have privacy infrastructure and consent practices in place.
Homelessness Outreach Worker Network	The Network provides a venue for sharing resources, referral options and service information, and supports relationship building, cooperation and communication between individuals engaged in outreach activities in Richmond.	Participation is open to any individual, group, organization or government agency that is directly involved in the delivery of street outreach to individuals experiencing homelessness in Richmond.

Many organizations and individuals played a role in supporting individuals who were unsheltered or precariously housed in Richmond in 2025. These groups and organizations have directly contributed to enhanced services, expanded outreach capacity and positive outcomes for people experiencing homelessness in Richmond.

"Just having someone to talk to when you're laid out on the street and have no one to talk to means a lot."
City of Richmond Homelessness Outreach client

Homelessness Coordination in Richmond

In recent years, the City of Richmond has provided operating funding for a range of resources to address homelessness, including a City Outreach Program, extra City Bylaw staff, funding to support a Drop-in Centre and Temporary Winter Shelters, and the provision of City spaces to operate these programs. In 2025, these efforts continued to evolve with more funding from senior governments and stronger coordination across City departments, including Community Bylaws and Licencing, Community Social Development, Customer Service, Facility Services, Environmental Programs, Parks Services and Parks, Recreation and Culture Administration.

Throughout 2025, various City departments worked closely together to coordinate their response to homelessness in the community. The Homelessness Outreach Team frequently coordinated with the new Bylaws team, who have specific expertise in working with vulnerable individuals, to provide a balance of support and enforcement when necessary. Bylaws also worked with Environmental Programs to clean up abandoned sites where individuals had been sheltering. In 2025, 91 truckloads of materials were removed from Richmond parks, dikes and trails. To ensure that the needs of individuals experiencing homelessness were addressed when preparing for extreme weather, environmental hazards or community-wide emergencies, the City's Emergency Programs and Homelessness staff worked together and revised emergency plans to consider this segment of the population.

Enhancing and Expanding Services

In 2025, the City further advocated for and strengthened services for people at risk of or experiencing homelessness. These included both daytime and overnight programs to support people who may be sheltering outdoors, in vehicles or precariously housed.

Drop-in Centre

The City continued to provide space at the Brighouse Pavilion and fund the operation of a Drop-in Centre where people at risk of or experiencing homelessness can access basic services and resources. In April 2025, operational responsibility transferred from Turning Point Recovery Society to The Progressive Housing Society (Progressive). The Drop-in Centre offers showers, laundry, meals and individualized help navigating services and accessing housing. Progressive partnered with community groups to provide new supports such as haircuts, foot care, flu shots and bike repair. Additional information and data on the use of these services can be found on page 17.

> "I am extremely grateful for the countless services (food, showers, laundry, first aid, referrals, computer, mail) I have received here. Every staff I have met has always been welcoming, understanding non-judgmental, friendly and helpful. This program is beyond valuable to me."
> ***Drop-in Centre client***

Emergency Shelter

Through the City's advocacy to BC Housing, Richmond secured funding for an increase in permanent shelter beds. Richmond House Emergency Shelter expanded from 55 permanent beds to a maximum capacity of 60 permanent beds, giving more people access to safe shelter and supports. The evolution of permanent and temporary shelter spaces in Richmond from 2019 to 2025 is outlined in Table 3.

> "The staff at these facilities are beyond professional. And the empathy they have and the patience and caring they show to the people that need this shelter is humbling. I was embarrassed and felt sheepish checking myself into this shelter. The staff made me feel confident and sent me in a positive direction. I feel blessed to have found these shelters."
> ***Winter Shelter client***

Table 3: Evolution of Shelter Spaces in Richmond

Program Location	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
Richmond House Emergency Shelter	30 beds* 15 weather activated spaces*	30 beds* 15 weather activated spaces*	45 beds*	45 beds*	45 beds* April 1 increase to 55 beds 10 weather activated spaces*	55 beds*	60 beds*
Brighouse Pavilion	—	—	—	15 weather activated spaces**	15 weather activated spaces* Dec. 2023 change to nightly***	15 winter shelter spaces*&*** Nightly	15 winter shelter spaces* Nightly
South Arm Outdoor Pool Building	—	15 weather activated spaces**	15 weather activated spaces**	15 weather activated spaces**	21 weather activated spaces** Dec. 2023 change to nightly ***	20 winter shelter spaces* Nightly	20 winter shelter spaces* Nightly
Total shelter spaces	**30 permanent beds** **45 in extreme weather** Plus Covid response beds**	**30 permanent beds** **60 in extreme weather** Plus Covid response beds**	**45 permanent beds** **60 in extreme weather**	**45 permanent beds** **75 in extreme weather**	**45 permanent beds** **81 during winter** **91 in extreme weather**	**55 permanent beds** **90 during winter**	**60 permanent beds** **95 during winter**

* Funded by BC Housing
** Funded by UBCM grant
*** Funded by City of Richmond



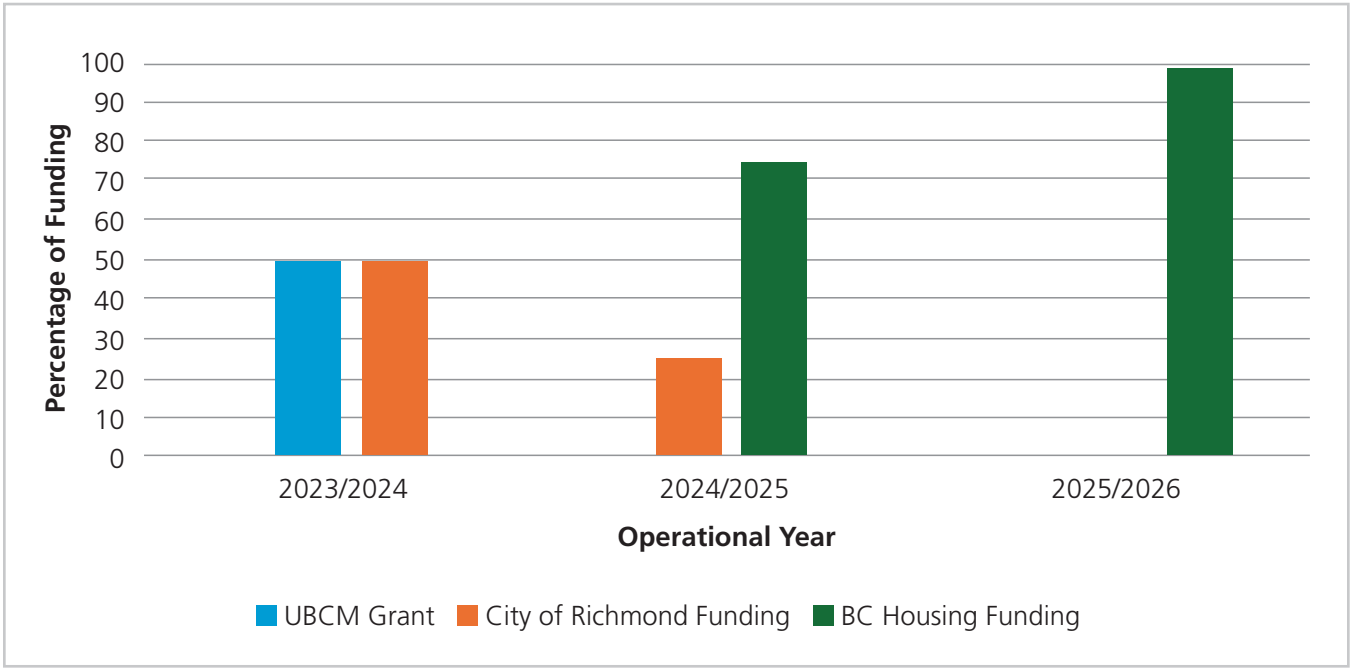
Winter Shelters

During the fall and winter of 2024/2025 and 2025/2026, the City provided use of two buildings for Temporary Winter Shelters and 35 additional shelter spaces were available for people experiencing homelessness in the community. For both seasons, Progressive was the operator and the details were as follows:

- 2024/2025 season – 20 shelter spaces at South Arm Outdoor Pool building and 15 shelter spaces at Brighouse Pavilion, with 75 percent of funding from BC Housing and 25 per cent from the City;
- 2025/2026 season – Both shelters were fully funded by BC Housing with 20 spaces at South Arm Outdoor Pool and 15 at Brighouse Pavilion. New services included morning transportation from South Arm to community amenities and health services and a daytime outreach worker to connect clients with resources and follow up on referrals initiated overnight with the staff in the shelters.

Additional information and data on the use of these services can be found on page 18. A summary of the funding allocations for seasonal indoor overnight spaces between 2013 and 2025 is outlined in Figure 5.

Figure 5: Funding sources for Winter Shelters in the City of Richmond from 2023–2026



Working closely with partners, the City delivered a wider range of high-quality supports for individuals experiencing homelessness. These efforts reflect the priorities of the Homelessness Strategy and an overview of the achievements and highlights for 2025 are included in the following sections of this document.

HOMELESSNESS STRATEGY HIGHLIGHTS IN 2025

Strategic Direction 1:
Prevent Pathways into Homelessness

The City and community partners are committed to taking a proactive approach to preventing homelessness before it occurs. People at risk of losing their housing benefit from support that fits their unique situation, such as rent supplements, affordable housing and services. Prevention practices include reducing structural barriers (such as low annual income and lack of affordable housing options), providing intervention measures for households that are at risk of experiencing homelessness (such as rent supplements) and providing supportive housing and services for people who have experienced homelessness to help stabilize their lives. From a municipal perspective, the role of the City is to ensure an appropriate mix of housing options are available to meet the housing needs of vulnerable residents and to facilitate collaboration among community partners to develop prevention services.

Actions and Achievements

- Several supports were available in 2025 for residents facing short-term challenges with paying rent:
  - Chimo Community Services (Chimo) operated Richmond's new Rent Bank program, providing interest-free loans and flexible repayment plans for Richmond renters who had experienced a crisis that impacted their ability to pay rent or utilities;
  - Chimo also administered the Homeless Prevention Program, which offered rental supplements and supportive services for targeted populations to help them access rental housing in the private market; and
  - Turning Point Recovery Society received grant money through the federal government's Reaching Home program. This funding supported eviction prevention, short-term rental assistance, utility arrears and treatment services such as assistance with hoarding.
- Individuals at risk of or experiencing homelessness continued to have access to the Community Services Pop Ups at the Brighouse library on a monthly basis. In 2025, the Pop Ups transitioned to being fully led and financially supported by the library, with the City remaining an active participant. The Pop Ups connected 828 attendees with supports from 26 local community organizations, offering information on affordable rental housing, mental health and substance use resources and community food programs.



- Richmond Public Library also expanded the Community Services Connectors Program in 2025 to reach more residents. Originally based at Ironwood library, the program grew to include Cambie library. Both locations offered weekly drop-in sessions to help residents, including those who are at risk of or experiencing homelessness, navigate social services and government systems. In 2025, the Connectors had 355 interactions with individuals seeking support in Richmond. In addition, Snacks and Facts workshops were offered at Ironwood library. These programs were facilitated by community organizations on topics relevant to low-income residents. In 2025, two Snacks and Facts workshops were delivered and a total of 27 individuals participated in the programs.
- Established in 2024, the City's Housing Office continued to support residents needing affordable housing. In 2025, the Housing Office implemented programs and developed resources to advance initiatives that will help deliver additional housing along the housing continuum. Through funding from the federal government's Housing Accelerator Fund, they are working towards the development of non-market housing, including housing intended to serve those who require supports to maintain housing stability. In 2025, the Housing Office also continued monitoring Low-End Market Rental (LEMR) homes and linking eligible residents with landlords. It developed a program to provide personalized support to help reduce barriers in navigating the application process. Implementation will begin in 2026.
- The City worked in partnership with the Canadian Mortgage and Housing Corporation (CMHC) and BC Housing to open Harbour House, a 25-unit affordable housing development for women and women with children who are at risk of, or experiencing, homelessness. Completed in 2025, the development was made possible with investment from all three levels of government. The City of Richmond contributed land and allocated $2.21 million in capital funding through its Affordable Housing Reserve Fund. The Federal Government, through CMHC, contributed $9.1M in capital funding through its Rapid Housing Initiative (RHI) program and BC Housing added capital funding to increase the number of homes from 18 to 25. Further, BC Housing is providing ongoing operating funding to Turning Point Housing Society, the local non-profit housing operator managing the development.
- Construction is complete on Rio Vista, a second housing project, which will be operated by Pathways Clubhouse Society with occupancy underway. The development will provide 80 units of below-market rental housing with three tiers of affordability to support low income residents and those at risk of homelessness. The development received a funding contribution from the City and both capital and operating funding from BC Housing.

Strategic Direction 2:
Support Residents who are Experiencing Homelessness

Each person's experience of homelessness is unique, and communities need a range of services to meet those diverse needs. Richmond continues to strengthen its network of service providers so that individuals experiencing homelessness can access programs in a coordinated, compassionate and non-judgmental way. The City helps by building partnerships, encouraging collaboration and advocating to higher levels of government for sustainable resources. Under this strategic direction, the City's role is to facilitate partnerships and collaboration among service providers and to continue to advocate to senior levels of government for sustainable resources to support the complex needs of the homeless population. The City is also involved in funding vital programs to address the needs of the community.

Actions and Achievements

- In 2025, the City's Homelessness Outreach Team worked directly with individuals experiencing homelessness who were sheltering outdoors or in vehicles. This team responded to increasingly complex challenges and supported people in achieving their personal goals to exit homelessness through shelter, detox, recovery or housing. Over the year, the team engaged in over 1,200 service interactions, helping 80 transitions into shelter, housing, treatment or reunification with family.

  For those who were not ready to make major life changes, the team focused on building professional, trusting relationships and connecting them to support to meet immediate needs. In 2025, the Outreach Team provided over 700 referrals to services such as medical and dental care, mental health and substance use support, pet care, food services and income-related assistance. They also distributed essential items including food, clothing, personal care supplies and provided support with transportation. These actions contributed to positive change for vulnerable residents without housing.

"They helped me get into my place now. I've recovered a lot from where I was at when I was on the street. I'm not worried every day that I'll get thrown out, kicked out or told it's time to leave. I can rest and prepare for the future, I get adequate nutrition, I couldn't walk [when they found me], now I can walk on my own."
City of Richmond Homelessness Outreach client



- Following a public procurement process in 2025, the City contract to operate the Drop-in Centre in Richmond transitioned from Turning Point Recovery Society to The Progressive Housing Society. The Drop-in Centre provided services to individuals experiencing homelessness Monday to Friday from 9:00am to 4:00pm.
- The Progressive Housing Society and its partners expanded the range of services offered at the Drop-in Centre, adding support such as haircuts, foot care, flu shots, bike repair, library connections, recreational activities, mail delivery and access to art materials. These new services complemented the existing core offerings of daily lunches, computer and Internet access, service navigation and referrals as well as shower and laundry facilities. Details regarding participation in these services are outlined in Tables 4, 5 and 6. During the transition between operators, some data was not available. This is also noted below.

Table 4: Brighouse Drop-in Centre Usage by Month in 2024 and 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2024*	1,053	804	778	512	383	303	370	370	315	405	357	506	**6,156**
2025**	547	538	527	n/a	n/a	1,021	1,238	1,124	1,034	1,234	988	1,037	**9,288**

* Data represents individual visits to the Drop-in Centre

** Data represents individual visits January to April and 'individual services used' from May to December

Table 5: Lunches Served at the Brighouse Drop-in Centre by Month in 2024 and 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2024	806	625	702	581	498	515	655	534	444	526	412	440	**6,738**
2025	432	432	529	n/a	320	600	634	600	533	595	501	481	**5,657**

Table 6: Showers Provided at the Brighouse Drop-in Centre by Month in 2024 and 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2024	83	68	67	46	44	35	51	55	53	51	63	92	**708**
2025	80	101	96	n/a	40	80	99	79	94	114	32	46	**861**

"You guys have very very big hearts by providing us beds, food, sometimes clothes and shelter. This shelter helps people with no homes or food to find a place to sleep, dream and a place to eat. There are very good staff here and they help a lot."
Winter Shelter client

- At the beginning of 2025, Richmond House Emergency Shelter, operated by The Salvation Army on City-owned land with funding from BC Housing, provided 55 permanent shelter beds along with three meals a day, showers, laundry facilities and assistance in finding housing, services and recreational opportunities for individuals experiencing homelessness in Richmond. Midway through the year, the shelter expanded its capacity to 60 beds–40 designated for men and 20 for women.
- Temporary Winter Shelter options were available in Richmond during both the 2024/25 and 2025/26 winter seasons. Two Temporary Winter Shelters, operated by Progressive, offered overnight accommodation for people experiencing homelessness. In 2024/25 these were funded by the City (25 per cent) and BC Housing (75 per cent) and in 2025/26 100 per cent of funding was provided by BC Housing. These shelters, located in City-owned buildings, provided a safe, warm space to rest, evening meals, snacks, washroom access and referrals to additional services. During the 2024/25 season, visits increased by 28 per cent compared to the previous winter, highlighting the growing demand for these supports. Details of the Temporary Winter Shelters' usage are outlined in Tables 7 and 8.

Table 7: Temporary Winter Shelter (TWS) Usage November 2024 to April 2025

Location	Dates	Funding Sources	Average Individuals Per Night	Total Visits
TWS at Brighouse Pavilion	November 19, 2024 to April 14, 2025	City of Richmond, BC Housing	16	2,654
TWS at South Arm Outdoor Pool Building	November 10, 2024 to April 19, 2025	BC Housing	13	1,879
Total Visits				**4,533**

Table 8: Temporary Winter Shelter (TWS) Usage November to December 2025

Location	Dates	Funding Sources	Average Individuals Per Night	Total Visits
TWS at Brighouse Pavilion	November 1 to December 31, 2025	BC Housing	13	814
TWS at South Arm Outdoor Pool Building	November 15 to December 31, 2025	BC Housing	13	604
Total Visits				**1,418**

- Working under the direction of the Emergency Programs Manager from Richmond Fire-Rescue, Richmond Public Libraries were activated as designated Cooling and Clean Air Centres for six distinct days from August to September, welcoming over 22,000 community members across all four library locations. The library plays an essential role in providing a physical refuge to members of the public during times of extreme weather. The library, together with the City, is committed to ensuring that members of the public, specifically vulnerable and high-risk populations, are provided with climate-controlled spaces with clean air.



Strategic Direction 3:
Provide Pathways out of Homelessness

The increase in homelessness over the past several years, combined with the increased complexity of individual needs has heightened the urgency to provide pathways out of homelessness. The City's role is to support community service providers to coordinate service delivery and to advocate to the provincial and federal governments for increased funding for affordable and supportive housing in Richmond.

A lack of affordable housing in the community prevents movement along the housing continuum and creates a significant barrier for individuals seeking to transition out of homelessness. Supportive housing enables individuals to move out of shelters or off the street and is critically important, however, affordable housing units and non-market housing are also required to enable individuals who are ready to move from supportive housing to more independent housing in the community to do so. Ongoing work continued in Richmond in 2025 towards the expansion of the continuum of housing in the community.

Actions and Achievements

- The City's Homelessness Outreach Team provided one-on-one, individualized case planning for individuals experiencing unsheltered homelessness. The team helped connect people to resources such as income assistance, housing applications and medical services. Their work focused on building personalized pathways out of homelessness and ensuring residents could access the support they needed. Additional details on the team's role and outcomes are outlined on page 16.
- In 2025, the Drop-in Centre, operated by Turning Point Recovery Society and then operated by The Progressive Housing Society, served as a vital hub for immediate support for people experiencing homelessness. It helped connect people to health, wellness and housing services with the goal of stabilizing their lives and accessing safe, affordable housing. Over the course of 2025, Turning Point Recovery Society and The Progressive Housing Society supported a total of 53 individuals to exit homelessness and enter a shelter, housing, treatment or detox.
- Richmond has two supportive housing sites for individuals exiting homelessness: Alderbridge Supportive Housing, operated by RainCity Housing and Support Society since 2019, and Aster Place Supportive Housing, operated by Community Builders Group since 2022. Supportive housing provides residents with two meals a day, case planning, critical incident response, recreational programming and life skills training. These services are essential to helping individuals transition out of homelessness.

"They helped me in many ways. I was houseless, not homelessness, and I told them I'd never leave my van. It turns out it was my time, it's terrific to be inside."
City of Richmond Homelessness Outreach client

"Since I came here I've found out there are great people to help those who are lost. They helped me get a place. Without their help I would still be sleeping in a park."
Richmond House Emergency Shelter client



Strategic Direction 4:
Foster Collaboration and Community-building

Homelessness is a complicated issue that no single government or organization can fix on its own. To support people who are homeless or at risk, government agencies and service providers need to work together and listen to the experiences and ideas of people who have or are experiencing homelessness. By working together to coordinate services, share information and align resources, communities can be more effective and build overall capacity. The City's role related to this strategic direction includes providing leadership for the Community Homelessness Table, Integrated Outreach Team and Homelessness Outreach Worker Network, which connect key homelessness service providers, support collaboration and reduce the duplication of services.

Actions and Achievements

- In 2025, the City provided $118,584 through the Health, Social and Safety (HSS) Grants to support Richmond organizations addressing homelessness and food insecurity. Funded programs included a food distribution initiative by Food Link Society (formerly Immigrant Link Centre Society), community food outreach by The Kehila Society of Richmond, after-hours food outreach by Refuge Church (formerly Church on Five), and meal programs for community members, including individuals experiencing homelessness and isolation, operated by Fraserview Mennonite Brethren Church, Parish of St. Alban's, Peace Mennonite Church, Richmond Presbyterian Church and St. Joseph the Worker Parish. In addition to the funds provided through the HSS Grants, additional funding of $131,416 was awarded to Refuge Church, Parish of St. Alban's and The Salvation Army to support initiatives related to homelessness.

- A new initiative supported by an HSS Grant in 2025 was an employment-readiness program offered by Mission Possible Compassionate Ministries Society in collaboration with RainCity Housing and Support Society that operates Alderbridge Supportive Housing. The program delivered job readiness workshops to residents of Alderbridge Supportive Housing and provided three-month employment contracts to two of the residents, offering valuable work experience, one-on-one coaching and access to wraparound supports.

- The Richmond Community Homelessness Table, comprised of 10 representatives from different government agencies and government-funded community-based homelessness services, met regularly throughout 2025. The Table provided a strategic opportunity to collaborate, support the Homelessness Strategy, identify emerging issues and best practices and advise on service gaps in the community. It also played a key role in shaping new initiatives to meet the needs of individuals experiencing homelessness in Richmond.



- The Homelessness Outreach Worker Network met monthly in 2025, bringing together representatives from 10 organizations directly involved in street outreach. At the end of 2025, these organizations included the City, Vancouver Coastal Health, Ministry of Social Development and Poverty Reduction, The Progressive Housing Society, Turning Point Recovery Society, The Salvation Army (Richmond House Emergency Shelter and Mobile Food Program), Union Gospel Mission, St. Alban's Outreach and Refuge Church. The network created opportunities for outreach workers to share information, build relationships and strengthen support for individuals experiencing homelessness.
- In 2025, the Homelessness Outreach Worker Network hosted presentations from guest speakers who shared best practice information and updates on community programs. Topics included the ReACT Program and Adult Guardianship Act, the Richmond Rent Bank and Homelessness Prevention Program, the RCMP Domestic Violence and Vulnerable Persons Units, emergency programs for seasonal weather events, new services from Richmond Addiction Services, an overview of Narcotics Anonymous and information on the Mental Health Act presented by the Provincial Chief Scientific Adviser for Psychiatry, Toxic Drugs and Concurrent Disorders.
- Staff with enhanced training and experience and an identified responsibility for supporting individuals at risk of or experiencing homelessness within the City continued to provide expertise and support to staff from different departments across the organization. Resources and group discussions helped ensure consistent, person-centred service delivery. Two seasonal Homelessness Services Staff Resource Guides were distributed to customer-facing locations, including City Hall, libraries and community centres.
- To better support individuals experiencing homelessness, City Hall, libraries and community centres were provided with Seasonal Comfort Kits to distribute to individuals who might be experiencing homelessness and who accessed their facilities. These kits contained emergency supplies such as hats and gloves, rain ponchos and emergency blankets, hygiene items, snacks and contact information for local and provincial resources.
- The Richmond Public Library visited the Drop-in Centre at Brighouse Pavilion on three occasions beginning in August 2025. These visits helped to build relationships with those who are experiencing homelessness, to meet people in places where they gather, and to inform them about library services and programs that may be relevant to them. To date, the library has had 30 interactions with individuals at the Drop-in. Information has been provided to participants about the Community Services Pop-Ups and Connectors, job fairs, and upcoming Low-Income Tax Clinics.

"I have worked in close partnership with the City of Richmond's Homelessness Outreach program to support coordinated, evidence-informed responses to homelessness. This collaborative approach has enhanced service coordination and contributed to more timely, integrated, and person-centred supports for individuals experiencing homelessness in Richmond."
Richmond Mental Health and Substance Use Services, Vancouver Coastal Health

"Having seasonal comfort kits available at the library has assisted our staff in building positive relationships and reaffirms our role as a safe and welcoming community hub that provides essential, free, and accessible resources for everyone."
Ironwood Library, Richmond Public Library

- To further support individuals experiencing homelessness, the City updated and disseminated a range of resources in 2025 to improve access to community information and necessary services. This information included the Homelessness Resource Guide, a crisis support mini-reference card, information on the Drop-in Centre, information on low cost/no cost meals, locations of drinking fountains and details on how to access emergency shelters. This information was shared with vulnerable individuals to better enable access to a range of programs to address housing, physical or mental health issues, substance use treatment and harm reduction resources.
- Advocacy continued to senior levels of government to secure more funding for needed services. In 2025, the City was successful in securing full funding from BC Housing for both Temporary Winter Shelters for the 2025/26 winter season. The City continues to engage in discussions with BC Housing and the Province regarding the need for additional permanent shelter beds in Richmond.





Strategic Direction 5:
Communicate, Research and Monitor Homelessness

Richmond is dedicated to building an inclusive community for everyone. Homelessness is not always visible and therefore many residents may not realize the challenges faced by those experiencing it. This lack of awareness and understanding can lead to stigma and make it difficult for individuals in need to access housing and services. Using accurate and up-to-date data, the City works to raise awareness about homelessness, helping to create a more welcoming and supportive community.

Actions and Achievements

- The City continued to work closely with local service providers to monitor ongoing trends in homelessness, with particular attention to the changing needs of individuals experiencing homelessness. Information about the prevalence, characteristics and identified needs of Richmond residents informed the City's advocacy efforts with senior levels of government.
- To strengthen community-level data collection, the City led the implementation of the 2025 Homeless Count. The Count took place on March 10 and 11, 2025. The City coordinated the efforts of multiple community agencies and volunteers, ensuring individuals experiencing homelessness were located and respectfully interviewed. Richmond Public Library supported the 2025 Homelessness Count by acting as a designated survey collection centre. The City's Homelessness Outreach Team also participated directly in the Count reaching individuals in hard to reach locations. By actively engaging in the 2025 Homelessness Count, the City helped ensure an accurate snapshot of Richmond's most vulnerable population. Additional details of the results are outlined on pages 5–8.
- The City proclaimed October 11–18, 2025 as Homelessness Action Week in Richmond to encourage residents to recognize and support efforts to end homelessness. The proclamation emphasized that effective action requires collaboration across all levels of government, non-profit organizations, Indigenous and community groups, and the private sector. Activities and information were shared with City departments during the week to expand understanding of Richmond's approach to supporting individuals experiencing homelessness and to foster greater social inclusion. A community barbecue was held at the Drop-in Centre with the support of volunteers from Homeless Connect, a group comprised of volunteers from St. Alban's Parish. In addition to the barbeque, hygiene kits were distributed to participants.

- In 2025, the City initiated the development of a Homelessness Strategy Guiding Framework for 2026–2029 (the Framework) which will act as a companion document to the Council-adopted Homelessness Strategy. Despite the progress made on many of the actions outlined in the current strategy, changes in the societal landscape since 2019 have been significant and have impacted the diversity of community needs, especially for those experiencing homelessness. The purpose of the Framework is to identify current key priorities. Through a comprehensive engagement process, including service providers in the community, government agencies, individuals with lived experience and the public, a set of strategic initiatives to support individuals experiencing or at-risk of homelessness will be identified that reflects the current context and needs identified in Richmond. This will include those related to shelter and housing, physical and mental health, and substance use and addiction. The Framework will further the City's and community partners' heightened response to the current homelessness situation in the community in an informed and focused manner.





CONCLUSION

Richmond's Homelessness Strategy is guided by the vision that:

> *By 2029, homelessness in Richmond will be rare, brief, and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.*

In 2025, the City, government partners, Vancouver Coastal Health, non-profit service providers, faith-based organizations and community members made meaningful progress toward this vision. Since the Homelessness Strategy was approved in 2019, many of its 32 planned actions have been initiated or completed. Through strong advocacy, Richmond secured more emergency supports. The 2025/26 winter season had the highest number of shelter spaces available in Richmond for vulnerable individuals since the COVID emergency response.

The 2025 Homeless Count shows that homelessness is still a serious issue in Richmond. Despite ongoing challenges, the City and local service providers have shown strong leadership and continue working together to meet the complex needs of residents without housing. Richmond-based service providers are well-connected, understand the unique needs of members of the community who are experiencing homelessness and continue to work together to build capacity to meet the evolving needs of the community.

Looking ahead to 2026, Richmond will build on this progress with the development of the Homelessness Strategy Guiding Framework 2026–2029. The City will also continue to build on the excellent work being done in the community and provide direct support to residents without homes while also advocating to senior levels of governments for more funding with the goal of ending homelessness in Richmond.

City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
richmond.ca

Homelessness Strategy 2019–2029 – 2025 Status of Actions

The following table provides a status update on the actions defined in the Homelessness Strategy as of December 31, 2025.

Legend

Status of Actions	
Not yet initiated	Work towards this action has not yet begun.
In Progress	Work towards addressing this action is underway.
Under Review	Work towards this action is under review.
Complete	Work towards this action has been accomplished.
Ongoing	Work towards this action has been initiated and will be continuous.

Timeframe and Status of Actions		
Strategic Direction 1: Prevent pathways into homelessness		
Action	**Timeframe**	**Status**
1.1 Continue to create affordable housing rental options across the housing continuum.	Ongoing	Ongoing
1.2 Facilitate the creation of a collaborative homeless prevention program in Richmond.	Short-term	In Progress
1.3 Work with Vancouver Coastal Health and other community partners to explore opportunities to enhance wrap-around supports to increase housing stability.	Ongoing	Ongoing
1.4 Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions.	Medium-term	In Progress
Strategic Direction 2: Support residents who are experiencing homelessness		
Action	**Timeframe**	**Status**
2.1 Ensure accurate and up-to-date information on supportive services is available.	Short-term	Complete
2.2 Coordinate a Front-line Service Provider Working Group to coordinate support for individuals experiencing homelessness or at risk of experiencing homelessness.	Short-term	Complete
2.3 Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at-risk of homelessness.	Short-term	In Progress
2.4 Enhance coordination of food programs and outreach for residents experiencing homelessness.	Ongoing	Ongoing

2.5 Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter.	Short-term	Complete
2.6 Monitor outreach services available in the community and advocate to senior levels of government for additional resources as needed.	Ongoing	Ongoing
2.7 Explore the use of City spaces as Warming Centres.	Short-term	Complete
2.8 Dedicate appropriate resources in order to enhance service provision at City facilities for individuals experiencing homelessness.	Ongoing	Ongoing
2.9 Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property.	Ongoing	Ongoing
2.10 Explore opportunities to address storage needs for people experiencing homelessness.	Medium-term	In Progress
2.11 Create shelter and transitional beds for youth experiencing homelessness in the community.	Short-term	Not yet initiated
2.12 Explore opportunities to address the need for culturally-appropriate supports, services and housing for people experiencing homelessness.	Ongoing	Ongoing
Strategic Direction 3: Provide pathways out of homelessness		
Action	**Timeframe**	**Status**
3.1 Enhance the existing coordinated access and referral system in Richmond.	Medium-term	In Progress
3.2 Work with service providers to create a Supportive Housing Action Plan.	Short-term	Under Review
3.3 Explore the potential of creating a Housing First program in Richmond.	Short-term	Under Review
3.4 Secure funding and a permanent site for supportive housing in Richmond.	Short-term	In Progress
3.5 Ensure that emergency housing services focus on achieving long-term housing options.	Ongoing	Ongoing
Strategic Direction 4: Foster collaboration and community-building among community partners		
Action	**Timeframe**	**Status**
4.1 Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond.	Short-term	Complete
4.2 Develop a Community Homelessness Table for collaboration among agencies working to prevent or addressing homelessness.	Short-term	Complete
4.3 Engage with residents with lived experience when designing and implementing significant policies or programs related to addressing homelessness in Richmond.	Ongoing	Ongoing
4.4 Continue the annual Health, Social and Safety Grants to support local homelessness services.	Ongoing	Ongoing

4.5 Monitor and pursue funding opportunities for support services for residents at-risk of or experiencing homelessness.	Ongoing	Ongoing
Strategic Direction 5: Communicate, research and monitor homelessness		
Action	**Timeframe**	**Status**
5.1 Implement a local data system to track trends and the changing needs of individuals experiencing homelessness.	Short-term	In Progress
5.2 Provide training regarding homelessness service provision to City and community partner staff working in City facilities.	Short-term	Ongoing
5.3 Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services.	Short-term	In Progress
5.4 Work with community partners to ensure volunteer opportunities are communicated to the public.	Ongoing	Ongoing
5.5 Advocate to senior governments regarding the changing needs of people experiencing homelessness in Richmond and the need for additional funding.	Ongoing	Ongoing
5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.	Ongoing	Ongoing

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	March 19, 2026
From:	Kim Somerville Director, Community Social Development	**File:**	08-4057-11-01/2025-Vol 01
	Mark Corrado Director, Community Bylaws and Licencing		
Re:	**2025 Homelessness-Related City Investment**		

Staff Recommendations

1. That the report titled "2025 Homelessness-Related City Investment", dated March 19, 2026 from the Director, Community Social Development and the Director, Community Bylaws and Licencing, be distributed to local Members of Parliament and local Members of the Legislative Assembly, including the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, and the Minister of Transportation and Transit; and

2. That the City request that the Province of British Columbia measurably increase coordination and operational collaboration with the City of Richmond in addressing issues occurring on Crown lands and transportation corridors within the city.

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

Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)

REPORT CONCURRENCE

ROUTED TO:	CONCURRENCE
Environmental Programs	☑
Finance Department	☑
Intergovernmental Relations	☑
RCMP	☑
Richmond Fire Rescue	☑
Facility Services and Project Development	☑
Parks Services	☑

CONCURRENCE OF GENERAL MANAGER

SENIOR STAFF REPORT REVIEW — INITIALS: CJ

APPROVED BY CAO

8348538

Staff Report

Origin

The City of Richmond is committed to taking a leadership role in responding to the needs of unsheltered people in Richmond in a compassionate manner and making efforts towards the prevention of homelessness. At the same time, the City has a responsibility to administer and enforce municipal bylaws, maintain safe and accessible public spaces, and address conditions that may pose risks to individuals, neighbouring residents, City infrastructure, and the broader community. This includes the monitoring and enforcement of City bylaws related to the use of public spaces, the removal and management of accumulated chattel, debris, and hazardous materials, and the restoration of vacated sites where individuals have been sheltering outdoors. These actions are undertaken to mitigate public health and safety risks, address environmental concerns, ensure access to parks, streets and public amenities. Over recent years, the intersections between homelessness, mental health, substance use and extreme poverty have continued to evolve, resulting in increasing need for resources, and increased time and expertise of staff to respond.

This report provides an overview of operating and one-time costs of City-funded services and initiatives completed in 2025 related to homelessness. These expenses have been incurred for initiatives related to homelessness prevention, services to assist individuals experiencing homelessness, Bylaw enforcement, clean up and repairs with a nexus to homelessness, emergency services and the grants to community organizations. In addition, the RCMP's Vulnerable Persons Unit provides support to individuals experiencing homelessness. The costs outlined are those considered to have a direct link to homelessness or primarily support or involve individuals experiencing homelessness.

While expenses incurred by the City in 2025 for homelessness-related services or with a nexus to homelessness are outlined in this report, a companion report "Homelessness Strategy 2019–2029: 2025 Update," on the same agenda, specifically outlines significant highlights and provides a summary of the accomplishments that the City, in partnership with the community, have made in the implementation of the Homelessness Strategy over the past year. Together, these reports provide a comprehensive overview of the City's role and actions related to homelessness in Richmond in 2025.

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

> *6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*
>
> *6.4 Support vulnerable populations through collaborative and sustainable programs and services.*

This report supports the City of Richmond's Building Our Future Together: Social Development Strategy's (2025–2035) Strategic Direction #1 Improve Access to Basic Needs and Strategic Direction and Strategic Direction #2 Enhance Inclusion and Belonging:

> *1.8 Create evidence-informed strategies to prevent and respond to homelessness in the region by fostering coordination and collaboration across sectors and jurisdictions.*

2.3 Support increased awareness and understanding of mental health and addictions in an effort to reduce stigma and discrimination, while fostering greater inclusion and well-being in the community.

Analysis

Background

Since 2024, additional Council-approved resources have been secured that have increased the capacity of the City and its partners to support individuals at risk of or experiencing homelessness and to respond to situations in the community with a nexus to homelessness. These have been funded through a combination of ongoing additions to the City's operating budget, as one-time expenses during the budget process or as unique instances at the direction of Council.

A Homelessness Outreach Team was hired to ensure proactive and timely outreach to people experiencing unsheltered homelessness in order to build relationships, provide referrals and connect people to services in the community. The Team mitigates risk and reduces the need for more complex intervention from law enforcement or first responders. Additional Bylaws staff have been hired to identify, monitor and enforce bylaw violations that have a nexus to homelessness or social disorder often related to contraventions of the City's Traffic and Parks and School Grounds Bylaws. Proactive and complaint-based calls for services are addressed via regular patrols of public property, dykes and trails, hotspot locations and when needed on publicly accessible crown lands. The City has also provided funding for the operation of a Drop-in Centre, contributed to the cost of operating Temporary Winter Shelters and provided Health, Social and Safety Grants to support community and faith-based organizations in their homelessness-related work. Additional City funding has been required to clean up sites that have been used for camping and to respond to vandalism or damage to City property with a direct or, on occasion, indirect or inconclusive connection to homelessness.

There are other programs or activities delivered by or in partnership with the City that also support individuals experiencing homelessness such as the Community Services Pop Ups and the Community Connectors initiative, however, the costs related to these are not included in this report. The City, at times, also provides one-time funding and City-owned land related to development projects in partnership with senior levels of government that help support individuals experiencing or at-risk of homelessness. These costs can vary from year to year due to development opportunities. For the purpose of this report, the development costs for these projects have not been included.

In relation to the abovementioned, BC Housing provides operating funding related to homelessness in Richmond, including for Richmond House Emergency Shelter, Alderbridge and Aster Place Supportive Housing, Temporary Winter Shelters (TWS) and Extreme Weather Response Shelters. The Ministry of Emergency Management and Climate Readiness (MEMCR) provides funding for the activation of Warming Centres and Cooling/Clean Air Centres when the community weather threshold is met for these services. Any funding provided by BC Housing or MEMCR has not been included in this report.

There are a number of areas related to homelessness where jurisdiction for funding and provision of programs and services rests with the Provincial and Federal governments. Due to the evolving nature and complexity of social issues and the lack of funding and support from senior levels of government, many municipalities, including Richmond, have had to assume greater responsibility for issues and costs that are outside municipal jurisdiction. Little public comparative information is available from other municipalities regarding financial investments being made in relation to homelessness in general and

specifically in response to the lack of senior government support. Additional information on this is outlined later in this report.

Homelessness-Related Expenses 2025

The calculation of costs incurred for 2025, as outlined below, are those considered to have a direct link to homelessness or primarily support or involve individuals experiencing homelessness. As these expenses are tracked individually by each department and have been independently assessed for their connection to homelessness some degree of variability is expected. Every effort has been made to capture costs related to homelessness in a meaningful way.

Initiatives to Support Individuals Experiencing Homelessness in Richmond

There are a number of initiatives directed at preventing homelessness or supporting individuals experiencing homelessness in Richmond. These include staffing, resource development, staff training and contracted services. These costs in 2025 are outlined in Table 1.

Table 1: Homelessness-Related Expenses 2025 – Prevention and Service Delivery

Item	Ongoing Cost	One-time Cost	Amount	Notes
Homelessness Outreach Team Operations and Oversight	Yes	No	$483,852	Staff directly related to direct services delivery and collaboration with community partners and government services working directly with people experiencing homelessness and manager oversight of the homelessness portfolio
Resource Development and Community Events	Yes	No	$6,300	Includes development and upkeep of resource materials, website content, printing and distribution and oversight of the Homeless Connect event.
Homelessness Outreach Team Supplies	Yes	No	$33,999	Includes vehicle operating costs, client supplies, client meals, transportation, equipment, snacks, drinking water, first aid equipment and clothing and seasonal comfort kits.
Drop-in Centre Core Operations	Yes	Yes	$377,686	Core hours are Monday to Friday 8:00am–4:00pm January to March and 9:00am–4:00pm April to December.
Drop-in Centre Extension	No	Yes	$27,894	Additional expanded hours Monday to Friday from 4:00–8:00pm and 8:00am–8:00pm Saturday and Sunday, January to April 15, 2025.
Temporary Winter Shelter	No	Yes	$148,294	The City's contribution to the Temporary Winter Shelter at Brighouse Pavilion for the period January 1 to April 15, 2025. Balance funded by BC Housing.
Total – 2025 Prevention and Service Delivery			**$1,078,025**	

Enforcement, Clean Up and Repairs with a Nexus to Homelessness

Further to the provision of direct services for individuals experiencing homelessness, the City engages in proactive and responsive activities with a direct or, on occasion, indirect or inconclusive connection to homelessness. This includes monitoring and enforcement of City Bylaws, removal of accumulated chattel, clean up of sites where individuals have been sheltering outdoors and repairs to City facilities that may or may not have a direct connection to homelessness. For this exercise, a connection to homelessness has been assumed or concluded based on the nature of the situation and the context in which the work took place. These are outlined in Table 2.

Table 2: Homelessness-Related Expenses 2025 – Enforcement, Clean Up and Repairs

Item	Ongoing Cost	One-time Cost	Amount	Notes
Bylaws Homelessness Team, Administration and Oversight	Yes	No	$502,706	Staff directly performing homelessness-related work, including the RV and Public Space Teams, administrative staff and dispatch and manager oversight.
Facilities Administration and Oversight	Yes	No	$59,565	Staff associated with supervision of work by contracted service providers, coordination of maintenance and repairs and after-hours call-outs.
Public Works and Recycling and Waste Recovery	Yes	No	$21,500	Staff doing clean up related to homelessness, administration of third-party contractor and manager oversight.
Joint Operations Team Activities	Yes	No	$1,500	Outreach hours for staff not already included in other areas, material costs related to joint inspections.
Bylaws Training	No	Yes	$5,110	De-escalation, situational awareness and use of force training for Bylaws staff. Cohort of 12 staff.
Bylaws Vehicles	Yes	Yes	$101,265	Two new vehicles for the Homelessness-related Bylaws teams – Includes purchase, outfitting costs and insurance.
Bylaws Materials and Supplies	Yes	No	$35,819	Consumable supplies, Kevlar vests, Oleoresin Capsicum spray/batons, storage container, removal notices and City radios.
Bylaws Other Costs	No	Yes	$19,631	Abandoned live-aboard boat removal and recycling, RV removal and recycling.
Crime Prevention Through Environmental Design (CPTED) Audit	No	Yes	$4,000	CPTED audit and report for Brighouse Park.
Brighouse Park and Pavillion Repair, Maintenance and Landscaping	Yes	Yes	$122,376	General repairs, washroom maintenance, graffiti removal, window repair, security, pest control and proactive landscaping.
Public Works Vehicles and Equipment	Yes	No	$6,586	Portion of vehicle costs for homelessness-related activity and rental of a crane truck for site cleanup.
City-wide Repairs	Yes	Yes	$21,091	Facility repairs across the City that have been directly or indirectly associated with homelessness.
Contracts	Yes	No	$4,681	Security contractor costs to obtain and review security camera footage related to Bylaws or RCMP requests.
Contracts	Yes	No	$35,934	Third party contactor to conduct cleanup of homelessness related sites.
Total – 2025 Enforcement, Clean Up and Repairs			**$941,764**	

Emergency Services

Emergency services including Richmond Fire Rescue (RFR) and RCMP respond to a range of calls for service that relate either directly or indirectly to situations involving individuals experiencing homelessness or locations where individuals experiencing homelessness are known to spend time. In addition to emergency response functions, the RCMP Vulnerable Persons Unit (VPU) and RFR also engage in proactive relationship building, fire prevention and life-safety support and educational outreach and responses in relation to homelessness. The direct costs related to proactive, prevention or monitoring and attendance by either RCMP General Duty Officers or Richmond Fire Rescue attendance at calls with a nexus to homelessness are outlined in Table 3.

Due to the complex nature of Richmond Fire Rescue attendance as first responders to medical calls and the complexity involved in identifying these as attributable to homelessness, the cost of RFR response to medical calls has not been included. The costs attributable to BC Ambulance Services, which is overseen and funded by British Columbia Health Services and the Provincial Health Services Authority, have not been included in these calculations as they are not funded by the City of Richmond.

In addition to the dedicated VPU staff who are engaged in relationship building and proactive response, the VPU oversees the Yankee-30 and Car-67 (formerly FOX-80) programs, which pair police officers with youth probation officers, social workers or mental health professionals to respond to youth and adults who may be experiencing unique issues or a mental health crisis. As these programs respond to a wide-range of situations including broader representation of the Richmond population, the costs of the Yankee-30 and Car-67 programs have not been included below (Table 3).

Table 3: 2025 City-funded Emergency Services

Item	Ongoing Cost	One-time Cost	Amount	Notes
RCMP Vulnerable Persons Unit (VPU)	Yes	No	$985,714	VPU annual operating cost for 5 sworn officers.
RCMP General Duty Officers	Yes	No	$48,126	Attendance at calls documented as having a connection to homelessness (617 in 2025).
Richmond Fire-Rescue – Fire Prevention	Yes	No	$17,316	Costs related to RFR fire prevention engagement and enforcement involving homelessness sites/persons.
Richmond Fire-Rescue – Fire Response	Yes	No	$175,715	Costs related to RFR response to fires involving homelessness sites/persons.
Total – 2025 Emergency Services			**$1,226,871**	

City Grants

The City provides grants to non-profit and faith-based organizations through the Health, Social and Safety Grant Program. In some cases, these organizations are undertaking initiatives that directly or indirectly support individuals who are at risk of experiencing homelessness, are currently without housing or who have experienced homelessness in the past. These initiatives may also support people who are precariously housed or have housing but may experience food insecurity and access to community food programs. Table 4 outlines the funding requested through the 2025 Health, Social and Safety (HSS) Grant Program and additional one-time funding provided by City Council towards applications that could not be fully funded through the grant program.

Table 4: 2025 Health, Social and Safety Grants and One-time Funding

Item	Ongoing Cost	One-time Cost	Amount	Notes
Health, Social and Safety Grants	No	Yes	$35,000	Funding for grants related to homelessness - direct connection – Refuge Church, Mission Possible.
Health, Social and Safety Grants	No	Yes	$83,584	Funding for grants that may relate to homelessness - indirect connection for Food Security.
Grant top up – Refuge Church	No	Yes	$85,000	One-time funding provided by Council to top up the amount awarded through the HSS Grant Program.
Grant top up – Parish of St. Alban's	No	Yes	$26,416	One-time funding provided by Council to top up the amount awarded through the HSS Grant Program.
One-time allocation – The Salvation Army	No	Yes	$20,000	One-time funding provided by Council for its mobile feeding program.
Total – 2025 Health, Social and Safety Grants and One-time Funding			**$250,000**	

Summary of 2025 Homelessness-Related Investment

The City continues to make a significant investment related to preventing homelessness, supporting individuals experiencing homelessness and responding to situations with a nexus to homelessness. The total City investment for 2025 that pertains to this report is summarized in Table 5.

Table 5: Total City Investment with a Nexus to Homelessness for 2025

Item	Ongoing Cost	One-time Cost	Amount	Notes
Prevention and Service Delivery	Yes	No	$1,078,025	This includes primarily ongoing costs.
Enforcement, Clean Up and Repairs	Yes	Yes	$941,764	This includes a combination of ongoing and one-time costs.
Emergency Services	Yes	No	$1,226,871	These are ongoing costs.
Health, Social and Safety Grants and One-time Funding	No	Yes	$250,000	These are one-time costs.
Total			**$3,496,660**	

In addition to the costs incurred in 2025, the City has provided City-owned land for the provision of dedicated homelessness-related services. This also represents a significant investment by the City.

Other Municipalities' Investments Related to Homelessness

A scan of publicly available information on municipal investments in homelessness was completed in an effort to determine the level of funding that other municipalities are spending related to homelessness in their communities. Minimal amounts of information are publicly available. Investments that could be specifically identified supported a range of services for individuals experiencing or at risk of homelessness, grant programs, encampment response and clean up and

investments in affordable or supportive housing. No comprehensive overall municipal investment had been quantified for any of the municipalities identified.

It is also evident that many individual municipalities are engaged in advocacy to the Provincial government in relation to the downloading of costs onto communities and local government. Collaborative advocacy through the Union of BC Municipalities (UBCM) has also been initiated. Details of the current work in this area are outlined below.

2025 UBCM Resolution

The following resolution, which asked for coordination and funding from the Provincial government was brought forth and endorsed at the 2025 UBCM convention:

> *Regional Approach to Homelessness – 2025*
>
> *Whereas homelessness is a complex and multi-faceted challenge that affects communities across BC, rural and urban, and there is a lack of a coordinated regional strategy and insufficient resources worsen this issue, leaving vulnerable populations without adequate housing, and shelter; And whereas concentration of shelter beds and supportive housing can create unsustainable pressure on local resources and services in some communities while leaving other communities underserviced: Therefore it be resolved that UBCM advocate that the provincial government coordinate a regional response to homelessness by increasing funding and resources for supportive housing and shelter initiatives across the province, and foster collaboration and coordination among local government, provincial agencies, First Nation governments, Indigenous organizations, nonprofits, housing authorities, and community members.*

At the 2025 convention, it was endorsed that resolutions that reaffirm existing policy are addressed as follows:

> *The Committee proposes that any resolution that aligns with resolutions already endorsed or not endorsed by the membership should be received rather than put forward for further consideration by the membership. The current intent of the Resolutions Committee is that a 5 year window would be adopted to establish existing policy under this lens.*

At this time, there is no response to the 2025 resolution from the Province however, the first round of responses to UBCM resolutions usually occurs in April or May and the second round usually occurs in June. Staff will provide an update to Council once a response is received.

Next Steps

Continued advocacy to senior levels of government for additional funding to expand housing options, and mental health and substance use supports in Richmond remains critically important. Ultimately, these areas are primarily the responsibility of senior levels of government; however, municipalities, including the City of Richmond, continue to direct significant resources to respond to the impacts of these underfunded areas.

In addition to increased funding for housing and related supports, substantially greater engagement from Provincial ministries responsible for land stewardship and the management of Crown lands and transportation corridors is required. A more coordinated and active role from these ministries in working with the City would support more effective responses to issues occurring on lands under provincial jurisdiction.

Further supports needed for the community include additional shelter and supportive housing options, expanded outreach from other government entities, and increased access to mental health and substance use supports, including detox and treatment services. In order to continue to manage the City's effective response to homelessness, the following additional actions for Council's consideration include:

- Requesting that the Province of British Columbia measurably increase coordination and operational collaboration with the City of Richmond in addressing issues occurring on Crown lands and transportation corridors within the city; and
- Distributing this report to local Members of Parliament and local Members of the Legislative Assembly, including the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs and the Minister of Transportation and Transit.

Financial Impact

None at this time. However, further review of trends and existing service level impacts may identify the need for future one-time or ongoing operating budget requests. Should this occur, any such considerations will be brought forward for Council's consideration.

Conclusion

An integrated, City cross-departmental response to addressing the needs of individuals experiencing homelessness in Richmond is being implemented through dedicated staffing resources, existing operating budgets and, on occasions, additional one-time funding. The quantifiable direct and indirect City investment related to homelessness prevention, service delivery, enforcement, clean up and repairs in 2025, as outlined above, totalled $3,496,660.

Further advocacy to senior levels of government, which are primarily responsible for the areas of homelessness, housing, and mental health and substance use, continues to be critically important to support the City's significant investment towards these areas to ensure the livability of the city for all residents.

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

Geoffrey Bramhill
Manager, Community Bylaws Operation
(604-276-4136)

8348538

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 25, 2026
From:	Joshua Reis Director, Development	**File:**	RZ 25-015421 AG 25-016791

Re: **Application by Stephen Easterbrook for an Agricultural Land Reserve Non-Adhering Residential Use and Rezoning at 17720 River Road from "Agriculture (AG1)" Zone to "Agriculture (AG3)" Zone**

Staff Recommendations

1. That the application by Stephen Easterbrook for an Agricultural Land Reserve Non-Adhering Residential Use to allow full-time farm labour accommodation at 17720 River Road be forwarded to the Agricultural Land Commission; and

2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10733, for the rezoning of 17720 River Road from "Agriculture (AG1)" zone to "Agriculture (AG3)" zone to permit full-time farm labour accommodation, be introduced and given first reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:jh
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Engineering	☑	

8218100

Staff Report

Origin

Stephen Easterbrook (Easterbrook Milling Co Ltd.) has submitted an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 25-016791) and a rezoning Application (RZ 25-015421) to rezone the parcel at 17720 River Road from the "Agriculture (AG1)" zone the "Agriculture (AG3)" zone to allow an existing secondary residential structure (referenced as the original dwelling within this report) on the property to be used for full-time farm labour accommodation. A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by two single-family dwellings, and an active farm operation and is currently constructing a 3,875 m^2 poultry barn to transition the main egg processing operation from the adjacent property to the subject site.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is found in Attachment 2.

Surrounding Development

To the North: Across River Road, a lot zoned "Agriculture (AG1)" and the foreshore and north arm of the Fraser River.

To the South: Across a railyard, properties zoned "Agriculture (AG1)" with active agricultural uses.

To the East: Agricultural operation on an approximately 7.5-acre (3.0 ha) property zoned "Agriculture (AG1)" associated with the subject property and operated by the applicant. The property is owned by the Vancouver Fraser Port Authority (federal jurisdiction) and leased to the applicant for farming purposes.

To the West: Properties zoned "Agriculture (AG1)", fronting River Road.

Background

There have been a number of recent City approvals and permits issued for the subject property since 2020. The owner has changed and amended their plans over time, based on the evolving needs of their family and farm operation.

New Farmhouse Development Permit (DP 19-876647)

The owner had previously applied for and received a Development Permit (DP) (DP 19-876647) which was issued on September 14, 2020. This DP included Environmentally Sensitive Area (ESA) compensation for the new residential structure, and included a variance to increase the maximum height for the single detached housing from 9.0 m to 11.5 m and to increase the maximum farm house footprint from 60 per cent to 72 per cent of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers.

As part of this application, a legal agreement was registered on Title requiring the demolition of the original dwelling unit prior to receiving final occupancy of the new residential structure. The original dwelling unit has not been removed, and this requirement is being held in abeyance while the current NARU and rezoning application, which seeks authorization to use the original dwelling unit for farm labour accommodation, is under consideration.

A separate legal agreement was registered on Title, which specified the terms of the occupancy for the secondary suite. The applicant has identified the desire to have family members live within the secondary suite contained in the new residential structure. The applicant has indicated that these family members will be employed on the farm in the future. The covenant registered on Title regarding the terms of occupancy permitted the owners' immediate family to reside in the secondary suite, as the farm operation is a multi-generational family business. The applicant's intent is consistent with the legal agreement registered on Title.

In addition, through the application, an ESA covenant was registered on Title that restricts occupancy until the ESA works as approved are completed. The applicant has not completed the ESA compensation that was approved and has indicated their intent to amend the compensation package. Any change to the compensation plan would be required to be considered through a separate future development application.

Watercourse Crossing Permit (DX 20-920917)

In 2020, the owner applied to the City for a new watercourse crossing permit (DX 20-920917), which crosses the Riparian Management Area (RMA) located on the north of the property. The crossing was provided for farm access, as well as to provide access to the new residential structure. As part of approval for the new watercourse crossing, the applicant had agreed to remove the old watercourse crossing (leading to the original dwelling). The old crossing has failed (partial culvert collapse) and is no longer functioning as designed. The new watercourse crossing was permitted, and it has been constructed, but the old watercourse crossing has not been removed. The applicant now wishes to use the original crossing for access to the original dwelling, as it leads directly to the original dwelling and the retention of the crossing minimizes further disturbances to both the ESA and RMA on site. Retention of the old watercourse crossing is considered as part of the subject NARU and rezoning application and should the NARU and Rezoning application be endorsed, the applicant is required to enter into a City work order to repair the watercourse crossing.

New Agricultural Barn Development Variance Permit (DV 25-015419)

The farm operation has historically operated over the subject parcel and the adjacent parcel at 17740 River Road. 17740 River Road is a property leased by the Applicant, with the lease terminating in 2027. With no certainty of a lease extension on the property, the applicant is preparing to transition the farm operation to 17720 River Road.

In June 2025, the owner applied to construct a 3,875m^2 poultry barn on the subject property to generally expand egg production and replace the existing barn located at 17740 River Road, which is reaching the end of its useful life cycle.

The City issued a Development Variance Permit (DVP) (DV 25-015419) on July 28, 2025, to permit an increase in the cumulative lot coverage for agricultural buildings with impermeable surface flooring from 750 m^2 to 3,875m^2 to facilitate construction of a poultry barn on the subject site. The DVP was fast-tracked, in accordance with Council policy and the City's Zoning Bylaw, respecting the construction of concrete structures and promotion of soil-based agriculture for any agricultural building proposing concrete floorings over 750 m^2 in area. A Building Permit (BP) for the foundation of the structure was issued on September 26, 2025.

Related Policies & Studies

Official Community Plan/Farming First Strategy

The subject site is designated "Agriculture (AGR)" in the Official Community Plan (OCP), which includes those areas where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with this designation.

The City's OCP and Farming First Strategy identifies that seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the ALR.

This application is for year-round farm labour accommodation, as the rearing of layer hens and egg production is not seasonal in nature. However, the proposal is generally consistent with the spirit of existing policy supporting farm labour accommodation, and the applicant will be held to the same standard as required for seasonal farm labour accommodations.

Food Security & Agricultural Advisory Committee

The proposal was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on November 26, 2025. An excerpt from the November 26, 2025, FSAAC meeting minutes is provided in Attachment 3.

Public Consultation

In accordance with the City's Early Public Notification Policy 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property. Public notification is not required for the application to the Agricultural Land Commission (ALC).

Should the Planning Committee endorse the application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500.

Prior to final adoption of the zoning text amendment bylaw, the applicant is required to pay the cost associated with mailing the Notices of Public Hearing, consistent with the City's consolidated Fees Bylaw No. 8636, as amended.

Analysis

Application to the Agricultural Land Commission

The purpose of the application to the ALC is to allow the original dwelling (generally located in the northwest corner of the subject property) to be used for full-time farm labour accommodation. The application contemplates the ability to move the old dwelling or construct a new dwelling for farm labour in the future. As per the *ALCA,* agricultural land may have no more than one residence per parcel unless permitted by the Commission or the regulations. The ALR Use Regulations permit an additional residence if certain conditions are met. The City's "Agriculture (AG3)" zone permits an additional dwelling for seasonal farm labour accommodations, provided the accommodation is necessary for the farm operation and meets all requirements of the AG3 zone. If an owner wishes to construct an additional residence not permitted by the regulations, the owner must submit a NARU application to the ALC. The *ALCA* also states that the Commission must not grant permission for an additional residence unless the additional residence is necessary for farm use. In considering whether an additional residence is necessary for farm use, the Commission will assess the scale and intensity of the farm operation.

ALC approval of the NARU application is required prior to final adoption of the rezoning bylaw.

Farm Operation

The farming operation includes organic egg production and the rearing of organic egg layer hens, and the applicant has provided evidence that the site is classified as a farm under the BC Assessment Act. The owner has recently received approvals and a BP to construct a 3,875m^2 barn for the purposes of rearing 14,000-layer hens for egg production. The applicant has identified the need to have farm labourers reside on site who can be available to respond to issues immediately. Delays in response times can lead to disruptions in egg production and potentially lead to the death of layer hens.

The farm operation includes a total of three full-time employees, including the owner, the owner's partner and one full-time domestic employee. The applicant intends to transition the farm operation to his daughter in the future. The owner also hires seasonal part-time workers when and as necessary, who live off-site. The applicant has identified that they employ domestic workers when available but have also retained temporary foreign workers under Immigration Canada's Foreign Worker Program when required.

The subject property is 1.93 ha (4.76 ac) in area. This egg production facility functions similar to a large-scale farming operation, and the applicant has provided a letter from an Agrologist (Attachment 4) identifying the need for additional full-time accommodations to support the existing egg production operations.

The applicant had demonstrated a need for a secondary dwelling unit for the sake of full-time farm labour, and staff have no concerns with a proposed future location, if the structure needs to be relocated.

On-Site Farm Labour Accommodation

There are two existing residential structures on site. A new single-family residential structure with a secondary suite has been constructed but has not received final occupancy.

In addition to the new residential structure, there exists the original dwelling. Currently, the owner reports that there is a family of three living in this building, with the father and son being employed at the farm. The original dwelling is approximately 113 m^2 (1,216 ft^2) in total floor area, with 65 m^2 (700 ft^2) used for living space and 48 m^2 (516 ft^2) for a garage. The garage is used for storage of farm equipment. As part of the previously approved DP issued on site, a legal agreement was registered on Title requiring the removal of the original dwelling prior to receiving occupancy of the new residential structure. Prior to rezoning bylaw adoption, this agreement is required to be discharged from title and securities released back to the applicant.

At the time of the previous DP, the City also registered a no-build covenant which restricts development, including the construction of new buildings or structures, within the front 16 m of the site. This covenant was registered as a means of ensuring any development of the property would not conflict with future diking improvements and raising to be constructed by the City.

During a joint inspection by Richmond Fire-Rescue and Building Approvals, a number of non-permitted construction or renovations were identified within the original dwelling, including:

- An enclosed patio washing machine area, including plumbing for the washing machine;
- Removal of a wall between the utility room and kitchen; and
- Wood frame closet containing a hot water tank.

Prior to Rezoning adoption, the applicant will be required to apply for BPs in order to have the works approved and inspected or remove all unauthorized construction. Modification of the existing no-build covenant, which restricts development within the front 16 m of the site, will need to be modified to permit the works requiring permits, as well as to permit ongoing maintenance of the original dwelling, and works on the watercourse crossing discussed in the section below.

As the original dwelling is located in the proximity of the future dike, there is the possibility that the original dwelling may need to be relocated or removed in the future to accommodate future dike works by the City. The applicant has identified a proposed general future location (Attachment 5) and seeks to gain approval from both the City and ALC for this alternative general location if the existing structure is relocated to accommodate the future dike works. The proposed future location of a structure, if required, would need to comply with all zoning and ALC regulations.

Rezoning Application

The City's "Agriculture (AG1)" zone limits the number of residences to one residence per parcel. The City's "Agriculture (AG3)" zone allows seasonal farm labour accommodation, in addition to the principal residence. This proposal includes rezoning the subject site from "Agriculture (AG1)" to "Agriculture (AG3)" and provides a site-specific exception to permit full-time farm labour accommodation.

The "Agriculture (AG3)" zone includes a number of provisions related to seasonal farm labour, including requiring a minimum farm operation size of 8.09 ha. This provision was included to ensure that additional residences are targeted for large-scale farming operations where additional farm labour accommodations are necessary. Although the subject parcel falls below the minimum site size typically required to support a sufficiently sized farming operation that would justify the need for an additional residential structure, the applicant has demonstrated that egg production is a unique farming operation which can be concentrated on a smaller area than typical soil-based agriculture.

The proposed amendment would permit full-time farm labour accommodation on the site in a dwelling of up to 116.2 m^2 (1,250 ft^2), generally consistent with the size of the original dwelling unit.

A legal agreement is required to be registered on Title prior to final adoption of the rezoning bylaw to secure the following requirements as identified in the AG3 zone. The site and improvements must:

- Adhere to all relevant components of the Building Code and the City's Building Regulation;
- Are subject to inspections by the City during any 12-month period to ensure that occupation is in compliance with the regulations;
- Remove all areas used for farm labour accommodation when these are no longer required by the farm operation, and the site must be restored to its original, pre-development state; and
- Commitment to the removal of the farm labour accommodations and restoration of the property to its original state are to be the sole responsibility of the property owner.

Financial Impact

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

Conclusion

Stephen Easterbrook (Easterbrook Milling Co Ltd.) has submitted an ALR NARU application (AG 25-016791) and a rezoning application (RZ 25-015421) to allow the original dwelling to be used as a farm labour accommodation at 17720 River Road, and to gain permission for an alternative location if the original dwelling needs to be moved, or replaced in the future.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

The proposal complies with the spirit of applicable City's policies and land use designations contained in the OCP relative to agricultural use and intent.

On this basis, it is recommended that the ALR NARU application be forwarded to the ALC and that Richmond Zoning Bylaw 8500, Amendment Bylaw 10733 be introduced and given first reading.

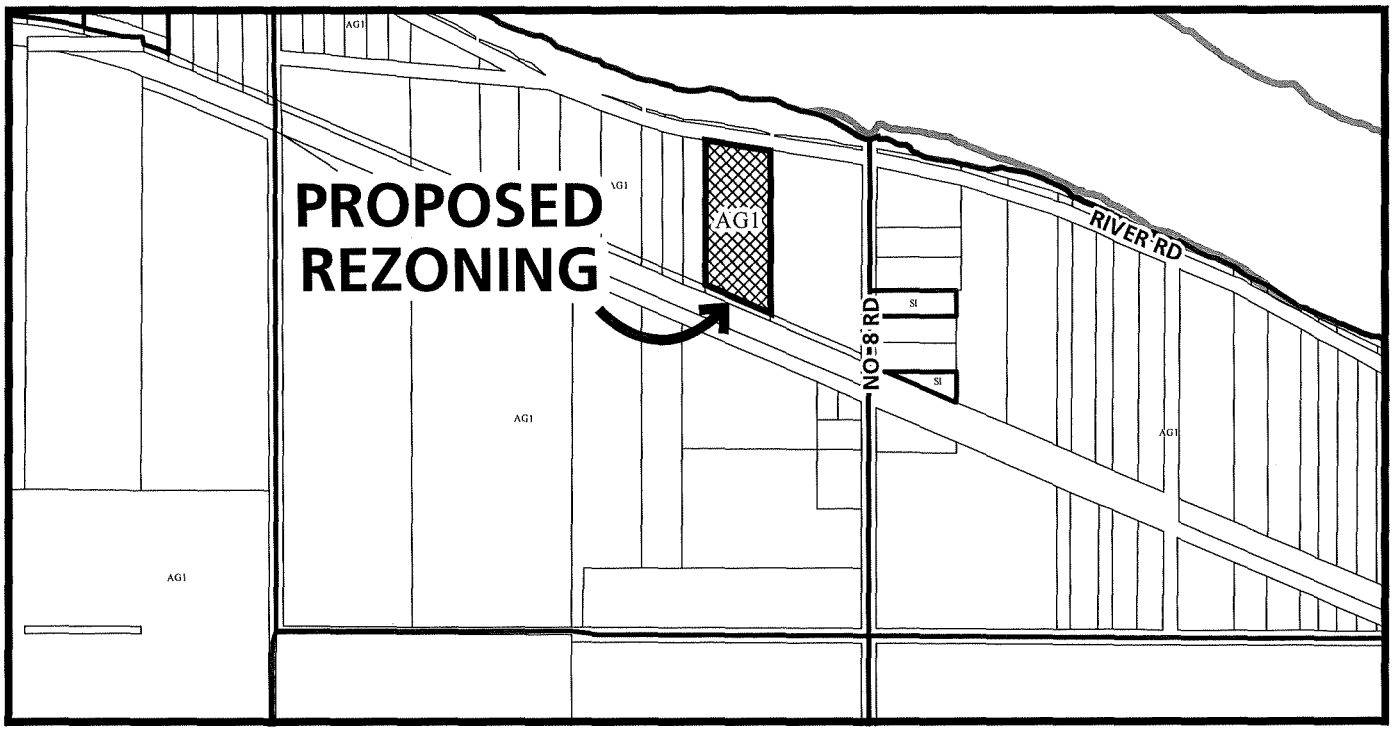
James Hnatowich

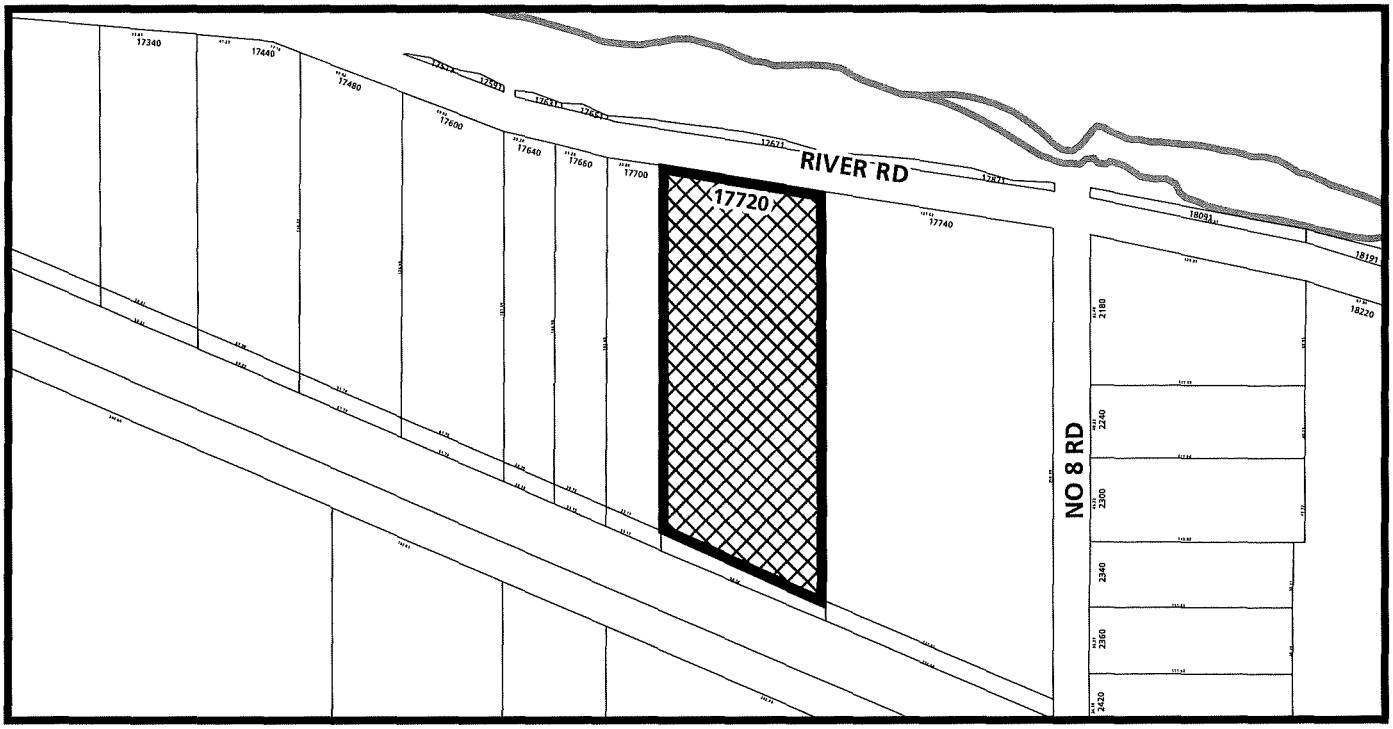
James Hnatowich
Planner 1
(604-247-4911)

JH:cas

Att. 1: Location Map
2: Development Application Data Sheet
3: Excerpt from the Meeting Minutes of the FSAAC (November 26, 2025)
4: Agrologist Letter
5: Proposed General Location of Future Structure
6: Rezoning Considerations

City of Richmond



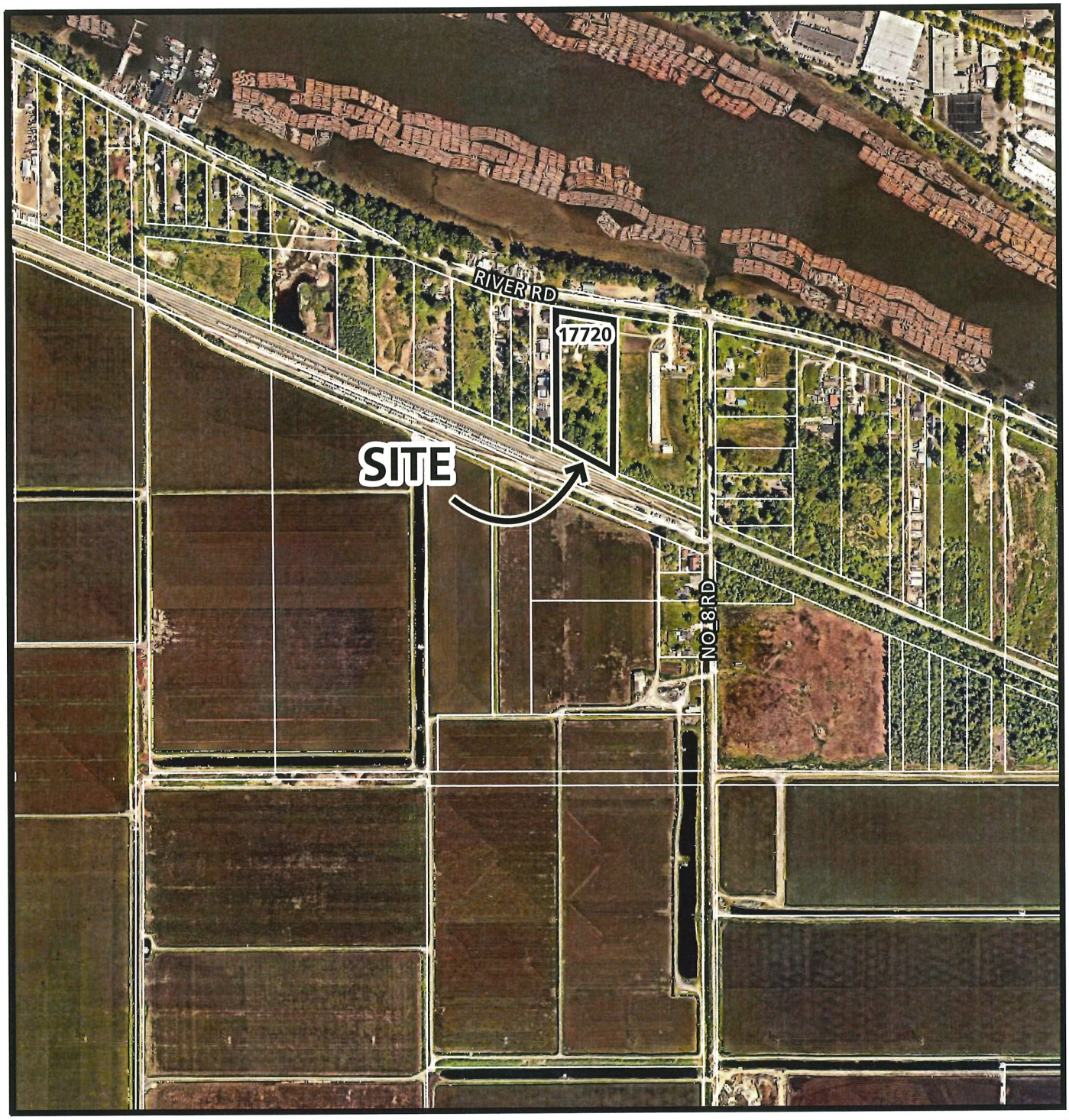


RZ 25-015421

Original Date: 05/27/25
Revision Date:

Note: Dimensions are in METRES

City of Richmond



RZ 25-015421

Original Date: 06/05/25
Revision Date:

Note: Dimensions are in METRES

City of Richmond



AG 25-016791

Original Date: 12/11/25
Revision Date: 12/11/25

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 25-015421/ AG 25-016791 **Attachment 2**

Address: 17720 River Road

Applicant: Stephen Easterbrook

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Easterbrook Milling Co. Ltd	No Change
Site Size (m^2):	19,263 m2 (4.76 ac / 1.93 ha)	No Change
Land Uses:	Single-family residential and agriculture	Single-family residential, agricultural, and farm labour accommodation
Zoning:	Agriculture (AG1)	Agriculture (AG3)
OCP Designation:	Agriculture (AGR)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Location of farm labour accommodation	On the same lot as an existing single detached housing	Complies	None
Number of Farm Labour accommodation structures	Max 1	1	None
Floor Area- Building	Max. 400 m^2	Complies	None
Floor Area- Occupant	Min. 10 m^2 per occupant	Complies	None
Density, setbacks, and height:	Consistent with single detached housing requirements	Complies	None

City of Richmond

Minutes

Excerpt from the Meeting Minutes of the Food Security and Agricultural Advisory Committee (FSAAC)

Held Wednesday, November 26, 2025 (7:00 pm)
Microsoft Teams

Non-Adhering Residential Use (NARU) and Rezoning Application

James Hnatowich, Policy Planning, introduced the proposal and provided the following comments:

- The ALR Use Regulation permits an additional residence on ALR land in circumstances where certain conditions are met. If an owner wishes to have an additional residence not permitted by the regulations, the owner must make a NARU application to the Agricultural Land Commission (ALC). That is the case for this application.
- The applicant had previously agreed to demolish an existing structure located on site, as part of a Development Variance application for a new residential structure located on the parcel.
- The applicant is now proposing to retain the existing residential structure located on site to be used for full time farm labour. As per the Official Community Plan, seasonal farm labour accommodations, as an additional residential use, may be considered provided they are required for the farm operation. There is no policy to support full time farm labour, however, staff feel the spirit of existing regulations is to consider additional dwelling units provided they are necessary for the farm operation.
- The "Agriculture (AG3)" zone permits an additional residential structure if used as a seasonal farm labour accommodation. However, the "Agriculture (AG3)" zone requires the farm operation to be a minimum size of 8.09 ha, exceeding the size of the applicant's farm operation. The size restriction was established to ensure that additional residences for farm labour are considered for large farming operations which require on site labour accommodations.
- Staff are seeking input from FSAAS on the use of the additional residence as farm labour accommodation, as it related to the proposed farm operation.

The applicant, Stephen Easterbrook, provided a presentation on the application identifying:

- The farm operation includes a new barn for 14,000 hens to replace the previous hen barn which housed 8,000 hens.
- The applicant and wife are to live in the new residential structure. The applicant's daughter, who intends to take over the farming operation, will live in the secondary suite in the new residential structure, which is consistent with what was agreed to in the processing of the previous Development Variance permit for the new house.

- The older residence is currently occupied by farm workers and will continue to be occupied by farm workers.
- Livestock operations are intensive operations, which require constant monitoring. Delays in response times not only can lead to disruptions in production, but the death of livestock.
- Livestock operations involve a smaller footprint than other forms of farming, and size of parcels for livestock operations are not indicative of the need for additional labour.
- An Agrolgoist report was completed identifying that there is a real need to have additional labourers residing on site and justifies the need for the additional labour accommodation.

In response to questions from FSAAC members, the applicant provided the following comments:

- While egg production is a year-round activity, there are seasonal fluctuations in the farm operation as well, such as flock turn-over and strawberry production.
- Currently the labourers at the farming operation include the applicant and wife, one full time worker, and three part time workers.

FSAAC members commended the applicant for continuing the farm operation within the family and identified challenges in getting and retaining farm labourers.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the proposal for a Non-Adhering Residential Use and Rezoning application for an additional structure to be used for farm labour at 17720 River Road.

Carried Unanimously

PROPOSED SITE PLAN OF POULTRY BARN ON LOT 14 EXCEPT: PART ON SRW PLAN 71683; SECTION 24 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 52095

Attachment 4

ADDRESS: 17720 RIVER ROAD

FIELD SURVEY COMPLETED SEPTEMBER 10, 2025

PID: 004-962-796

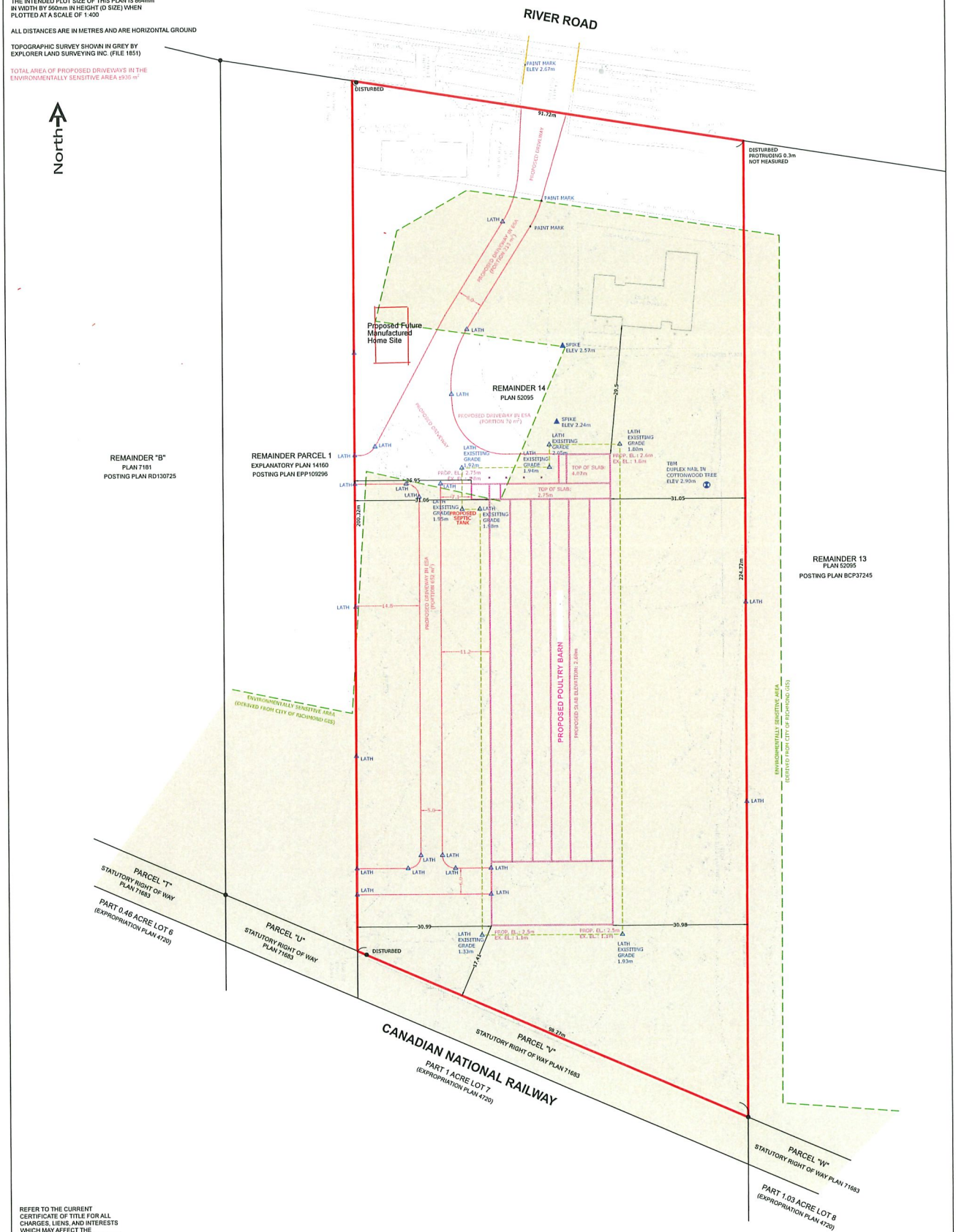
0 4 24 44
Metric 1:400

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:400

ALL DISTANCES ARE IN METRES AND ARE HORIZONTAL GROUND

TOPOGRAPHIC SURVEY SHOWN IN GREY BY EXPLORER LAND SURVEYING INC. (FILE 1851)

TOTAL AREA OF PROPOSED DRIVEWAYS IN THE ENVIRONMENTALLY SENSITIVE AREA ±935 m²



REFER TO THE CURRENT CERTIFICATE OF TITLE FOR ALL CHARGES, LIENS, AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THIS PROPERTY.

Notes:
- This plan has been prepared based on Land Title and Survey Authority Records and a field survey
- This plan is intended for City of Richmond bylaw compliance and for the exclusive use of Neels Construction
- Offset dimensions shown are to exterior of proposed foundation forms, perpendicular to property lines.
- Elevations are geodetic, referenced to the Canadian Geodetic Vertical Datum 1928 (CGVD28GVRD2018) derived from GNSS RTK ties to GCM714972 with a published elevation of 1.541m
- This plan shall not be used to define property lines and/or property corners
- Ambit Land Surveying Ltd. and signatory accept no responsibility for and hereby disclaim, all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance up this plan beyond its intended use.

AMBIT LAND SURVEYING LTD
Box 621 2-7384 Pioneer Ave
Agassiz, BC, V0M 1A0
o: 604.491.8008
www.ambitsurveying.com

FILE 25787SK

CERTIFIED CORRECT
SEPTEMBER 18, 2025

CORNELIS W KERKHOFF, BCLS 1013

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

© Ambit Land Surveying Ltd. 2025

CNCL- 230

AGROLOGIST LETTER

17720 River Rd, Richmond

FOR:

Stephen Easterbrook

Easterbrook Milling Company Ltd.

BY:

Assisi Agrology

788 Ironwood Place

Victoria, BC V8Y 0A2

November 11, 2025

AGROLOGIST LETTER

17720 River Rd, Richmond

Easterbrook Milling Company Ltd (Stephen Easterbrook, Director) has retained Assisi Agrology to prepare an agrologist's letter which offers a professional opinion on using the existing older residence at 17720 River Road as a farm worker residence while the property is rezoned from an AG-1 to an AG-3.

This letter will 1) provide background information about the current farm operations, 2) consider the decision-making criteria outlined in ALC Policy L-26[1], and 3) provide specific recommendations concerning the residence at 17720 River Road.

1 Background Information

1.1 Farm Operation

The operation is an organic egg farm operating on 12.75 acres. The farm currently has about 8,000 birds and produces about 2,300,000 eggs per year, which are sold to Golden Valley Eggs and to the public at the Rabbit River Farms roadside stand. The farm has also diversified into producing strawberries and vegetables (cucumbers, red russian garlic, and squash) using organic management techniques, which are also sold primarily at the farm gate. The poultry in the existing operation are kept in a 16,000 square foot quonset which has been fitted with nest boxes, watering lines, ventilation air ducts, air conditioning system, feed tracks, and a manure-collecting conveyor belt (Figure 1). These are monitored by a computer, but in the event of any malfunctions with the above systems, an alarm is immediately sent to the farm worker on call who must be available 24/7 to respond. If a malfunction in any of the above systems was not dealt with in a timely manner, this could stop egg production by disrupting the chicken ovulation cycle, or lead to death of the hens.

The farm is currently being operated by three full-time employees: the owner, the owner's wife, and one full-time domestic employee. In addition, seasonal part-time workers are employed. Their daily responsibilities include: egg collection, inspection of the barn and birds, inspecting and running the manure conveyor belt, checking water and feed lines for clogs or leaks, night barn closings, and miscellaneous record-keeping. As mentioned above, the employee currently on duty is also responsible for repairing the barn systems in the event of a malfunction.

The parcel is classified as a farm under the BC Assessment Act. The operation is currently undergoing expansion: a new poultry barn is being built which will bring the total capacity of the operation from 8,000 birds to 14,000. This expansion began after the farm was alloted additional supply management quota for laying hens.

1. Agricultural Land Commission. *Policy L-26: Non-Adhering Residential Use Applications for Housing in the ALR*. URL: https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_policy_l-26_-_non-adhering_residential_use_applications.pdf.

CNCL- 232



(a) Poultry barn quonset.



(b) Inside of the poultry barn quonset.



(c) Feed hopper and feed conveyor mechanism.



(d) Manure belt mechanism.

Figure 1: Photos of the current poultry barn and poultry operation.

1.2 Farm Worker Residence

The farm has two residences on the property: a principal residence, including secondary suite, where the owner and his family live, and an additional pre-exisitng older residence which will be referred to as the "farm worker residence" (Figure 2). This letter is in reference to the farm worker residence.

The farm worker residence is currently occupied by a family of three, where the father and son perform farm work. The farm worker residence is planned to house full-time farm workers as long as the farm is running. The principle residence will continue to be occupied by the owner and his wife after they retire from operating the farm. The secondary suite will continue to be occupied by the daughter and future family when she takes over the farm operation.

The farm worker residence has 703 square feet of living space plus 520 square feet of garage which is used for storage of farm equipment. The residence is built on a concrete foundation with a crawlspace, and no basement. The residence adheres to City of Richmond setback requirements (the setback from the front lot line to the rear side of the farm home plate should not be more than 75 meters).[2]



Figure 2: Farm worker residence at 17720 River Road.

2. City of Richmond. *BUILDING-28: Size Limitations and Farm Home Plate Requirements for Residential Developments in an AG1 Zone*. July 11, 2025. URL: https://www.richmond.ca/__shared/assets/building-2847560.pdf.

2 Decision-Making Criteria from ALC Policy L-26

2.1 Has the scale and intensity of the farm operation exceeded the labour capacity of the owner? What is the rationale for (additional) farm labour requirements based on the agricultural operation?

The owner of the farm has expressed to Assisi Agrology that he believes the intensity of the farm operation has exceeded his labour capacity. The owner is 69 years old, and him and his wife plan to retire from the farm soon. The farm will be handed to his daughter to take over. Prior to this hand-off, the owner wishes to train his daughter and their full-time staff to manage the farm as he has done successfully for over 30 years. The owner hopes to hire additional full-time farm workers to help smooth the transition after he retires.

After the construction of the new barn has been completed and 6,000 additional birds are added to the flock, the owner and his wife will retire from their current roles. Consequently there will be a requirement for up to two additional farm workers to manage the additional livestock.

2.2 Is the total floor area necessary for farm use?

Yes. The current farm worker house provides enough space for the required amount of permanent full-time farm workers. The house can comfortably fit one family, which is the minimum floor space required to attract and house one to two domestic full-time farm workers, which are required for the farming operation.

2.3 Is there a clustering of non-agricultural uses to limit the fragmentation of ALR land?

Yes. The two residences are clustered in the north-west corner of the property. They are both positioned near River Road, and are both also next to the farm roads. Additionally, the farmworker residence is positioned in the riparian area, which is an area that is not well suited for agricultural production. The farm worker residence at 17720 River Road is currently positioned perfectly to cluster non-agricultural uses.

2.4 Are there any commodity-specific reasons for the siting of the building?

Yes. The farm workers are required to live on or very close to the property because they must quickly respond to emergency break-downs in the poultry barn, otherwise production may be disrupted.

3 Recommendations

In addition to the above criteria, some other considerations present themselves:

1. The existing farm worker residence is required to support the farm operation and future growth.
2. If the farm worker residence is demolished, this increases the risk of degradation of the agricultural soils around the building footprint due to the side-effects of the demolition process itself (e.g. soil compaction by heavy equipment, or accidental deposition of construction debris into the soil).
3. Having the ability to provide farm worker accommodations is essential to the owner's strategy for attracting, training, and retaining full-time workers to the farm.
4. Additionally, providing housing to temporary foreign workers is a mandatory requirement of the Immigation Canada (IRCC) farm worker permit program. The farm employs domestic workers when available but also retains foreign workers under under Immigation Canada's Foreign worker program when necessary.

Based on the criteria presented in section 2, as well as the additionl considerations above, it is the professional recommendation of Assisi Agrology that the residence at 17720 River Road is not demolished or decommissioned, but rather kept as farm worker residence for Easterbrook Milling Company Ltd (producing organic eggs for the Rabbit River Farms brand which are sold to retail operations in BC, Alberta and the Territories).

If there are any questions about the statements and/or recommendations contained in this report, please contact the undersigned authors.

Sincerely,

Francis Durnin-Vermette, M.Sc., A.Ag.

BRITISH COLUMBIA 3512 Tishtaar Titina PAg. INSTITUTE OF AGROLOGISTS

Tishtaar Titina, M.Sc., P.Ag.

City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 17720 River Road **File No.:** RZ 25-015421/ AG 25-016791

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10733, the developer is required to complete the following:

1. **(ALC Approval)** Agricultural Land Commission (ALC) Approval of the Non-Adhering Residential Use Application.
2. **(Building Permit Application*)** Apply for one or more Building Permits to address the existing unauthorized works within the building to the satisfaction of the Director, Building Approvals, including, but not limited to the following:
   a) Enclosed patio wash machine area, including plumbing for the washing machine;
   b) Removal of the wall between the utility room and kitchen;
   c) Wood frame closet containing a hot water tank;
3. **(Modification of No Build Covenant)** Amend the existing No Build Covenant CA8395530 to permit the existing building to be maintained and repaired as may be required for the purposes of maintaining the building for farm labour accommodation purposes and together with the maintenance of the private watercourse crossing.
4. **(Discharge of Demolition Covenant)** Discharge of the Demolition Covenant CA8395527. Any bonding and/or securities secured via the covenant will be returned to the applicant.
5. **(Farm Labour Covenant)** Registration of a legal agreement on Title ensuring the following requirements as identified in the AG3 zone:
   a) Must adhere to all relevant components of the Building Code and the City's Building Regulation;
   b) Subject to inspections by the City during any 12 month period to ensure that occupation is in compliance with the regulations;
   c) Does not need to be removed when not occupied by farm labour if the use is required on an ongoing, annual basis for the agricultural purpose of the farm operation;
   d) If no longer required for the farm operation, all area used for farm labour accommodation must be removed and restored to its original state; and
   e) Costs of removal of the farm labour accommodation area and restoration to its original state are to be the responsibility of the property owner.
6. **(City Work Order)** At the developers cost, via City Work Order, design and construct/ install works as stipulated by Transportation and Engineering, including:
   a) Storm Works:
      (1) At Developers cost, the developer is required to:
         (a) As per File Letter 6045-07-02 dated September 23, 2013, and section 7 of the City's Watercourse Protection and Crossing Bylaw 8441, replace the existing collapsed privately owned culvert crossing located at the northwest corner of the development site at the River Road frontage.
         (b) A watercourse crossing permit is required for the removal and reinstatement of the existing collapsed privately owned culvert crossing located at the northwest corner of the development site. A watercourse crossing permit application shall be submitted to the City prior to the adoption of the Rezoning.
      (2) The City will:
         (a) Cost share 80% of the replacement of the existing collapsed private owned culvert crossing located at the northwest corner of the development site at River Road frontage. The cost sharing will be funded through the Development Coordinated Works (DCW).
   b) General Items
      (1) At Developer's cost, the Developer is required to:

Initial: _____

(a) Not encroach into City right-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into right-of-ways must be reviewed by the City's Engineering Department.

(b) Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(S), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, pilling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

7. **(Fees)** Payment of all fees required for the giving of notice of Public Hearing consistent with the City's Consolidated Fees bylaw.

Prior to receiving occupancy of the new residential building associated Prior to receiving occupancy of the new residential building associated with Development Permit (DP19-876647)

1. Schedule a Joint Inspection with Richmond Fire and Rescue and Building Approvals, and receive approval for a Building Check, Gas Check, and Plumbing Check.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed Conditions on File)

Signed Date

City of Richmond

Bylaw 10733

Richmond Zoning Bylaw 8500 Amendment Bylaw 10733 (RZ25-015421) 17720 River Road

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 **"AGRICULTURE (AG3)".**

   P.I.D. 004-962-796, Lot 14 Except: Part on SRW Plan 71683; Section 24 Block 5 North Range 5 West New Westminster District Plan 52095

2. Richmond Zoning Bylaw 8500 is amended by:

   a) Inserting the following as a new Section 14.1.11.18 (Other Regulations) in the Agriculture (AG3) zone and renumbering accordingly:

   "The following are **site**-specific **zone** regulations for the purposes of accommodating a an additional **principal dwelling unit** for full time farm labour accommodation, applicable only to the **lot** located at:

   P.I.D. 004-962-796, Lot 14 Except: Part on SRW Plan 71683; Section 24 Block 5 North Range 5 West New Westminster District Plan 52095

   a) the **site** is zoned AG3;
   b) the **lot** is located in the Agricultural Land Reserve;
   c) the **lot** is designated for 'agriculture' in the General Land Use Map contained in the **Official Community Plan;**
   d) the **lot** is classified as 'farm' under *BC Assessment Act*;
   e) is subject to approval granted by the Agricultural Land Commission, in accordance with the *Agricultural Land Commission Act* (as amended);
   f) only one additional **principal dwelling unit** is permitted, subject to all regulations relating to **density**, minimum and maximum **yards**, and **height**;
   g) an additional **principal dwelling unit** used for full time farm labour accommodation shall not exceed 116.2 m^2;
   h) an additional **principal dwelling unit** may be located further than 50.0 m but no more than 95.0 m from a constructed public **road abutting** the property;

i) a **building** used for full time farm labour accommodation must adhere to all relevant components of the *Building Code* and the **City's** Building Regulation bylaw;
j) a **lot** that contains a building used for full time farm labour accommodation is subject to inspections by the **City** during any 12-month period to ensure that occupation is in compliance with the regulations contained in this **zone**; and,
k) if full time farm labour accommodation is no longer required for the **farm operation**, all **buildings** used for full time farm labour accommodation must be removed and the land restored to its original state.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10733".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
J H
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 23, 2026
From:	Joshua Reis Director, Development	**File:**	TU 26-002761
Re:	**Application by Leslie Gordon for a Temporary Commercial Use Permit at 7791 Steveston Highway**		

Staff Recommendations

1. That the application by Leslie Gordon for a Temporary Commercial Use Permit for the property at 7791 Steveston Highway, to allow "retail, second hand" as a permitted use, be considered for a period of three years from the date of issuance; and

2. That this application be forwarded to the May 19, 2026, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.

Joshua Reis
Director, Development
(604-247-4625)

JR:mt
Att. 2

REPORT CONCURRENCE
CONCURRENCE OF ~~GENERAL~~ MANAGER

Staff Report

Origin

Leslie Gordon, as authorized by the owner, Conway Richmond Ltd., has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow "retail, second hand" as a permitted use at 7791 Steveston Highway to facilitate an antique shop in a portion of the existing building. A location and aerial map are provided in Attachment 1.

The subject site is currently zoned "Neighbourhood Commercial (CN)", and contains a tenanted, two-storey, multi-unit commercial building with surface parking for 25 vehicles.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North and West:	A three-storey strata apartment complex, zoned "Low Density Low Rise Apartments (RAL1)" and designated in the Official Community Plan (OCP) as "Arterial Connectors - Tier 1".
To the South:	South Arm United Church, zoned "Assembly (ASY)", located within the Agricultural Land Reserve and designated in the OCP as "Agriculture".
To the East:	A vacant lot, zoned "Gas and Service Stations (CG2)" and designated in the OCP as "Arterial Connectors - Tier 2". The lot is currently the subject of a pending Development Permit application to construct a new gas and service station (DP 21-928686).

Related Policies & Studies

Official Community Plan

The OCP allows TCUPs to be considered in areas designated for Industrial, Mixed Employment, Commercial, Mixed Use and Agricultural uses (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and the surrounding area. The subject site is designated as "Arterial Connector, Tier 2", which allows for commercial uses and local-serving amenities. The proposed temporary commercial use for "retail, second hand" is consistent with the OCP's land use designation and applicable policies.

Richmond Zoning Bylaw 8500

The subject site is zoned "Neighbourhood Commercial", which permits a range of commercial retail uses. The TCUP would allow "retail, second hand" as a temporary permitted use for a period of three years, which is generally compatible with the commercial uses currently permitted on site. "Retail, second hand" describes a facility for the retail sale of second-hand or used household goods, including but not limited to the resale of antiques, as proposed by the applicant. "Retail, second hand" does not include commercial uses such as retail pawnshops, the sale of used vehicles or garage sales.

Local Government Act

The *Local Government Act* states that TCUPs are valid until the date the permit expires or three years after issuance, whichever is earlier. An application for one extension of the permit may be made at the discretion of Council for up to three additional years.

Public Consultation

Notification signage has been installed on site. Staff have not received any comments from the public about the TCUP application in response to the on-site signage or early notification mail-out. Should Council endorse the staff recommendation, the application will be forwarded to a Public Hearing on May 19, 2026, where any area resident or interested party will have an opportunity to comment.

Analysis

Proposed Use

The subject site comprises a two-storey building with three ground-floor commercial units, eleven second-floor office units and surface parking at grade. The subject single-storey unit (7791 Steveston Highway) is approximately 139 m^2 (1500 ft^2) and is currently vacant. The main entrance to the subject unit is located on Steveston Highway.

The applicant proposes to operate an antique shop at the subject unit on a temporary basis. Should Council issue the TCUP, the applicant would finalize their lease details with the owner, with the term of the lease to coincide with the term of the TCUP. The antique shop would sell furniture, collectibles, jewelry and other small items, including embroidery and beading supplies consistent with a "retail, second hand" use. The applicant has noted that the unit's location, size and the temporary nature of the permit align with their business needs.

No exterior building alterations are proposed as part of the subject TCUP. A separate sign permit may be required to accommodate new business signage.

Vehicle Parking and Site Access

The subject site contains a total of 25 unassigned parking spaces shared across all units, with vehicular access provided via Steveston Highway and No. 3 Road.

The subject unit requires six parking spaces. The parking requirements for the proposed temporary use are the same as other commercial retail uses already permitted within the existing zoning. No changes to the site's parking, layout or access arrangements are proposed as part of the subject TCUP. Staff have visited the site, confirming that the parking is adequately marked and that the site and landscaping have been generally maintained in good condition.

Financial Impact

None.

Conclusion

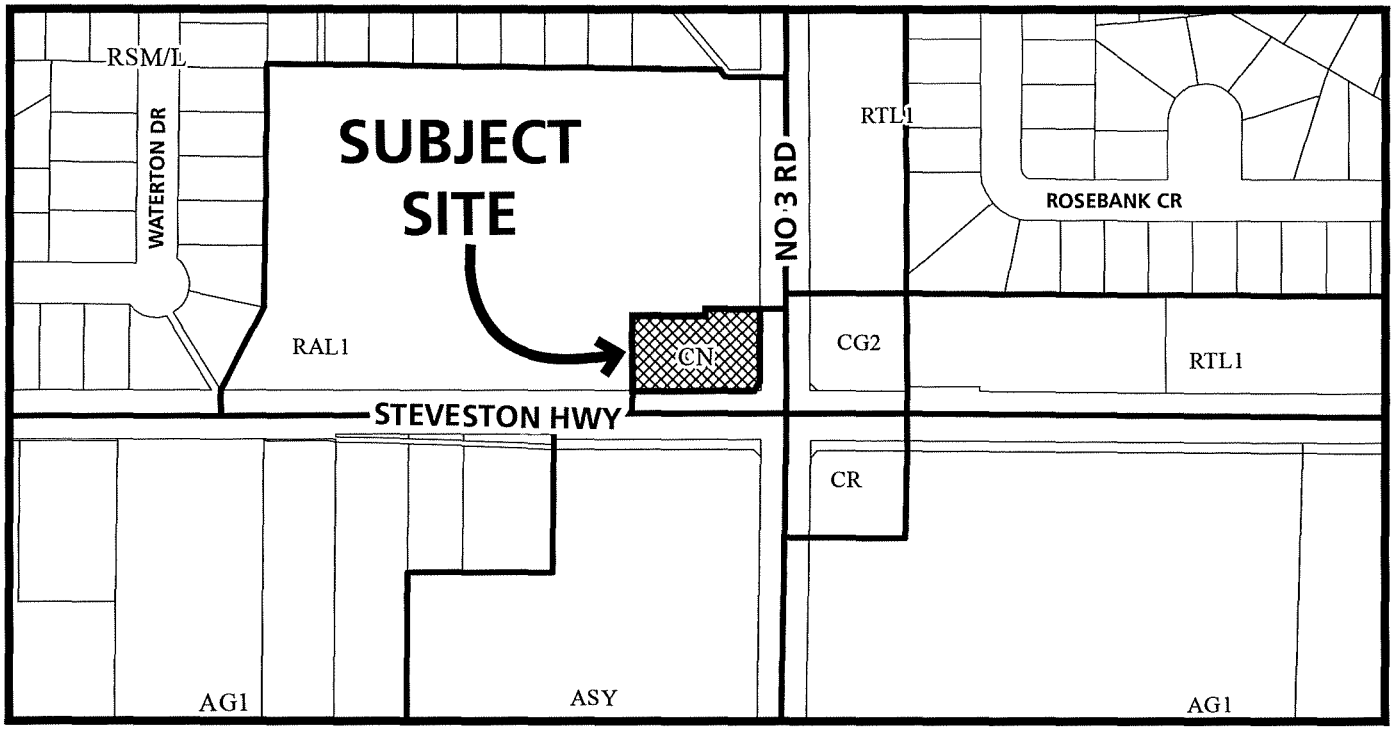
It is recommended that the attached Temporary Commercial Use Permit be issued to the applicant to allow "retail, second hand" as a permitted use at 7791 Steveston Highway on a temporary basis for a period of three years from the date of issuance.

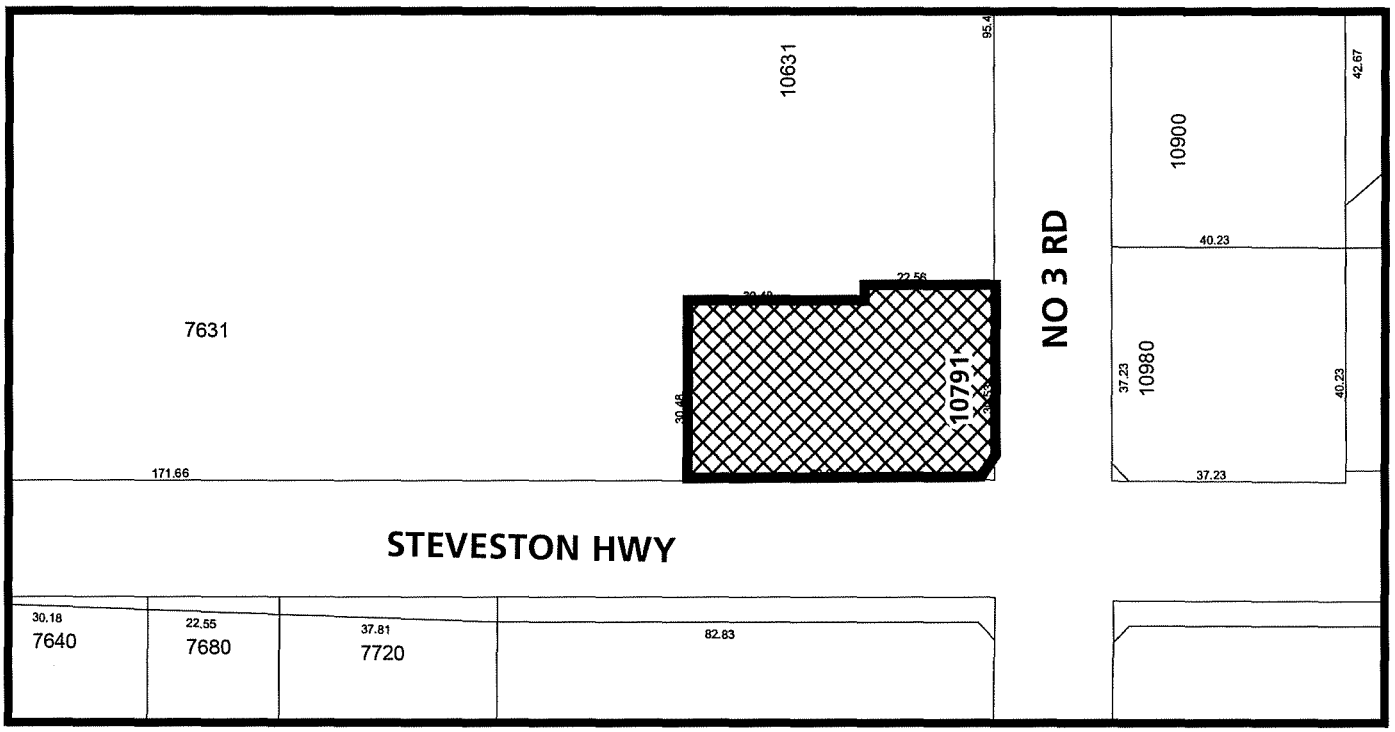
Mark Tennenhouse
Planning Technician
(604) 276-4090

MT:js

Att. 1: Location Map and Aerial Photo
2: Development Application Data Sheet

City of Richmond





TU 26-002761

Original Date: 02/17/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond



TU 26-002761

Original Date: 02/17/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

TU 26-002761 **Attachment 2**

Address: 7791 Steveston Highway

Applicant: Leslie Gordon

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Conway Richmond Ltd	No change
Land Uses:	Vacant commercial / office space	Retail, second hand
OCP Designation:	Arterial Connector – Tier 2	No change
Zoning:	Neighbourhood Commercial	No change

On Development Site	Bylaw Requirement	Proposed	Variance
Off-Street Parking Spaces	6 Stalls	25 Unassigned stalls	none

City of Richmond

Temporary Commercial Use Permit

No. TU 26-002761

To the Holder:	Leslie Gordon
Property Address:	7791 Steveston Highway
Address:	224 North Garden Drive Unit 203 Vancouver, BC, V5L 3E7

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.

3. The subject property and more specifically the area outlined in red on 'Schedule B' may be used for the following temporary Commercial uses:

   "Retail, second hand"

4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

6. This Permit is valid for a maximum of three years from the date of issuance.

7. This Permit is not a Building Permit

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

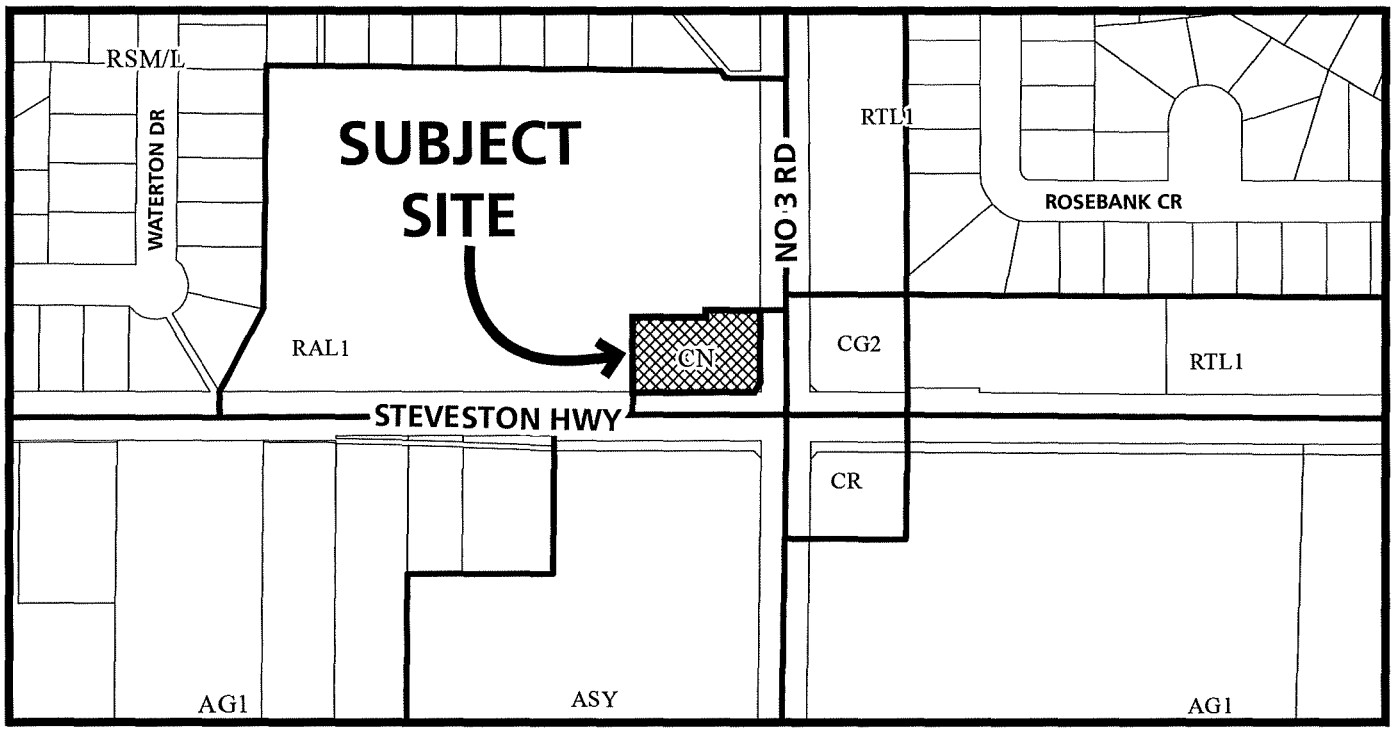
DELIVERED THIS DAY OF

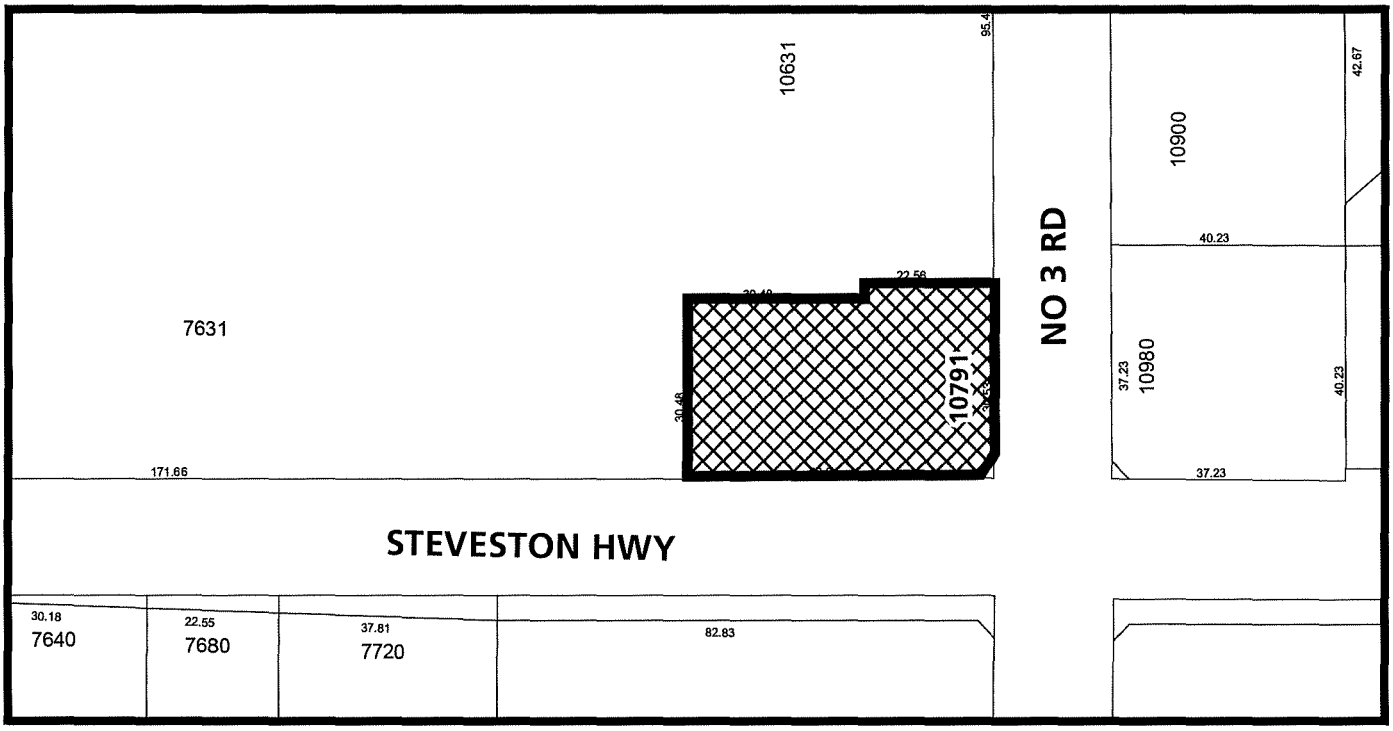
MAYOR

CORPORATE OFFICER

8332353

City of Richmond

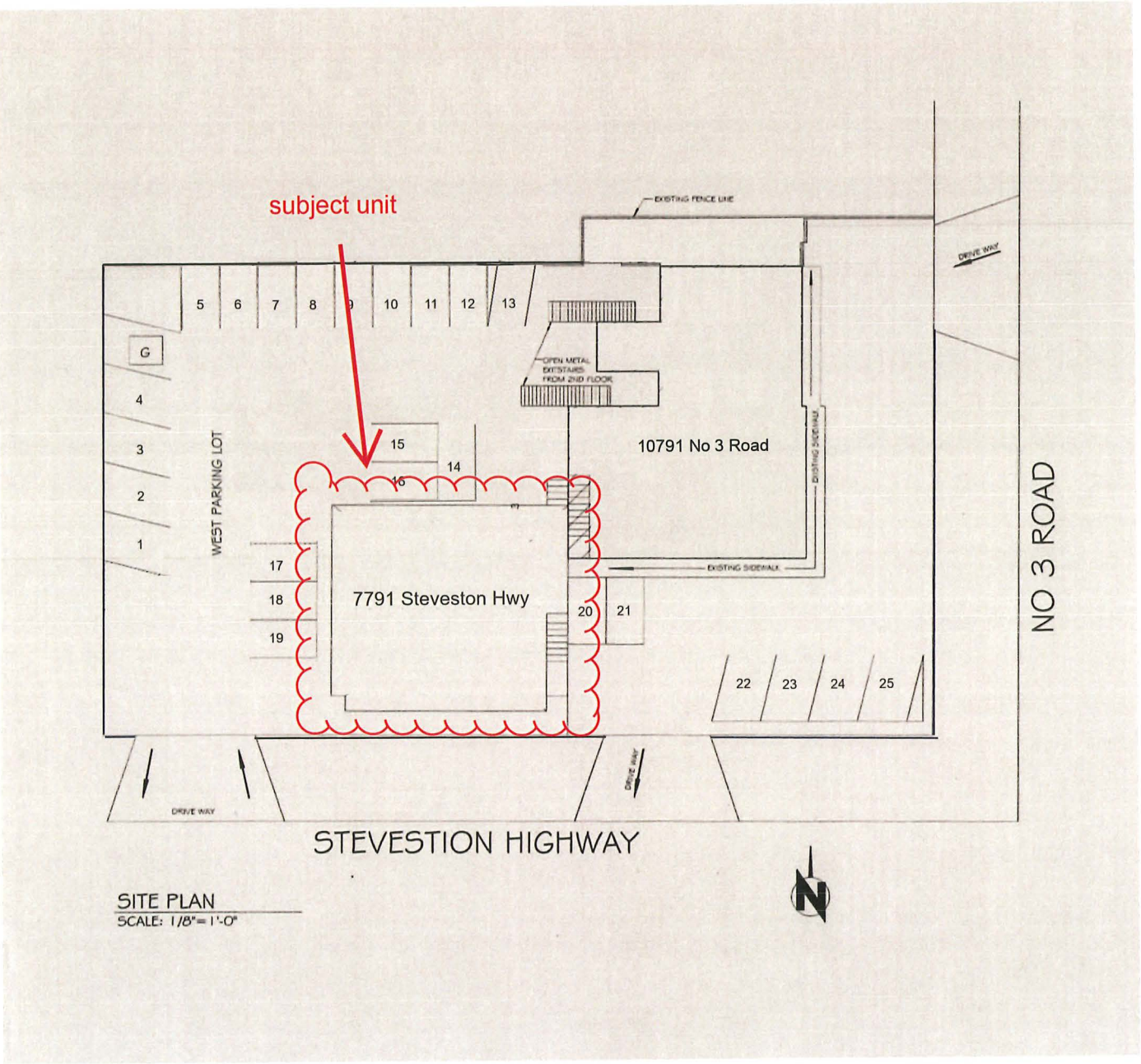




TU 26-002761
SCHEDULE "A"

Original Date: 02/17/26
Revision Date:

Note: Dimensions are in METRES


subject unit
EXISTING FENCE LINE
DRIVE WAY
5
6
7
8
10
11
12
13
G
4
3
2
1
WEST PARKING LOT
OPEN METAL EXITSTAIRS FROM 2ND FLOOR
15
14
16
10791 No 3 Road
EXISTING SIDEWALK
17
18
19
7791 Steveston Hwy
20
21
22
23
24
25
NO 3 ROAD
DRIVE WAY
DRIVE WAY
STEVESTION HIGHWAY
N
SITE PLAN
SCALE: 1/8"=1'-0"

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 11, 2026
From:	Peter Russell Director, Housing	**File:**	08-4057-05/2025-Vol 01
Re:	**Housing Agreement Amendment Application for 7557 Cst. Jimmy Ng Road (formerly 6551 No. 3 Road)**		

Staff Recommendation

That Housing Agreement (Affordable Housing) (6551 No.3 Road) Bylaw No. 9952, Amendment Bylaw 10708 be introduced and given first, second, and third readings.

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

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF DEPUTY CAO**
Development Applications	☑	
Law	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

8277021

Staff Report

Origin

This report outlines a request from the property owner RCRES Nominee Ltd. ('Owner') to amend the Housing Agreement applicable to 79 Low-End Market Rental (LEMR) homes within Phase 1 of the Richmond Centre redevelopment. The 79 LEMR homes are clustered into one tower (7557 Cst. Jimmy Ng Road, Richmond, BC), are managed by a non-profit organization (Richmond Kiwanis Senior Citizens' Housing Society), and are now all tenanted. Phase 1 of the redevelopment also includes 1,087 market-ownership homes and 11,681 m^2 (125,725 ft^2) of commercial space. The housing units were secured through the associated Official Community Plan Amendment (CP 16-752923) adopted July 13, 2020. The requested amendments would enable the Owner to charge LEMR tenants for the use of assigned parking spaces and would establish asset limits as set out in Council Policy No. 5475, being the "Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy". The ability to charge tenants for vehicle parking would apply to tenancy agreements entered into following the adoption of Council Policy No. 5475 on July 28, 2025, while asset considerations would only apply to tenancy agreements entered into after the adoption of the subject bylaw.

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

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. In December 2024, the Owner applied to amend Housing Agreement (Affordable Housing) (6551 No. 3 Road) Bylaw 9952, to update the rates as approved by Council. The amendments to Bylaw 9952 were implemented via Amendment Bylaw 10634, adopted on March 10, 2025.

The amending bylaw currently under application, if adopted, would have the effect of repealing and replacing the existing housing agreement. The repeal and replace approach ensures consistency in the terms of the agreement and lessens the administrative burden when carrying out the statutory declaration process. In addition to amendments pertaining to the ability to charge LEMR tenants for vehicle parking and the introduction of asset thresholds, the changes include drafting updates that modernize the older agreement without altering the core obligations of the owner. Notable changes to the agreement are outlined below:

- The amendment bylaw includes a provision to allow the LEMR owner to charge tenants for parking subject to Council Policy 5475. Current rates for parking within Transit-

Oriented Areas per the Policy are fixed at a maximum of $100.00 per month, with no adjustments allowed.

- The amendment bylaw includes a provision to set a maximum household asset limit of $100,000.00 per Council Policy 5475.

The ability to charge tenants for vehicle parking would apply to tenancy agreements entered into following the adoption of Council Policy 5475 on July 28, 2025. Consideration of assets would form part of any future tenancy agreements entered into following the adoption of the subject bylaw, as well as part of any future statutory declaration process.

Financial Impact

None

Conclusion

The proposed housing agreement amendment aligns with maximum charges for vehicle parking and maximum asset limits for LEMR tenants set out in Council Policy 5475, endorsed by Council in July 2025. It is recommended that Housing Agreement (Affordable Housing) (6551 No. 3 Road) Bylaw No. 9952, Amendment Bylaw 10708, be introduced and given first, second, and third readings.

Laurel Eyton
Planner, Affordable Housing
(604-247-4944)

City of Richmond

Bylaw 10708

Housing Agreement (Affordable Housing) (6551 No. 3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10708

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. 10708."**

FIRST READING	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CORPORATE OFFICER

8277291

SCHEDULE A to Bylaw No. 10708

LANDS

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

Municipal Address	*Legal Description*
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. 10708

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

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

THIS AGREEMENT is dated for reference _____, 2026 (the "**Effective Date**")

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 20th 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 extra-provincially registered in British Columbia under Reg. No. A0099427, and having its delivery address in British Columbia at 20th 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 extra-provincially 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 2 Beneficiary**")

AND:

7904185 CANADA INC. (Inc. No. 7904185) a company duly incorporated under the laws of Canada and extra-provincially 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 extra-provincially 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 2 Nominee**", and together with the Lot 2 Beneficiary, the "**Lot 2 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 20th 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 extra-provincially registered in British Columbia under Reg. No. A0088251, and having its delivery address in British Columbia at 20th 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 extra-provincially 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 3100 – 1090 Pender St. W., Box 315, Vancouver, British Columbia V6E 0E3

(the "**ASP3 Beneficiary**")

AND:

RCRES NOMINEE LTD. (Inc. No. BC1264251), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 2300 – 550 Burrard Street, Vancouver, British Columbia V6C 2B5

(the "**ASP3 Nominee**", and together with the ASP3 Beneficiary, the "**ASP3 Owner**")

(the Lot 2 Owner and the ASP3 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. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;

B. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions

in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;

C. The Owner is the owner of the Lands, which have been or will be developed to include the Development comprised of a combination of commercial and residential improvements;

D. The City requires that the Affordable Housing Units be rented out by the Owner in perpetuity and that the Affordable Housing Units be managed by a Non-Profit Operator; and in connection with the OCP amendment in respect of the Parent Parcel, the Owner and the City entered into a housing agreement dated January 28, 2019 pursuant to Section 483 of the *Local Government Act*, which housing agreement (the "**Original Housing Agreement**") was noted on title to the Parent Parcel under number CA7636363;

E. The Owner has subdivided the Parent Parcel to create, *inter alia*, the Lands;

F. The Owner and the City entered into an amendment and modification to the Original Housing Agreement on March 10, 2025 (the "**Modification**"), which Modification was noted on title to the Lands under number CB2087184;

G. In order to address certain updates regarding affordable housing, the Owner has requested and the City has agreed to replace the Original Housing Agreement, as amended by and including the Modification, (together, the "**Existing Housing Agreement**") with this Agreement on the terms and conditions set out herein.

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

(a) "**Affordable Housing Amenities**" means the Affordable Housing Recreational Amenities and the Affordable Housing Transportation Facilities;

(b) "**Affordable Housing Parking**" means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);

(c) "**Affordable Housing Recreational Amenities**" means all common space for active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all Tenants of the Affordable Housing Units in a Building, as required by the OCP, CCAP, any of the OCPA Considerations applicable to such Building, and the Development Permit process, including without limitation all related access routes;

(d) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

(e) "**Affordable Housing Tower**" means a Tower containing only Affordable Housing Units and located within a Building;

(f) "**Affordable Housing Transportation Facilities**" means any transportation facilities provided for the use of all Tenants of the Affordable Housing Units in a Building, as required by any of the OCPA Considerations applicable to such Building and the applicable Development Permit, including without limitation the Affordable Housing Parking and any related electric vehicle charging stations, bicycle storage facilities, electric bicycle charging stations, and related access routes;

(g) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any of the OCPA Considerations applicable to the Development;

(h) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(i) "**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;

(j) "**ASP3 Beneficiary**" has the meaning set out in the party recitals;

(k) "**ASP3 Nominee**" has the meaning set out in the party recitals;

(l) "**ASP3 Owner**" has the meaning set out in the party recitals;

(m) "**Assets**" means property owned by a person or company, regarded as having value and available to meet debts, commitments, or legacies, and for the purposes of this Agreement include, in particular, the following:

(i) stocks, bonds, term deposits, mutual funds and cash;

(ii) business equity in a private incorporated company including cash, GICs, bonds, stocks or real estate; and

(iii) real estate equity, net of debt,

and exclude, in particular, the following:

(iv) Registered Education Savings Plans (RESPs), Registered Retirement Saving Plans (RRSPs), Registered Disability Savings Plans (RDSPs), and Registered Retirement Income Funds (RRIF);

(v) trade and business tools essential to continue currently active employment, such as farm equipment, specialized tools and vehicles;

(vi) personal effects;

(vii) bursaries or scholarships from educational institutions for any household member that is a current student; and

(viii) assets derived from compensatory packages from any government, for example Indian Residential School Settlements and Japanese Canadian Redress;

(n) "**Building**" means any building constructed, or to be constructed, on the Lands, or a portion thereof, and which contains one or more Towers, and if a Building contains an Affordable Housing Tower, such Building will also contain one or more Towers that are not Affordable Housing Towers;

(o) "**Building Permit**" means a building permit authorizing construction on the Lands, or any portion(s) thereof;

(p) "**CCAP**" means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;

(q) "**City**" means the City of Richmond;

(r) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(s) "**CMHC**" means the Canada Mortgage and Housing Corporation or its successor in function;

(t) "**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;

(u) "**Common Amenities**" means, together, the Common Recreational Facilities and the Common Transportation Facilities;

(v) "**Common Recreational Facilities**" means any common space for active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities provided for the use of all owners, occupants, and tenants, including all Tenants, of the Towers comprising any Building, as required by any of the OCPA Considerations applicable to such Building and the applicable Development Permit, including without limitation the Outdoor Amenity Areas and related access routes;

(w) "**Common Transportation Facilities**" means any transportation facilities provided for the use of all owners, occupants, and tenants, including all Tenants, of the Towers comprising any Building, as required by any of the OCPA Considerations applicable to such Building and the applicable Development Permit, including without limitation any shared visitor parking, shared loading bays, and related access routes;

(x) "**CPI**" means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;

(y) "**Daily Amount**" means $100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(z) "**Development**" means the mixed-use residential and commercial development constructed or to be constructed on the Lands;

(aa) "**Development Permit**" means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 17-768248;

(bb) "**Director, Housing Office**" means the City's Director, Housing Office, and his or her designate;

(cc) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a strata plan and includes, where the context permits, an Affordable Housing Unit;

(dd) "**Effective Date**" has the meaning set out on page 1 of this Agreement;

(ee) "**Eligible Tenant**" means a Family:

(i) having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

A. 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

B. if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual

income for the subsequent year shall remain unchanged from the previous year; and

C. in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive; and

(ii) owning Assets valued at $100,000 or less (or such higher amount as may be permitted by the City from time to time pursuant to a Council approved policy), as calculated by the City in any particular year, in accordance with the LEMR Parking, Tenant Asset and Income Exceedance Policy; and in the absence of obvious error or mistake, any calculation by the City of the value of an Eligible Tenant's Assets in any particular year shall be final and conclusive. The parties acknowledge and agree that the foregoing criteria regarding Assets shall not apply to any Tenant under a Pre-Existing Tenancy Agreement to determine if they are Eligible Tenants;

(ff) "**Existing Housing Agreement**" has the meaning set out in the recitals;

(gg) "**Family**" means:

(i) a person;

(ii) two (2) or more persons related by blood, marriage or adoption; or

(iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

(hh) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(ii) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units;

(jj) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(kk) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(ll) "**Lands**" means ASP3 and Lot 2, as either may be Subdivided from time to time;

(mm) "**LEMR Parking, Tenant Asset and Income Exceedance Policy**" means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which, *inter alia*, allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;

(nn) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(oo) "**Lot**" means ASP3 or Lot 2, as the context may require;

(pp) "**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;

(qq) "**Lot 2 Beneficiary**" has the meaning set out in the party recitals;

(rr) "**Lot 2 Nominee**" has the meaning set out in the party recitals;

(ss) "**Lot 2 Owner**" has the meaning set out in the party recitals;

(tt) "**LTO**" means the New Westminster Land Title Office or its successor;

(uu) "**Modification**" has the meaning set out in the recitals;

(vv) "**Non-Profit Operator**" has the meaning set out in Section 3.5;

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

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

(yy) "**OCPA Considerations**" means the Official Community Plan Amendment Considerations dated September 10, 2018 and issued to the Owner by the City in connection with the Development and as supplemented from time to time;

(zz) "**Original Housing Agreement**" has the meaning set out in the recitals;

(aaa) "**Outdoor Amenity Areas**" means, with respect to a particular Building, the outdoor common areas and facilities for such Building intended for use by all owners, occupants and tenants of the Towers comprising the Building;

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

(ccc) "**Parent Parcel**" means lands formerly legally described as PID: 017-863-686, Lot A (BF285836), Section 8, Block 4 North, Range 6 West, New Westminster District Plan 317877, and includes any lot or parcel into which said Parent Parcel was Subdivided;

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

(eee) "**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;

(fff) "**Pre-Existing Tenancy Agreement**" means any Tenancy Agreement made in compliance with the Existing Housing Agreement and executed prior to the Effective Date;

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

(hhh) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof, and includes the *Residential Tenancy Regulation*;

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

(jjj) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

(kkk) "***Strata Property Act***" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(lll) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise,

under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(mmm) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit;

(nnn) "**Tenant**" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement; and

(ooo) "**Tower**" means a tower located within a Building, and includes an Affordable Housing Tower.

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

1.3 Effective as of the Effective Date, the Existing Housing Agreement is hereby replaced in its entirety to read as set forth in this Agreement, except as otherwise set out below in this Section 1.3. Notwithstanding the foregoing, the parties acknowledge and agree that the Pre-Existing Tenancy Agreements may not comply with all terms of this Agreement to the extent such terms are modified from or additional to the terms of the Existing Housing Agreement, and to the extent there is a conflict or inconsistency between the terms of the Existing Housing Agreement and the terms of this Agreement with respect to a matter involving a Pre-Existing Tenancy Agreement (or a Tenant thereunder), the terms of the Existing Housing Agreement will survive and govern to the extent of such conflict or inconsistency unless otherwise specified herein. For the avoidance of doubt, the Owner will not be in default under this Agreement if a Pre-Existing Tenancy Agreement (or Tenant thereunder) does not comply with any terms of this Agreement which were modified from or are additional to those terms contained in the Existing Housing Agreement, or if the Owner cannot comply with any terms of this Agreement with respect to a Pre-Existing Tenancy Agreement (or Tenant thereunder) due to the fact that such term is modified from or additional to those terms contained in the Existing Housing Agreement.

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement. Notwithstanding the foregoing, the parties agree that a statutory declaration in respect of a Pre-Existing Tenancy Agreement may not contain all of the information set out in Schedule A hereto, if such information was not required under the Existing Housing Agreement.

2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit which includes any residential use (excluding parking intended as an ancillary use to non-parking uses), unless and until the Owner has submitted to the City a Development Permit application that includes the Affordable Housing Units, the Affordable Housing Amenities, and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit which includes any residential use (excluding parking intended as an ancillary use to non-parking uses), unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units, the Affordable Housing Amenities, and all other ancillary and related spaces, uses, common areas, and features, in accordance with the applicable Development Permit;

(c) with respect to ASP3 and Lot 2, on a lot by lot basis, not apply for an Occupancy Certificate in respect of any Dwelling Unit or any portion of any Building on such Lot, in part or in whole (except for parking) for any residential uses, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, in respect of any Dwelling Unit or Building on such Lot, in part or in whole (except for parking) for any residential uses unless and until all of the following conditions are satisfied:

(i) the Affordable Housing Units for such Lot and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the OCPA Considerations, the Housing Covenant, the Development Permit, the Building Permit, any staging covenant, and any applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units on such Lot, and any facilities for the use of the Affordable Housing Units, including all applicable Affordable Housing Amenities and Common Amenities; and

(iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units for such Lot are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;

(d) with respect to ASP3 and Lot 2, on a lot by lot basis, not permit the Development on such Lot or any portion thereof to be occupied, unless and until the Affordable Housing Units for such Lot have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units;

(e) not Subdivide either Lot in a manner where less than all the Affordable Housing Units on that Lot are contained within a single air space parcel, without the prior written consent of the City and in compliance with any applicable staging covenant; and

(f) not Subdivide either Lot in a manner where the Affordable Housing Units on that Lot are individual strata lots or where less than all the Affordable Housing Units on a Lot are contained within one strata lot, without the prior written consent of the City.

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

3.1 The Owner will not permit an Affordable Housing Unit or any Affordable Housing Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit, or Affordable Housing Amenity assigned for the exclusive use of an Affordable Housing Unit, which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement. Notwithstanding the foregoing, this Section shall not prevent the Owner from engaging a Parking Operator to operate parking spaces in the Development, including any Affordable Housing Parking.

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

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

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located on two adjacent floors located in a Building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units located on two adjacent floors in a Building; and

(b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act* and applicable privacy laws, the Owner will ensure that each Tenancy Agreement entered into after the Effective Date:

(a) includes the following provision:

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

other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:

(i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(ii) a statement of the total value of Assets owned by all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(iii) the number of occupants of the Affordable Housing Unit;

(iv) the number of occupants of the Affordable Housing Unit 18 years of age and under; and

(v) the number of occupants of the Affordable Housing Unit who are Seniors;

(b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 At all times that this Agreement encumbers the Lands, the Owner shall retain and maintain in place a non-profit organization qualified and experienced in the management of housing units similar to the Affordable Housing Units and acceptable to the City (each, a "**Non-Profit Operator**") to operate and manage the Affordable Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. Any Non-Profit Operator(s) retained by the Owner pursuant to this Section 3.5, unless otherwise authorized in writing by the City, must manage and operate no less (but may operate more) than all of the Affordable Housing Units located on two adjacent floors in a Building.

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

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

3.7 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

(a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

(c) the Owner will allow the Tenant and any permitted occupant and visitors of Tenants (to the extent such areas are designated for access and use by visitors) to have full access to and use and enjoy all applicable Affordable Housing Amenities and all applicable Common Amenities, and will not Subdivide the Lands unless all easements and rights of way are in place to secure the use of any Affordable Housing Amenities and any Common Amenities for the Building within which the Tenant's Affordable Housing Units is located which are not located within the same legal lot or airspace parcel as the applicable Affordable Housing Units;

(d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:

(i) move-in/move-out fees;

(ii) strata fees;

(iii) strata property contingency reserve fees;

(iv) extra charges or fees for use of any Common Amenities for the Building within which the Tenant's Affordable Housing Unit is located, Affordable Housing Amenities, common property, limited common property, or other common areas, facilities or amenities;

(v) extra charges for the use of sanitary sewer, storm sewer, or water; or

(vi) property or similar tax;

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

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

(viii) a parking charge for the Tenant's exclusive use of one or more Affordable Housing Parking spaces in accordance with and to the maximum amounts set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy, and for greater certainty, notwithstanding Section 1.3 hereof or anything set out in the Existing Housing Agreement, the Owner may levy a parking charge in accordance with this Section 3.7(d)(viii) on any Tenant who entered into Tenancy Agreement (including a Pre-Existing Tenancy Agreement) after the date the LEMR Parking, Tenant Asset and Income Exceedance Policy was adopted by City Council, being July 28, 2025;

(ix) the Owner's cost, if any, of installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development) by or on behalf of the Tenant; and

(x) security and cleaning fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room (if any) located on the Lands that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development;

(e) the Owner will attach a copy of this Agreement to every Tenancy Agreement entered into after the Effective Date;

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

(g) subject to any contrary provisions in the *Residential Tenancy Act,* the Owner will include in the Tenancy Agreement entered into after the Effective Date a clause entitling the Owner to terminate the Tenancy Agreement if:

(i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

(ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(ee)(i) of this Agreement;

(iii) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(ee)(ii) of this Agreement;

(iv) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;

(v) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or

(vi) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each of the foregoing, such breach is not cured within 10 days of notice from the Owner to the Tenant setting out the particulars of such breach. In the case of each breach, subject to the applicable cure periods and the requirements of the *Residential Tenancy Act*, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.7(g)(ii) and 3.7(g)(iii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant or value of*

Assets rises above amounts prescribed in Section 1.1(ee), Eligible Tenant, of this Agreement], the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect of Sections 3.7(g)(ii) and 3.7(g)(iii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

(h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

(i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

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

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

ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT

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

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, which opinion is satisfactory to the City in its sole discretion,

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

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

ARTICLE 5
STRATA CORPORATION BYLAWS

5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.

5.2 Any strata corporation bylaw, which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Affordable Housing Amenities, Common Amenities, common property, limited common property or other common areas, facilities or amenities, for the Building within which the Tenant's Affordable Housing Units is located, of the strata corporation contrary to Section 3.7(d).

5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for anything contrary to Section 3.7(d), including without limitation paying for the use of bicycle storage, electric vehicle and bicycle charging stations or related facilities, notwithstanding that the strata corporation may levy such bicycle storage, electric vehicle and bicycle charging stations or related facilities charges or fees on all of the other owners, tenants, or any other permitted occupants or visitors of all of the strata lots in the applicable strata plan which are not Affordable Housing Units.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Affordable Housing Amenities, any Common Amenities, common property, limited common property or other common areas, facilities or amenities, for the Building within which the Tenant's Affordable Housing Unit is located, of the strata corporation contrary to Section 3.7(d) except, subject to Section 5.5 of this Agreement, on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable Building which are not Affordable Housing Units.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, subject to the *Residential Tenancy Act,* in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) an Affordable Housing Unit is used or occupied in breach of this Agreement;

(b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;

(c) an Affordable Housing Unit is operated and maintained by an entity that is not a Non-Profit Operator in accordance with Section 3.5; or

(d) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant (in each case past any applicable cure periods),

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

6.2 Notwithstanding Section 6.1:

(a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and

(b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:

(i) delivered to the City the method and schedule for remedying the default;

(ii) commenced remedying the default; and

(iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

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

6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant that is not cured within any applicable cure periods shall also constitute a default under this Agreement.

ARTICLE 7
MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;

(b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation; and the City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable form of release (Form 17 (Cancellation of Charge, Notation or Filing));

(ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owner;

(iii) the City has a reasonable time within which to execute such documents for the Form 17 (Cancellation of Charge, Notation or Filing) and return the same to the Owner for registration; and

(iv) the City is satisfied that the Owner has made adequate arrangements, through reciprocal easements or otherwise, to ensure that the Owner(s), the Tenants and any other permitted occupants of the Affordable Housing Units have the access necessary to ensure their continued ability to use and enjoy the applicable Affordable Housing Amenities and Common Amenities.

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

7.2 **No Compensation**

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

7.3 **Modification**

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

7.4 **Management**

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

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

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

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

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

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

7.5 **Indemnity**

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

(a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof,

constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 **Release**

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

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

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

(c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner set out in Sections 7.5 and 7.6 of this Agreement will survive termination or discharge of this Agreement.

7.8 **Priority**

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

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and

(c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 **No Public Law Duty**

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

7.12 **Notice**

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

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

Copies to: City Solicitor, and the Director, Housing Office,

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

7.13 **Enuring Effect**

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

7.14 **Severability**

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

7.15 **Waiver**

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

7.16 **Sole Agreement**

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

7.17 **Further Assurance**

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

7.18 **Covenant Runs with the Lands**

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

7.19 **Equitable Remedies**

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

7.20 **No Joint Venture**

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

7.21 **Applicable Law**

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

7.22 **Deed and Contract**

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

7.23 **Joint and Several**

If the Lot 2 Owner or the ASP3 Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the entities comprising the Lot 2 Owner or the entities comprising the ASP3 Owner, as applicable, shall be joint and several, provided that, notwithstanding the foregoing or anything else contained herein, the ASP3 Owner will not be liable for breaches of this Agreement by the Lot 2 Owner, and the Lot 2 Owner will not be liable for breaches of this Agreement by the ASP3 Owner.

7.24 **Limitation on Owner's Obligations**

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

[remainder of page intentionally blank]

7.25 **Counterparts**

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

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

RCCOM LP, by its general partner,
RCCOM GP INC., by its authorized signatory(ies):

Per: _____
Name: David Fenrich
Title: Authorized Signatory

Per: _____
Name: Josh Thomson
Title: Authorized Signatory

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

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

7904185 CANADA INC., by its authorized signatory:

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

RC (SOUTH) INC., by its authorized signatory(ies):

Per: _____
Name: David Fenrich
Title: Authorized Signatory

Per: _____
Name: Josh Thomson
Title: Authorized Signatory

[signatures continue on following page]

7.25 Counterparts

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

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

RCCOM LP, by its general partner,
RCCOM GP INC., by its authorized signatory(ies):

Per: _____
Name: David Fenrich
Title: Authorized Signatory

Per: _____
Name: Josh Thomson
Title: Authorized Signatory

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

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

7904185 CANADA INC., by its authorized signatory:

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

RC (SOUTH) INC., by its authorized signatory(ies):

Per: _____
Name: David Fenrich
Title: Authorized Signatory

Per: _____
Name: Josh Thomson
Title: Authorized Signatory

[signatures continue on following page]

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

THE CADILLAC FAIRVIEW CORPORATION LIMITED

Per: _____
Name: David Fenrich
Title: Authorized Signatory

Per: _____
Name: Josh Thomson
Title: Authorized Signatory

ARI RICHRES GP INC.

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

SHAPE LIVING CORP.

Per: _____
Name: Brad Stokes
Title: Authorized Signatory

RCRES NOMINEE LTD., by its authorized signatory:

Per: _____
Name: Jaclyn O'Neill
Title: Authorized Signatory

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)

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

THE CADILLAC FAIRVIEW CORPORATION LIMITED

Per: _____
Name: David Fenrich
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SHAPE LIVING CORP.

Per: _____
Name: Brad Stokes
Title: Authorized Signatory

RCRES NOMINEE LTD., by its authorized signatory:

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CITY OF RICHMOND
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Malcolm D. Brodie, Mayor

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ARI RICHRES GP INC. and **SHAPE LIVING CORP.**,
by their respective authorized signatory(ies):

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Per: _____
Name: David Fenrich
Title: Authorized Signatory

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Name: Josh Thomson
Title: Authorized Signatory

ARI RICHRES GP INC.

Per: _____
Name: Jaclyn O'Neill
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Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

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

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION
(Affordable Housing Units)

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

I, _____ (*full name*),

of _____ (*address*) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;

   or,

   ☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the ____ day of _____, 20___;

3. To the best of my knowledge, continuously since the last Statutory Declaration process:

   a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and

   b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

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

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

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

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

DECLARED BEFORE ME at
_____ in the
Province of British Columbia, Canada, this
_____ day of _____, 20____

_____
A Notary Public and a Commissioner for taking Affidavits in and for the Province of British Columbia

_____
(Signature of Declarant)
Name:

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

Appendix A to Statutory Declaration

Building Name:						Building Address:								Property Manager Name:						
Property Management Company:						Property Manager Email:								Property Manager Phone Number:						
Unit and Household Information								Income, Assets and Rent									Fees Collected (Provide details and explanation with the Statutory Declaration)			
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Yes/No)	Rent ($/Month)	Total Assets*	Parking Fees	Move-in / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
								3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.							
0	101	3 BR	4	No No No No	1	1	2022	$24,020 $18,000	$28,005 $19,500 $7,060	$31,049 $22,764 $7,825	$42,020	$54,568	$61,638	Yes Yes Yes	$1,811.19	$ 19,000	$ -	$ -	$ -	$ -
1																				
2																				
5																				

Continue rows as needed.

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

CNCL - 289

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and RCCOM LP, AIMCO REALTY INVESTORS LP, 7904185 CANADA INC., RC (SOUTH) INC., RCRES LP, and RCRES NOMINEE LTD., collectively, **RCCOM GP INC.** (Inc. No. 002505246) (the "**Bank**") is the holder of a mortgage and assignment of rents encumbering Lot 2 (as defined in the Housing Agreement), which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CA2189117 and Assignment of Rents CA2189118 (collectively, the "**Bank Charge(s)**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank, hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charge(s) in Lot 2 and shall rank in priority upon Lot 2 over the Bank Charge(s) as if the Housing Agreement had been signed, sealed and delivered and noted on title to Lot 2 prior to the Bank Charge(s) and prior to the advance of any monies pursuant to the Bank Charge(s). The grant of priority is irrevocable, unqualified and without reservation or limitation.

RCCOM GP INC., by its authorized signatory(ies):

Per: _____

Name: David Fenrich

Title: ASO

RCCOM GP INC.

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and RCCOM LP, AIMCO REALTY INVESTORS LP, 7904185 CANADA INC., RC (SOUTH) INC., RCRES LP, and RCRES NOMINEE LTD., collectively, **AIMCO RE GP CORP.** (Inc. No. A0100192) (the "**Bank**") is the holder of a mortgage and assignment of rents encumbering Lot 2 (as defined in the Housing Agreement), which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CA2189119 and Assignment of Rents CA2189120 (collectively, the "**Bank Charge(s)**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank, hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charge(s) in Lot 2 and shall rank in priority upon Lot 2 over the Bank Charge(s) as if the Housing Agreement had been signed, sealed and delivered and noted on title to Lot 2 prior to the Bank Charge(s) and prior to the advance of any monies pursuant to the Bank Charge(s). The grant of priority is irrevocable, unqualified and without reservation or limitation.

AIMCO RE GP CORP., by its authorized signatory(ies):

Per: _____

Name: Jaclyn O'Neill

Title: Director

AIMCO RE GP CORP.

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and RCCOM LP, AIMCO REALTY INVESTORS LP, 7904185 CANADA INC., RC (SOUTH) INC., RCRES LP, and RCRES NOMINEE LTD., **THE CADILLAC FAIRVIEW CORPORATION LIMITED** (Inc. No. A0088251) (the "**Bank**") is the holder of a mortgage encumbering Lot 2, which mortgage is registered in the Lower Mainland Land Title Office under number CA5275372 (the "**Bank Charge**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank, hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charge(s) in Lot 2 and shall rank in priority upon Lot 2 over the Bank Charge(s) as if the Housing Agreement had been signed, sealed and delivered and noted on title to Lot 2 prior to the Bank Charge(s) and prior to the advance of any monies pursuant to the Bank Charge(s). The grant of priority is irrevocable, unqualified and without reservation or limitation.

THE CADILLAC FAIRVIEW CORPORATION LIMITED, by its authorized signatory(ies):

Per: _____

Name: David Fennich

Title: ASO

THE CADILLAC FAIRVIEW CORPORATION LIMITED

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 3, 2026
From:	Joshua Reis Director, Development	**File:**	RZ 21-938041
Re:	**Application by Sultan Hussain for Rezoning at 10391/10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" Zone to the "Small-Scale Multi-Unit Housing (RSM/M)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, for the rezoning of 10391/ 10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:mt
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Housing Office	☑	
Engineering	☑	
Transportation	☑	

Staff Report

Origin

Sultan Hussain, on behalf of the owners: Pavitar Singh, Hardeep Pangly, Kulwant Takhar and Santokh Takhar, has applied to the City of Richmond to rezone 10391/10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone to facilitate the property to be subdivided into two lots. The applicant proposes to construct a single-family home on each new lot, each with a secondary suite, with access provided from Bird Road. A location map and aerial photograph of the subject site are provided in Attachment 1. A topographic survey of the proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site currently contains an un-stratified duplex with both units currently tenanted. The tenants are aware of the proposed rezoning application and will be provided with notice in accordance with the *Residential Tenancy Act*.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: An east-west hydro corridor zoned "School and Institutional Use (SI)". Further north, there is a residential townhouse complex zoned "Low Density Townhouses (RLT1)" fronting north onto Bridgeport Road.

To the South: Across Bird Road, single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/M)" fronting Bird Road. The lots were rezoned and subdivided in the early 1990s.

To the East: Single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/M)" fronting Bird Road. The lots were rezoned and subdivided in 2005.

To the West: A strata-titled duplex on a lot zoned "Small-Scale Multi-Unit Housing (RSM/L)" fronting Bird Road.

Related Policies & Studies

Official Community Plan / East Cambie Area Plan

The subject property is designated as "Neighbourhood Residential – Tier 1" in the Official Community Plan (OCP) as adopted by Council on February 9, 2026, and "Residential (Single-Family Only)" in the East Cambie Area Plan (Attachment 4). The proposed rezoning and subdivision are consistent with these designations.

The proposed rezoning and subdivision are also consistent with the OCP's Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map (Attachment 5). This map provides guidance for the consideration of rezoning of lots for the purpose of subdivision.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development (ANSD) Policy

The Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "Aircraft Noise Notification Area (Area 4)". In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). MOTT has provided a preliminary approval letter. The applicant is required to secure final approval from MOTT prior to rezoning adoption.

Public Consultation

A rezoning sign has been installed on the subject property. At the time of writing this report, staff have not received any comments from the public about the rezoning application.

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 subject rezoning application.

Analysis

This redevelopment proposes to rezone and subdivide an existing SSMUH lot into two lots with vehicular access from Bird Road.

Existing Legal Encumbrances

There is an existing 6.0 m wide Statutory Right-of-Way (SRW) running east to west in the rear yard for sanitary sewer services. The applicant is aware that encroachment into the City's SRW is not permitted. There is also an SRW in favour of the BC Hydro and Power Authority. The applicant's solicitor has confirmed that their proposal does not conflict with any of the encumbrances on Title.

Transportation and Site Access

The existing duplex is currently accessed by two driveways on Bird Road. The subject rezoning proposes to maintain the existing configuration, with one driveway accessing each subdivided lot. At the Building Permit (BP) stage, the applicant will confirm that the driveway design meets the requirements of the City's Engineering Design Specifications.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses zero bylaw-sized trees on the subject property, one tree on neighbouring properties and zero street trees on adjacent City property.

The City's Tree Preservation Manager has reviewed the Arborist's Report, visited the subject site and provided the following comments:

- One tree located on the adjacent neighbouring property is in good health and its canopy encroaches onto the subject property. Given this tree's location in the rear yard and the proposed scope of work, tree protection fencing is not required.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

Prior to applying for rezoning, two on-site trees - a multi-stemmed fruit tree and a hemlock were removed from the property without a permit. Approximately $8,000.00 in fines were issued and paid by the owners in 2022. In addition to the fines collected, the 2:1 replacement ratio requires a total of four replacement trees. The applicant has agreed to plant three trees on each lot proposed for a total of six new trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8.0 cm	4.0 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security of $4,500.00 ($750/tree). This security is to ensure that all six new trees will be planted in appropriate locations on-site and outside of the existing SRWs, and that they will be monitored and maintained.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires rezonings that would enable subdivision to provide a secondary suite or an equivalent cash contribution to the City's Affordable Housing Reserve on each new lot. The applicant proposes to construct a secondary suite having a minimum area of 37.2 m^2 (400 ft^2) on each new lot, for a total of two secondary suites.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite of approximately 37.2 m^2 (400 ft^2) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Sustainability

Prior to BP issuance, the applicant will be required to submit a report, signed and sealed by a Qualified Professional, confirming that the proposed design is compliant with the energy efficiency targets as set out in the BC Energy Step Code: either to Step 5 w/EL-2 or Step 4 w/EL-3 or alternatively Step 3 w/EL-4.

Servicing and Frontage Improvements

Prior to subdivision approval, the applicant must enter into a servicing agreement for the design and construction of the required site servicing and frontage improvements as described in Attachment 6, including but not limited to:

- A new concrete sidewalk, boulevard and curb along the property frontage.
- Removal of existing driveways and construction of new driveway crossings.
- New water, storm and sanitary service connections.

Complete details of the site servicing and frontage improvements required for this application are included in the rezoning considerations in Attachment 6.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

This application is to rezone the property at 10391/10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone to facilitate the property to be subdivided to create two single-family homes, each with a secondary suite.

The rezoning application complies with the land use designations and applicable polices within the OCP.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10742 be introduced and given first, second and third reading.

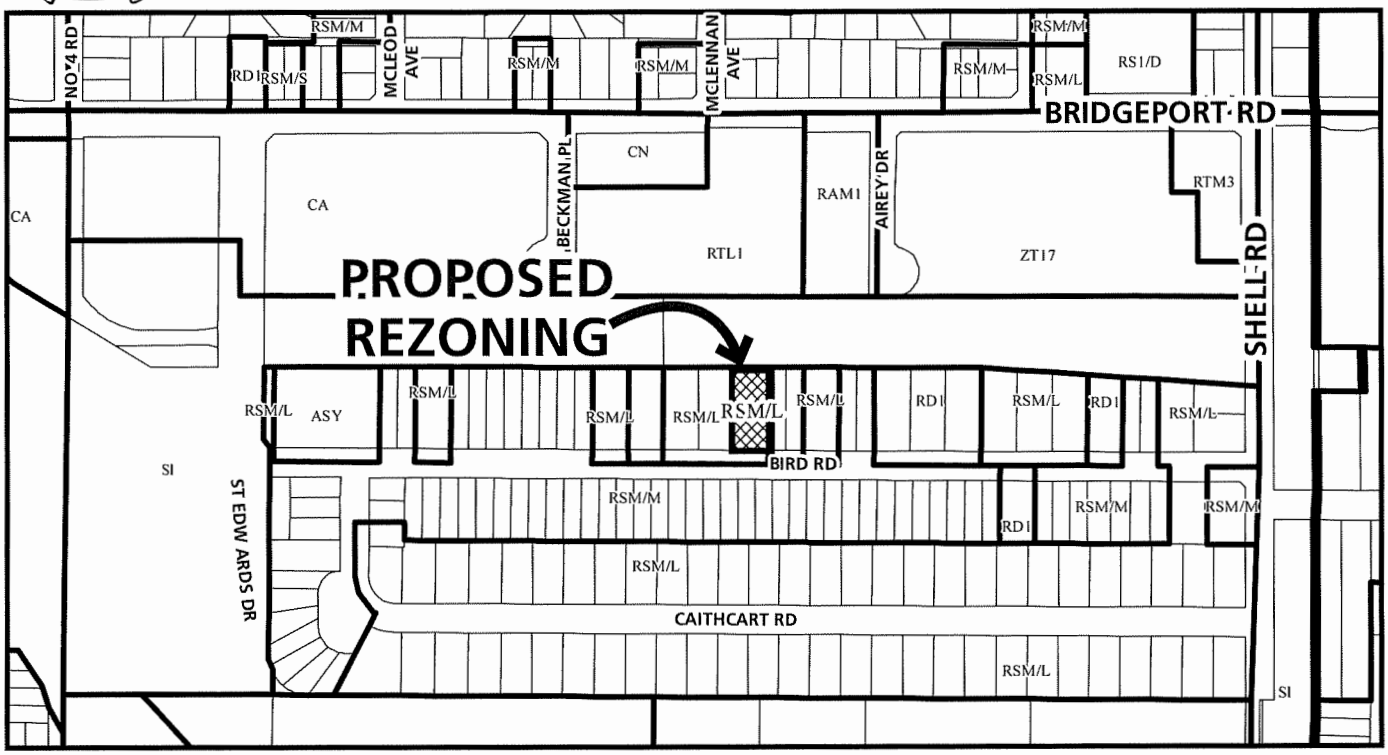
Mark Tennenhouse
Planning Technician
(604-276-4090)

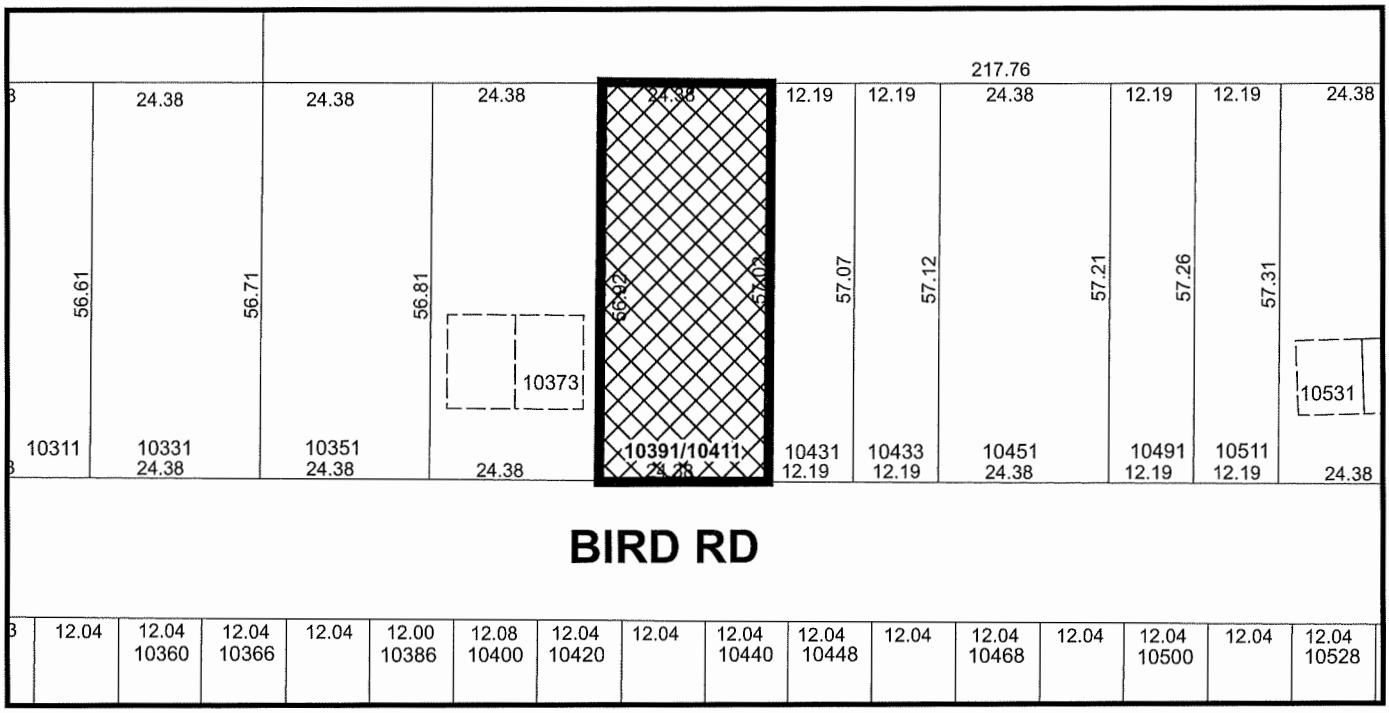
MT:js

Att. 1: Location & Aerial Maps
2: Topographic Survey & Subdivision Plan
3: Development Application Data Sheet
4: East Cambie Area Plan
5: SSMUH Lot Size Map
6: Rezoning Considerations

ATTACHMENT 1

City of Richmond





RZ 21-938041

Original Date: 08/23/21

Revision Date: 01/26/26

Note: Dimensions are in METRES

City of
Richmond



RZ 21-938041

Original Date: 01/26/26
Revision Date:

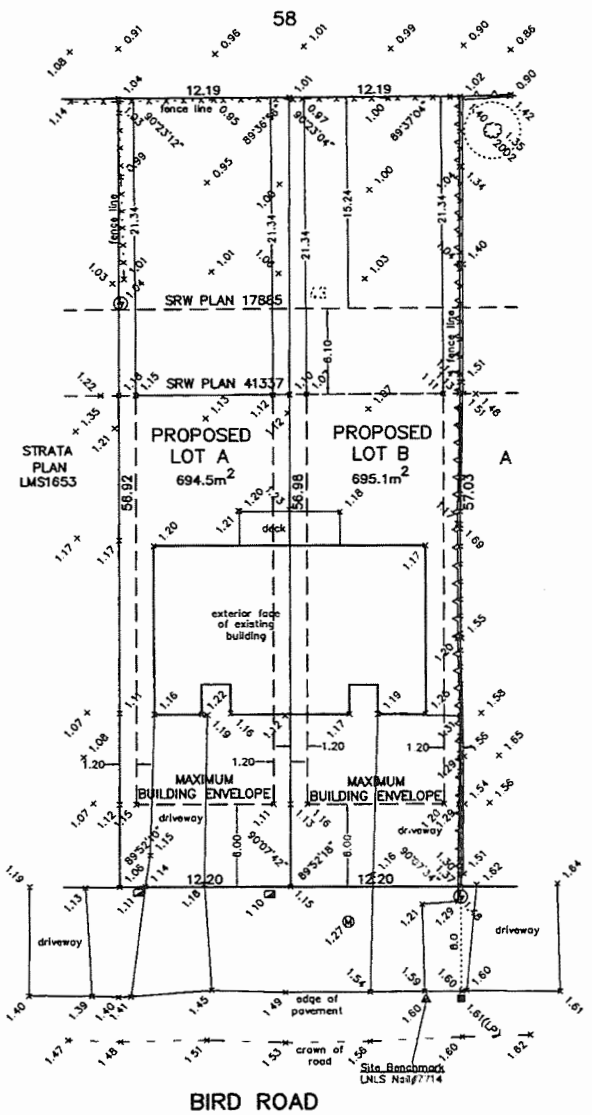
Note: Dimensions are in METRES

SURVEY PLAN OF PROPOSED LOTS A AND B, CURRENTLY LOT 43
BLOCK "B", SECTION 26, BLOCK 5 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 14105

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the HPN Datum of Richmond and are derived from HPN#196(77H4970) situated at the intersection of Brown Road and Browngate Road. Elevation = 1.79 metres.
- For elevation control, use lead plug or site benchmark as shown only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- All trees and stumps shown as required by municipal bylaws.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

● denotes standard iron post (IP).
■ denotes lead plug (LP).
⊕ denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
▣ denotes catch basin
Ⓜ denotes manhole
denotes tree.

BC10
- BC = coniferous
- D = deciduous
- 10 = diameter (cm)
- drip line radius (m)

CIVIC ADDRESS
10391/10411 BIRD ROAD
RICHMOND, B.C.

ZONING: RS1/E

CERTIFIED CORRECT.
DATED THIS 23RD DAY OF FEB., 2021

IVAN NGAN B.C.L.S.

LNLS METRO VANCOUVER LAND SURVEYORS
1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

PID: 003-622-452
FILE: 20017_02TP

© LOUIS NGAN LAND SURVEYING INC., 2021

CNCL- 301

ATTACHMENT 2

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 21-938041 **Attachment 3**

Address: 10391/10411 Bird Road

Applicant: Sultan Hussain

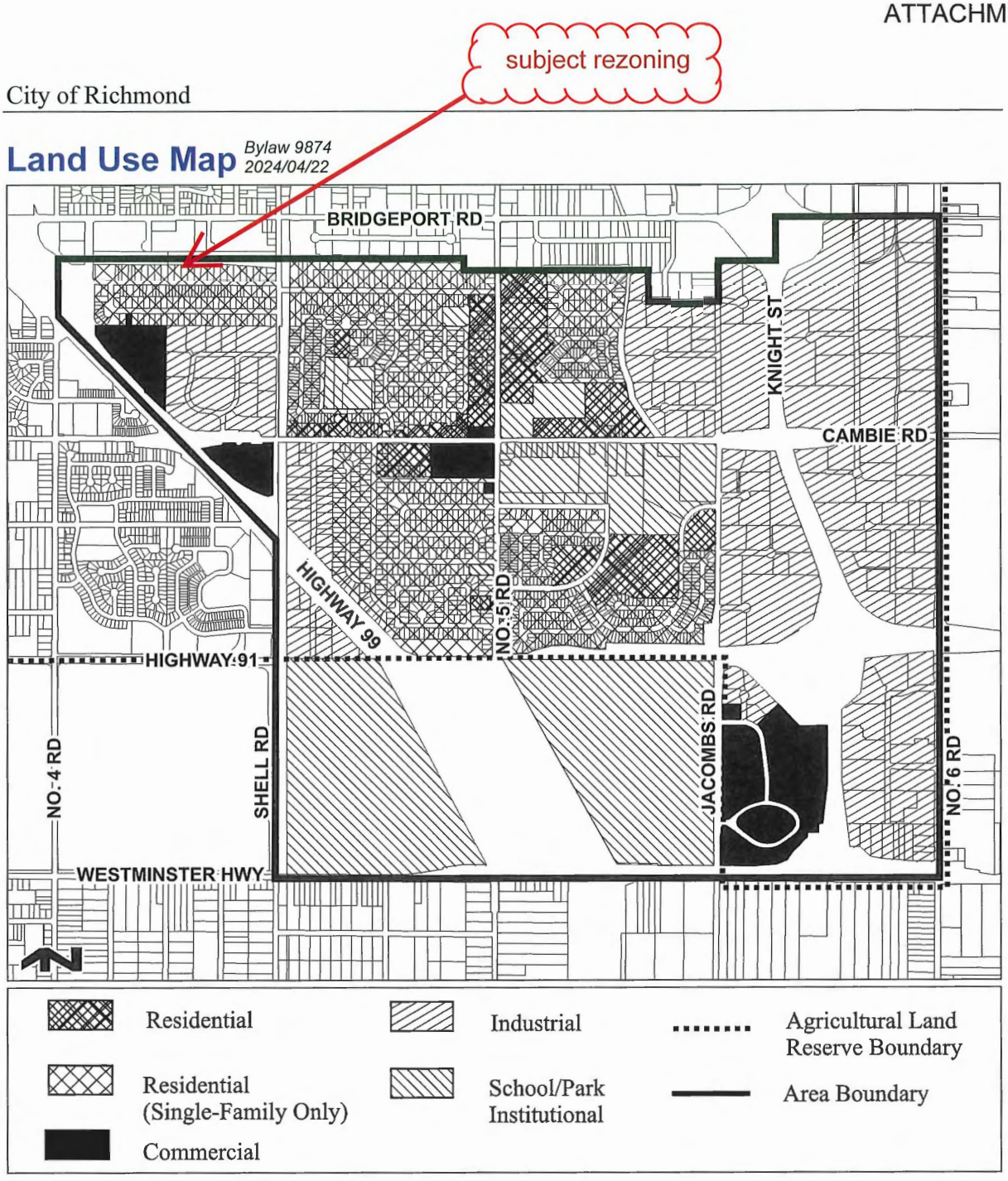
Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Hardeep Pangly, Santokh Takhar, Kulwant Takhar, Pavitar Singh	No change
Site Size (m^2):	1,390 m^2	Lot A: 694.5 m^2 Lot B: 695.1 m^2
Land Uses:	Housing, Small-Scale Multi-Unit	Housing, Small-Scale Multi-Unit
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential	Residential
Zoning:	RSM/L	RSM/M
Number of Units:	2	4 (2 units + 2 secondary suites)

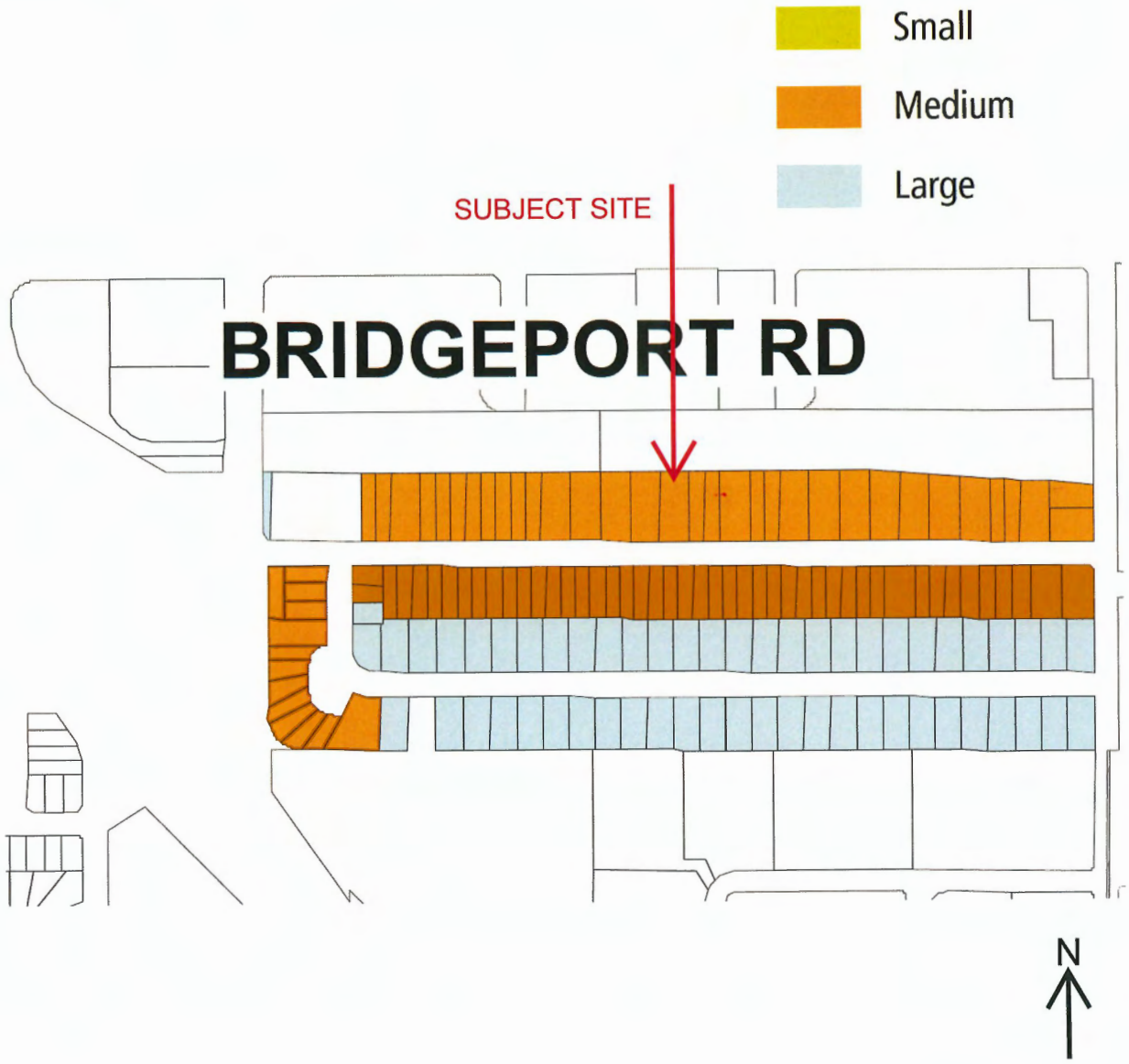
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m^2 plus 0.3 for area in excess of 464.5 m^2	Max. 0.55 for lot area up to 464.5 m^2 plus 0.3 for area in excess of 464.5 m^2	none
Buildable Floor Area (m^2):*	Lot A: Max. 324.5 m^2 (3493 ft^2) Lot B: Max. 324.7 m^2 (3494 ft^2)	Lot A: Max. 324.5 m^2 (3493 ft^2) Lot B: Max. 324.7 m^2 (3494 ft^2)	none
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	360 m^2 (minimum)	695 m^2	none
Lot Dimensions (m):	Width: 12.0 m^2 Depth: 24.0 m^2	Width: 12.19 m^2 Depth: 57.0 m^2	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 – 10.7m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m – 10.7m Side: Min. 1.2 m	none
Height (m):	10.0 m	10.0 m	none
Off-street Parking Spaces – Total:	Minimum 1	Minimum 1	none

Land Use Map

Bylaw 9874
2024/04/22



Excerpt from the Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map



City of Richmond

ATTACHMENT 6

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10391/10411 Bird Road **File No.:** RZ 21-938041

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, the developer is required to complete the following:

1. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
2. **(Tree Replacement Security)** Submission of a Security in the amount of $4,500 ($750/tree) to ensure that a total of 3 replacement trees are planted and maintained on each lot proposed (for a total of 6 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057.**
3. **(Aircraft Noise – Sensitive Use)** Registration of an aircraft noise sensitive use covenant on title.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite having a minimum area of 37.2 m^2 (400 ft^2) are constructed on each future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices of First Reading, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

At Subdivision* stage, the developer must complete the following requirements:

8. **(Charges)** Pay the current year's taxes, Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees.
9. Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
   a) **Water Works**
      (1) Using the OCP Model, there is 197 L/s of water available at a 20 psi residual at the Bird Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
      (2) At Developer's cost, the Developer is required to:
         (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
         (b) Install two new water service connections complete with water meters per City standards on the Bird Road frontage to service Lot A and Lot B.
         (c) Cut and cap at main the existing copper water service connection and remove water meter on the Bird Road frontage.
         (d) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
      (3) At Developer's cost, the City will:
         (a) Complete all tie-ins for the proposed works to existing City infrastructure.
   b) **Storm Sewer Works**
      (1) At Developer's cost, the Developer is required to:
         (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

Initial: _____

(b) Inspect existing storm service connections near the south property line of both Lot A and Lot B. Reuse if in good condition to service Lot A and Lot B.

(2) At Developer's cost, the City will:

(a) Complete all tie-ins for the proposed works to existing City infrastructure.

c) **Sanitary Sewer Works**

(1) At Developer's cost, the Developer is required to:

(a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

(b) Install a new sanitary sewer service connection complete with inspection chamber near the northeast corner of Lot B to service Lot B.

(c) Inspect existing sanitary sewer service connection near the northwest corner of Lot A. Reuse if in good condition to service Lot A.

(2) At Developer's cost, the City will:

(a) Complete all tie-ins for the proposed works to existing City infrastructure

d) **Street Lighting**

(1) At Developer's cost, the Developer is required to:

(a) Review street lighting levels along all road and lane frontages, and upgrade as required.

e) **General Items**

(1) At Developer's cost, the Developer is required to:

(a) Complete other frontage improvements as per Transportation department requirements.

(b) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

(2) **Frontage Improvements** The following frontage improvements will be required at the applicant's cost as part of the Servicing Agreement. Using the existing curb/gutter along the south side of the road as a reference, provide:

(a) A pavement width no less than 8.5 m; the pavement along this section of Bird Road is to be widened as required.

(b) 0.15 m wide curb and gutter

(c) 1.5 m treed/grassed boulevard

(d) 1.5 m wide concrete sidewalk

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

10. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
11. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
12. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
13. Provide plans that are compliant with City's EV-Ready Construction Requirements and Zoning Bylaw and demonstrate that all new residential parking stalls will be equipped with Level 2 energised outlets or higher.
14. Provide a report, signed and sealed by a Qualified Professional, confirming that the proposed plans are in compliance with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

Initial: _____

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

signed concurrence on file

Signed Date

City of Richmond

Bylaw 10742

Richmond Zoning Bylaw 8500
Amendment Bylaw 10742 (RZ 21-938041)
10391/10411 Bird Road

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 **"SMALL SCALE MULTI UNIT HOUSING (RSM/M)".**

   P.I.D 003-622-452
   LOT 43 BLOCK "B" SECTION 26 BLOCK 5 NORTH RANGE 6 WEST
   NEW WESTMINSTER DISTRICT PLAN 14105

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10742".**

FIRST READING	
SECOND READING	
THIRD READING	
MOTT APPROVAL	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

6945057

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 20, 2026
From:	John Hopkins Director, Policy Planning	**File:**	08-4045-30-02/Vol 01
Re:	**Review of Existing Aircraft Noise Sensitive Land Use Policies and Consideration of the Merits and Implications of Supporting New Residential Development in Affected Areas**		

Staff Recommendation

That the existing approach applied in the Aberdeen and Bridgeport Village area (Option 1) as outlined in the report titled "Review of Existing Aircraft Noise Sensitive Land Use Policies and Consideration of the Merits and Implications of Supporting New Residential Development in Affected Areas", dated March 20, 2026, from the Director, Policy Planning, be preserved at this time.

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

Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Development Applications	☑	
Economic Development	☑	
Engineering	☑	
Finance	☑	
Housing Office	☑	
Parks Services	☑	
Transportation	☑	
SENIOR STAFF REPORT REVIEW	**INITIALS:**	**APPROVED BY CAO**

8343643

Staff Report

Origin

At the October 21, 2025, Planning Committee meeting, staff were directed to review the existing policies that prohibit new aircraft noise sensitive uses, including new residential development, in Bridgeport and Aberdeen Village in the City Centre and to evaluate opportunities for residential development, particularly rental housing. The following referral was endorsed:

> *"That staff be directed to investigate the merits and technical procedure for changing the OCP and Urban Village Plan for the intended use of mixed use and high density residential and rental in the area bounded by Leslie Road, Hazelbridge Way, Cambie Road and Brown Roads. As well, investigate change in the area bounded by Beckwith Road, Charles Street, Great Canadian Way and Bridgeport Road and report back to Planning Committee as soon as possible."*

This report includes relevant background information, analysis of merits of retaining the existing OCP designations or amending the OCP to permit residential and options for Council's consideration. The report considers the geographical areas specified in the referral (Attachment 1), together with implications for the broader Bridgeport and Aberdeen Village areas. The study area in Bridgeport Village generally includes properties east of Sexsmith Road, south of Charles Street, west of Great Canadian Way and lots fronting Beckwith Road. The study area in Aberdeen Village generally includes properties between Hazelbridge Way and Garden City Road fronting Brown Road, Odlin Crescent and Leslie Road.

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.*
>
> *2.5 Work collaboratively and proactively to attract and retain businesses to support a diversified economic base.*

Background

The OCP strives to balance housing, economic and business development, infrastructure needs, parks and amenities, along with social and environmental factors. The OCP is also influenced by the City Centre's proximity to Vancouver International Airport (YVR). The airport fundamentally affects land use planning, providing both opportunities (i.e., employment generator, catalyst for business development) and challenges (i.e., aircraft noise, building height restrictions). Within the City Centre, Bridgeport and Aberdeen Village are most impacted by airport operations due to their proximity to YVR's north and south runways. This condition is reflected in the OCP's land use planning for the area, which intends to buffer noise sensitive uses, including residential use, from airport-related impacts, while encouraging businesses and

other land uses that benefit from a downtown location and contribute to Richmond's complete community objectives.

Aircraft Noise Sensitive Development (ANSD) Policy

The Aircraft Noise Sensitive Development (ANSD) policy is a City OCP policy that was adopted by Richmond City Council in 2004 to enable consistent management of aircraft noise sensitive development and informed land use planning. Noise sensitive land uses include new residential development, schools (i.e., kindergarten to grade 12), child care, and hospitals. The policy clarifies the following:

- **Areas where noise sensitive uses may be considered, including Capstan, Oval, Lansdowne and Brighouse Village**. Noise sensitive development, including residential development, is subject to requirements including construction practices that minimize aircraft noise indoors, and disclosure and covenants regarding impacts from aircraft noise.
- **Areas where new noise sensitive development is prohibited, including Bridgeport and Aberdeen Village**. These areas are in flight path phases (i.e., take off or landing) where overflying aircraft operate at low altitudes and result in greater noise impacts (e.g., sleep disturbance, speech interference, annoyance). Properties with existing zoning that permits residential use are permitted to rebuild in accordance with existing zoning regulations.

Consistent with livability objectives, the policy reflects the extent to which an area is affected by aircraft noise. Noise Exposure Forecast (NEF) is a metric used to measure and predict long-term impacts associated with aircraft noise. An NEF equal to or greater than 30 signals more impact from aircraft noise, increased nuisance and livability impacts (e.g., speech interruption, sleep disturbance), and greater potential for complaints. Transport Canada guidelines suggest avoiding new aircraft noise sensitive development where the NEF exceeds 30, the City's ANSD policy applies the guidelines (Attachment 2). As a City policy, not a Vancouver International Airport Authority (VIAA) policy, the ANSD policy reflects the Richmond context and is subject to Council review at its discretion.

Long-Standing Non-Residential Planning Objectives

Bridgeport and Aberdeen Village have long-established non-residential land use policies. Prior to adoption of the ANSD policy in 2004, Bridgeport and Aberdeen Village were generally designated in the OCP (Bylaw 7100) and sub-area plans for non-residential uses including a mix of commercial and industrial uses. A limited number of residential properties predate adoption of the ANSD policy. During the process of developing the ANSD policy, a randomized selection of households in areas affected by aircraft noise were asked to respond to a survey to understand how they perceived and experienced living in an area affected by aircraft noise. The findings from the survey indicated sensitivity to aircraft noise (e.g., sleep disturbance, speech interference, annoyance). In response, the policy includes a map that identifies areas subject to aircraft noise, a requirement to register covenants and disclose the effects of aircraft noise to landowners and the public, and where the OCP permits new residential development,

incorporation of sound mitigating building components to achieve defined indoor sound levels (with doors and windows closed).

Currently, 195 properties are zoned to permit residential use in Bridgeport and Aberdeen Village, all of which are zoned for single-family or duplex dwellings except for one apartment building at Aberdeen Centre that predates the ANSD policy. Some of the single-family and duplex-zoned properties are located within the geographic area specified in the referral for Aberdeen Village, as summarized in Table 1. These properties are within a Transit Oriented Area (TOA) as prescribed by provincial legislation (Bill 47: TOA) and are not subject to companion legislation that required Council to pre-zone eligible properties to permit small-scale multi-unit housing (Bill 44: Small-Scale Multi-Unit Housing). These properties are permitted to maintain or replace existing residential development under existing zoning regulations (e.g., rebuild a single-family house). New residential development that requires a rezoning is not permitted, unless otherwise approved by Council with an associated amendment to the OCP to permit new residential development.

Table 1: Properties with Zoning that Permits Residential Development

Number of Properties with Residential Zoning				% Land with Residential Zoning	
Bridgeport Village	Aberdeen Village	Bridgeport Study Area	Aberdeen Study Area	Bridgeport Village	Aberdeen Village
23	172	0	163	4.9%	21.2%

In addition to commercial and industrial development, emergency shelters and transitional housing may be considered in Bridgeport and Aberdeen Village. Emergency shelters and transitional housing are important forms of temporary accommodation that can serve as a step toward long-term housing solutions. The temporary nature of these forms of accommodation distinguishes them from long-term housing (i.e., where residents may live indefinitely) and, thus, exempts them from the ANSD policy restriction on residential use. Also exempted from the ANSD policy restriction is Aster Place, a temporary modular supportive housing facility within the geographic area referenced in the Bridgeport Village referral, on the basis that the building is temporary and was approved through a temporary use permit (not rezoning). (The Aster Place site is not included in Table 1 as it is zoned for industrial use.)

City Centre Area Plan

The City Centre Area Plan (CCAP) was adopted by Richmond City Council in 2009 and introduced a transit-oriented development framework to direct growth in six distinct urban villages and support a mix of land uses, taking into account area-specific opportunities and constraints. The plan reflected new residential lands (e.g., Oval Village and other riverfront lands) and clarified and retained lands for employment uses to off-set conversion of employment lands to residential and mixed-use development areas to ensure an adequate long-term supply of employment lands, minimize land speculation, and manage transition. In accordance with the ANSD policy, Bridgeport and Aberdeen Village are designated as employment lands that support a range of non-residential uses (e.g., office, retail, entertainment, industry, hotel, arts).

These uses are minimally affected by high aircraft noise and benefit from an urban centre location, proximity to Canada Line, and the lower land costs associated with areas set aside for non-residential use only. While the two villages share similarities, the CCAP encourages distinctions with Bridgeport Village characterized by hospitality and mixed industrial uses and Aberdeen Village characterized as a central business district and light industrial uses, as summarized in Attachment 3.

Analysis

The following section provides an analysis of redesignating Bridgeport and Aberdeen Village to permit residential development, including rental housing, and is organized around the following themes:

1. Employment Lands
2. Residential Capacity
3. Land Use Policies and Impacts on Land Values

1. Employment Lands

Richmond's OCP intends to set aside enough strategically located land for employment uses to ensure long-term economic stability, support job and business growth, achieve a diversified economy, and make Richmond more resilient and less sensitive to economic downturns. Designating lands for employment and business, including long-term commercial and industrial land reserves in Bridgeport and Aberdeen Village, and adopting policies that intend to preserve and intensify uses on employment lands (e.g., Industrial Lands Intensification Initiative) are resulting in positive outcomes. This includes:

- High job-to-resident worker ratio (i.e., 1.29 jobs per resident worker in 2021, which is a reflection of the number of jobs available in the city compared to the number of employed residents in the city);
- Lower city-wide industrial and office vacancy rates compared to regional averages (e.g., 3.0% vs 4.5% for industry and 8.6% vs 11.4% for office)[1]; and
- Almost half of the City's property tax base is generated from commercial and industrial land uses.

Bridgeport and Aberdeen Village are designated to support continued diversification and growth of Richmond's economy, which is consistent with complete community objectives including those that support greenhouse gas reduction (e.g., reduce commuter demand by locating a variety of jobs and businesses closer to where more people live, enable active transportation, efficiently utilize existing infrastructure for commercial and industrial intensification alongside other high-density land uses while reducing investment in less energy-efficient infrastructure in lower density areas). Metro Vancouver's long-range employment projections for the City indicate a

[1] Cushman Wakefield C Industrial and Office Marketbeat Q4 2025

need for approximately 35,000 additional jobs to 2050, with the majority anticipated to be accommodated in Bridgeport and Aberdeen Village. Contributing factors include the following:

- High-value employment sectors are attracted to well-located urban lands that help them attract and retain higher-than-average wage employees seeking proximity to rapid transit, urban amenities (e.g., waterfront, parks, restaurants, shopping), high quality housing and related features.
- Proximity to major transportation corridors, including the airport, make Bridgeport and Aberdeen Village unique business opportunities suitable for a broad range of employment uses.
- The CCAP's designation of Bridgeport and Aberdeen Village as employment land reserves is consistent with Metro 2050 objectives to support a variety of employment uses in urban areas with access to key transportation corridors and aligns with regional land use planning that requires the City to allocate lands for long-term employment purposes.
- While the current development environment, which is characterized by high construction costs, constrained labour markets, and challenging financing conditions, continues to pose challenges, redevelopment interest remains. There are 22 applications for development in Bridgeport and Aberdeen Village, at various stages of the approval process, that are consistent with the land use plan. Staff continue to work with applicants to advance these applications. Similar to trends observed elsewhere in the city, developers are currently proceeding at a slower pace, though this is anticipated to change alongside changes to market conditions.
- Retaining the Bridgeport and Aberdeen employment land reserves contributes to a stable business environment, employer and investor confidence, and long-term flexibility for future growth and adaptation to changing markets and economic opportunities.

In addition, by designating Bridgeport and Aberdeen Village for employment uses the City reduces the number of residents affected by high aircraft noise, which reduces noise complaints that may otherwise affect YVR operations and its employees, which includes 6,000 Richmond residents, and Richmond's extensive airport-related businesses. These objectives are reflected in the Record of Understanding between the City and YVR, which was prepared at the time the ANSD policy was drafted, and outlines strategies to better manage aircraft noise sensitive development, minimize the number of residents living in high aircraft noise areas, mitigate aircraft noise, and support airport operations (Attachment 4). While the Record of Understanding is nonbinding, it reflects mutual agreement to collaboratively review the feasibility of increasing building heights in areas affected by Federal Aeronautical Zoning Regulations (i.e., near City Hall/Brighouse Station). Supporting new residential development in aircraft noise sensitive areas may jeopardize YVR's cooperation, as accommodating additional residents in areas affected by high aircraft noise would be contrary to a fundamental intention of the agreement. Continuing to prohibit new residential development in areas affected by aircraft noise simultaneously supports City objectives related to livability and complete communities, airport-oriented employment, and the long-term viability of YVR operations.

2. Residential Capacity

New residential development in areas affected by aircraft noise is not required to accommodate projected population growth. Provincial legislation that came into effect in June 2024 increased residential development capacity in the City, despite projected growth to 2050 already being accommodated by land use plans that were in place prior to the following significant changes in provincial legislation:

- Bill 47: Transit-Oriented Areas (TOA) added additional capacity in City Centre Villages where new residential development is permitted (i.e., Capstan, Oval, Lansdowne and Brighouse Village) by approximately 30,000 additional dwelling units and 60,000 people. The TOA legislation also extended the boundary for high-density development (i.e., a large portion of the established low-density Oaks neighbourhood is located within 800 metres of Bridgeport and Capstan Station as identified in Attachment 5).
- Bill 44: Small-Scale Multi-Unit Housing (SSMUH) added capacity that will support densification of traditional single-family neighbourhoods and increases capacity by approximately 65,000 additional dwelling units and 130,000 people.

New residential development would be subject to the building height and density specified in the Minimum Allowable Density Framework (MD Framework), which is defined in Provincial legislation and applies in designated TOAs where density up to 5.0 floor area ratio (FAR) is permitted (Attachment 6). Permitting new residential development in the geographic areas specified in the referral (Attachment 1) would further increase capacity by approximately 1,000 additional dwelling units and 2,000 people in Bridgeport Village and 5,000 additional dwelling units and 10,000 people in Aberdeen Village. Should residential development be supported in a larger geographic area, projected capacity could increase significantly. Based on the building heights and densities specified in the MD Framework (Attachment 6), new residential development throughout Bridgeport and Aberdeen Village could accommodate approximately 30,000 dwelling units and 60,000 residents.

OCP 2050 focuses on managing growth to build more housing that is more affordable for more households, notwithstanding the limiting effect of provincial housing legislation on local government autonomy as it relates to land use planning. OCP 2050 includes new policies that support greater variety and availability of a range of housing types and tenures to better respond to housing needs, including differences in housing type, income, ability, life stage and values and provisions to make it easier to build rental housing city-wide.

3. Land Use Policies and Impacts on Land Values

All lands in the city are assigned an OCP land use designation that reflects an intended contribution to complete community objectives and align with Metro Vancouver's Regional Growth Strategy. The designation also intends to discourage negative impacts, including land speculation, that can affect livability and destabilize a healthy local economy. To date, the

OCP's non-residential land use designations in Bridgeport and Aberdeen Village have resulted in those areas having lower land values than areas designated for residential uses. Signalling a possible change to current land use designations in Bridgeport and Aberdeen Village to permit new noise-sensitive development, including residential development, can be expected to lead to higher land prices consistent with the market value of residential lands. Outcomes may include, but are not limited to the following considerations:

- While the first residential developers in Bridgeport and Aberdeen Village may benefit from lower land costs (e.g., due to acquiring land prior to a change in City policy), subsequent developments would be subject to higher residential market prices, which could impact financial feasibility and result in higher costs for future buyers/renters, as generally seen in today's residential development market.
- The prospect of residential use in the Bridgeport and Aberdeen Village area may create a condition where existing landowners 'hold out' for residential-level prices, which typically exceed prices that are affordable to commercial and industrial developers/tenants. This could undermine the area's ability to retain existing businesses (e.g., higher taxes, decreased landowner willingness to commit to long-term non-residential tenants) and make it difficult to attract and retain new employment uses and development, resulting in companies and investors choosing to locate in other parts of the region where land is more affordable.
- Prescribing a minimum non-residential build requirement in new mixed-use development in Bridgeport and/or Aberdeen Village could mitigate the potential loss of employment space. However, experience elsewhere in the City Centre shows that this approach generally delivers ground floor retail, hotels and small office units; not the large office and industrial buildings and floorplates (and associated flexibility) required by large employers to accommodate different space and location needs for various sectors (i.e., variation in location and land size may affect supply chain optimization, co-location efficiency opportunities, compatible adjacencies).
- Reducing employment lands may increase pressure on Richmond's agricultural lands, and other more affordable properties including industrial lands, for conversion to higher value jobs and business uses.

While the above outlines the significance of long-term land use planning for employment lands at the local level, preserving and supporting intensification of industrial lands, including those in Bridgeport and Aberdeen Village, is equally significant from a regional perspective. Industrial lands disproportionally contribute to economic viability. Industrial lands make up four per cent of land in the region yet industrial activity accounts for almost a quarter of all jobs in the region and the jobs are associated with pay 14 per cent higher on average than non-industrial jobs. Industrial lands supported a total Gross Domestic Product (GDP) impact (including direct, indirect and induced activities) of over $43 billion within the region in 2021, or approximately 30 per cent of the total GDP generated in the region.

Technical Procedure for Changing the OCP

The options listed below for Council's consideration evaluate the merits and implications of amending existing land use designations to permit noise-sensitive uses, including residential

development, in Bridgeport and Aberdeen Village generally or within the areas specified in the referral (Attachment 1) based on the following objectives:

- **Livable community:** In addition to standard components in the built and natural environment that affect quality of life, health and well-being, in Bridgeport and Aberdeen Village, livability considers aircraft noise (e.g., sleep disturbance, speech interference, annoyance).
- **Housing supply and affordability:** Availability of diverse, appropriate, and affordable housing options, including prioritizing new rental housing development.
- **Diversified economy:** Involves long-term planning that balances competing demands, protects and optimizes lands that are well-suited for employment uses, and includes a mix of different types of employment lands (e.g., location, size, supporting uses and infrastructure access).
- **Predictability and stability:** Long-term planning that protects employment lands includes flexibility without stimulating land speculation that drives up the price of land or pressure to convert other lands (e.g., industrial, agriculture) to permit employment and business uses.

Option 1: Preserve Existing Approach to Land Use Planning ("No Change") ***(Recommended)***

Land use designations in the recently refreshed OCP 2050, including those in the Bridgeport and Aberdeen Village, are consistent with objectives for a livable, more affordable community with a strong economy that reflects a balanced mix of land uses. While aircraft technology and operating procedures intend to reduce aircraft noise, the ANSD Policy and land use planning that designates Bridgeport and Aberdeen Village as an employment reserve continues to be applicable as airport operations will continue to affect noise-sensitive uses (e.g., traffic is increasing post-pandemic, flight path changes, localized and nighttime noise concerns, outdoor spaces remain affected by aircraft noise). Further, the lands are well-suited to employment and arts and culture use. An evaluation of the recommended option, Option 1: Preserve Existing Balanced Approach to Land Use Planning ("No change"), is summarized in Table 2.

Table 2: Option 1: Preserve Existing Approach to Land Use Planning ("No Change") (*Recommended*)

Objective	Summary
Livable Community	• No new aircraft sensitive development in areas affected by high aircraft noise.
Housing Supply and Affordability	• OCP 2050 designates sufficient lands to meet projected growth and supports housing affordability in residential areas city-wide. • Secured rental development is prioritized and supported by measures to lower costs (e.g., "fast track" application review process, form-based development model with provisions for additional height and/or variable density, additional parking reductions).
Diversified Economy	• Consistent with various Council adopted plans and strategies, which include protecting employment lands near rapid transit, encouraging investment from employers and businesses, and minimizing land speculation and pressure to convert and/or redesignate other lands for displaced employment uses.
Predictability and Stability	

Option 2: Area Plan Update for a Specific Area Within Bridgeport and/or Aberdeen Village

Introducing new residential development in Bridgeport and/or Aberdeen Village, including rental housing, would require, among other things, a comprehensive review of the impacts on the City's utility and transportation plans (e.g., pump stations, new road connections), parks and open space plans, community amenities, short- and long-term jobs and business impacts, and funding mechanisms (e.g., Development Cost Charge program), taking into account intended housing outcomes (e.g., household types, incomes, age, tenure, and related needs), all of which may vary depending on the geographic boundaries of the areas under consideration. This work would be undertaken as part of a detailed Area Planning process. An evaluation of Option 2 is summarized in Table 3.

Table 3: Option 2: Area Plan Update for a Specific Area Within Bridgeport and/or Aberdeen Village

Objective	Summary
Livable Community	• Permits new residential development in areas affected by high aircraft noise. • New residential development may be affected by incompatible abutting and nearby uses (e.g., light industrial, manufacturing, processing).
Housing Supply and Affordability	• Permitting new residential development would increase residential capacity in the City Centre. • Rental tenure could be used to support affordability. • Purpose-built rental development is unlikely to include below-market and non-market rental housing units as only market housing is required to include secured affordable housing.
Diversified Economy	• Reduces employment lands in the City. • Permitting residential development may affect YVR operations.
Predictability and Stability	• Land speculation may significantly impact economic and business development and retention, as well as increase pressure to convert other areas in the city to accommodate displaced businesses.

If Council directs staff to pursue Option 2, prior to initiating a detailed Area Planning process, staff require direction from Council regarding the following:

- **The geographic area where residential development would be supported.** Council direction is required on whether new residential development would be considered within the geographic area specified in the referral and shown in Attachment 1, or another geographic area as defined by Council.
- **The type of residential development supported.** Council direction is required on whether residential use is to be limited to rental tenure development only, which may include below-market/non-market homes alongside market rental homes.

Upon receiving confirmation from Council regarding the study area boundaries and intended housing objectives, staff would initiate a detailed Area Planning process that includes the following:

- **Public and stakeholder consultation**. Staff will prepare and seek Council endorsement of a consultation plan. In addition to engagement with the public and partners, including YVR and the School Board, early consultation with the Ministry of Transportation and

Transit (MOTT) is recommended to assess the feasibility of residential development. While MOTT approval is not required to amend the OCP, MOTT approval would be necessary for rezoning within 800 metres of a controlled access highway intersection or interchange, making MOTT approval a requirement for rezoning in Bridgeport Village and portions of Aberdeen Village.

- **Analysis and consideration of key land use planning considerations**. Preparation of an Area Plan will consider the following factors:

    - **Economic and business development:** Analysis of effects on the operational viability of existing and proposed businesses, impacts on YVR operations, opportunities to preserve lands for employment and light-industrial use, and broad application of non-residential minimums in all new mixed-use development in City Centre.
    - **Land use transition:** Analysis of anticipated changes including potential business displacement and increased pressure for the conversion of other lands.
    - **Building form/character:** Evaluation of potential building forms and minimum site assembly requirements resulting from building height and density that is imposed by the Provincial TOA MD Framework. Required transitions and/or buffers to address the interface between residential development and surrounding employment lands would also be considered.
    - **Alignment with OCP:** Consideration of how changes affect complete community objectives, including those to rebalance growth between inside and outside City Centre and preserve non-residential land uses.
    - **Infrastructure and viability:** Assessment of the implications on the City's utility plans and servicing requirements, transportation plans and site access, the Moray Bridge replacement, and Development Cost Charges.
    - **Parks, amenities and public realm:** Analysis of the implications of redistributing residential uses, including the likelihood that new residential development would not fully meet outdoor amenity requirements and new residents may have reduced access to nearby amenities and community services.
    - **Arts and culture:** Assessment of potential impacts on the City's Arts District and other related arts and culture initiatives.
    - **Building practices:** Review of current indoor noise attenuation construction practices, including materials, performance standards, and costs associated with mitigating noise.

Financial Impact

No financial impacts are associated with recommended Option 1: Preserve Existing Balanced Approach to Land Use Planning.

Pursuing Option 2: Area Plan Update for a Specific Area Within Bridgeport and/or Aberdeen Village would require additional budget resources to support the comprehensive land use planning process. If an amended area plan is adopted, there would be additional costs to upgrade

City utilities, infrastructure and amenities in order to provide new residents with a level of service that is comparable to that provided elsewhere in the city. The City's Development Cost Charges program would need to be updated to reflect infrastructure costs that are related to new growth.

Conclusion

This report responds to the Planning Committee referral that directed staff to review the merits of changing the Official Community Plan land use designation in the City Centre's Bridgeport and Aberdeen Village areas to permit residential uses, including rental housing. The analysis considers existing policies prohibiting new aircraft noise sensitive uses, including new residential development, together with potential short- and long-term implications for economic and business development, challenges associated with protecting employment lands from being converted to non-employment land uses, and complete community objectives. Two options are presented for Council's consideration including:

- Option 1: Preserve Existing Approach to Land Use Planning ("No change") (**Recommended**); and
- Option 2: Area Plan Update for a Specific Area Within Bridgeport and/or Aberdeen Village.

Staff recommend that Committee receive this report for information and direct staff in accordance with Option 1, which preserves the existing balanced approach to land use planning in accordance with OCP 2050. Should Council direct staff to advance Option 2, Council direction is required regarding the study area boundaries and intended housing objectives.

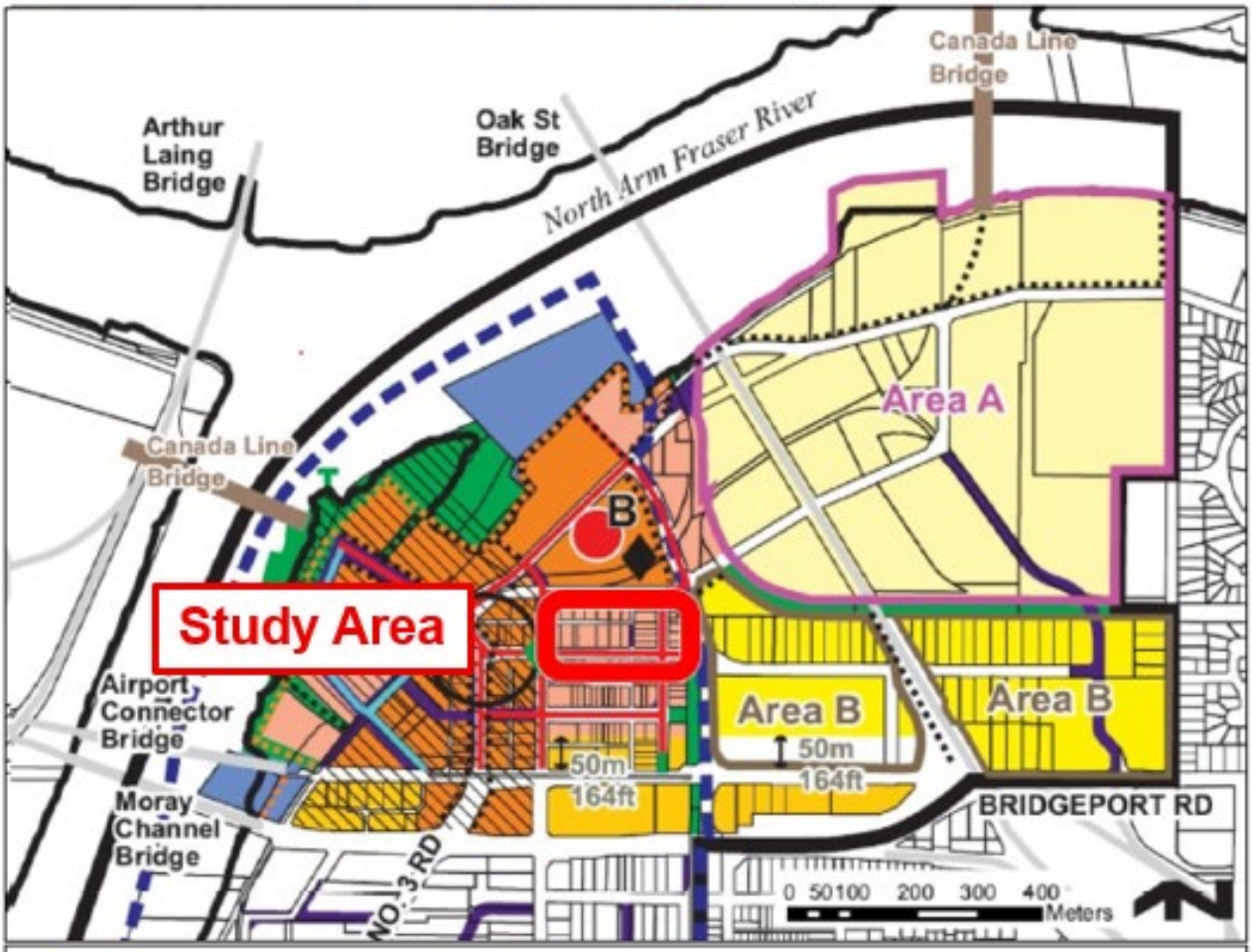
Diana Nikolic, MCIP
Manager, Land Use Policy
(604-276-4040)

DN:cas

Att. 1: Bridgeport and Aberdeen Village Land Use Plans and Target Referral Areas
2: Aircraft Noise Sensitive Development (ANSD) Map
3: Commercial and Industrial Reserve in Bridgeport and Aberdeen Village
4: Summary of Record of Understanding: Aircraft Noise Sensitive Development
5: TOA - Minimum Allowable Density (MD) Framework: Currently Affected Lands
6: TOA - Minimum Allowable Density (MD) Framework: Potentially Affected Lands

Specific Land Use Map: Bridgeport Village (2031)

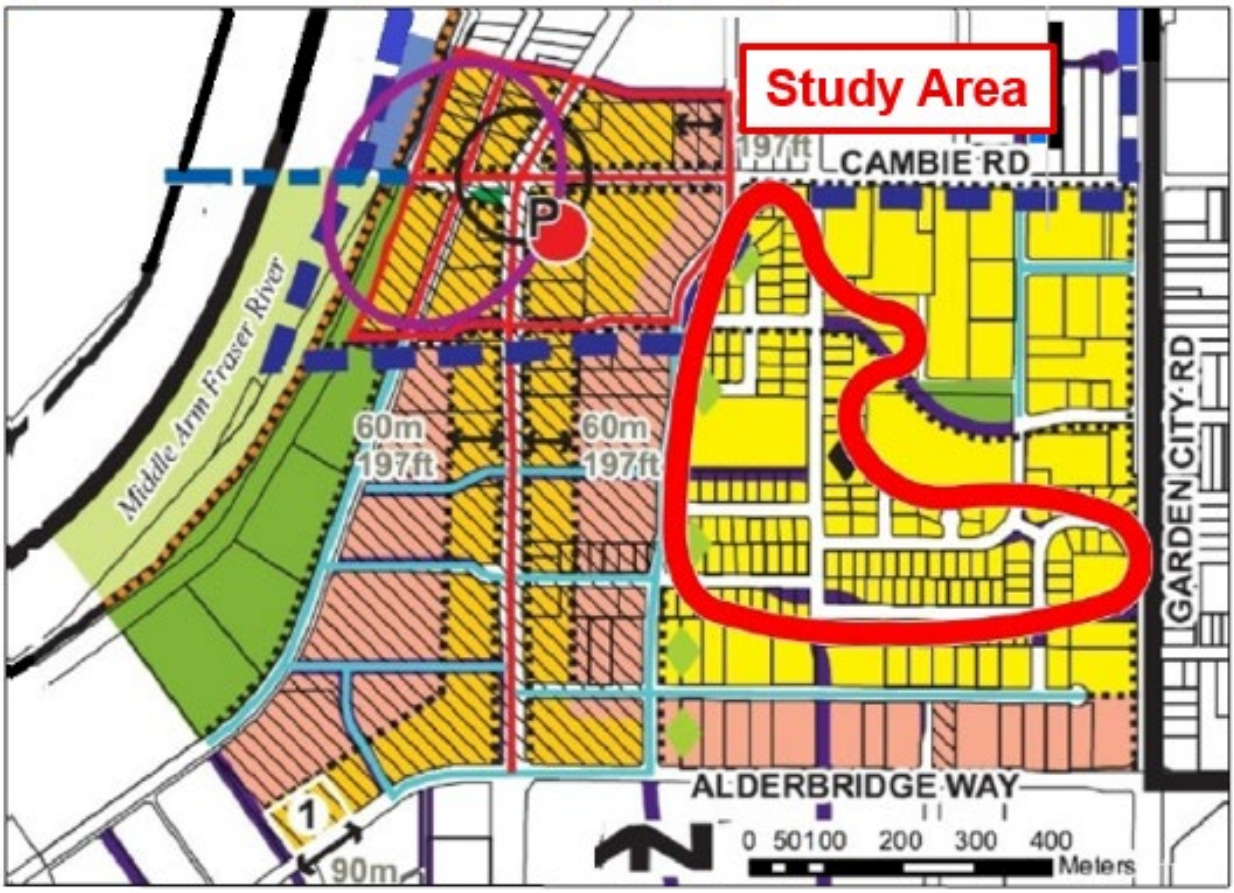
Bylaw 10190
2022/07/18



- General Urban T4 (35m)
- General Urban T4 (25m)
- General Urban T4 (15m)
- Urban Centre T5 (45m)
- Urban Centre T5 (35m)
- Urban Centre T5 (25m)
- Park
- Park - Configuration & location to be determined
- Marina (Residential Prohibited)
- Village Centre Bonus
- Institution
- Pedestrian Linkages
- Waterfront Dyke Trail
- Richmond Arts District
- Village Centre: No. 3 Road & Beckwith Road Intersection
- Proposed Streets
- Pedestrian-Oriented Retail Precincts-High Street & Linkages
- Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
- Canada Line Station
- B — Bus Exchange

[1] Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Specific Land Use Map: Aberdeen Village (2031) 2019/05/21



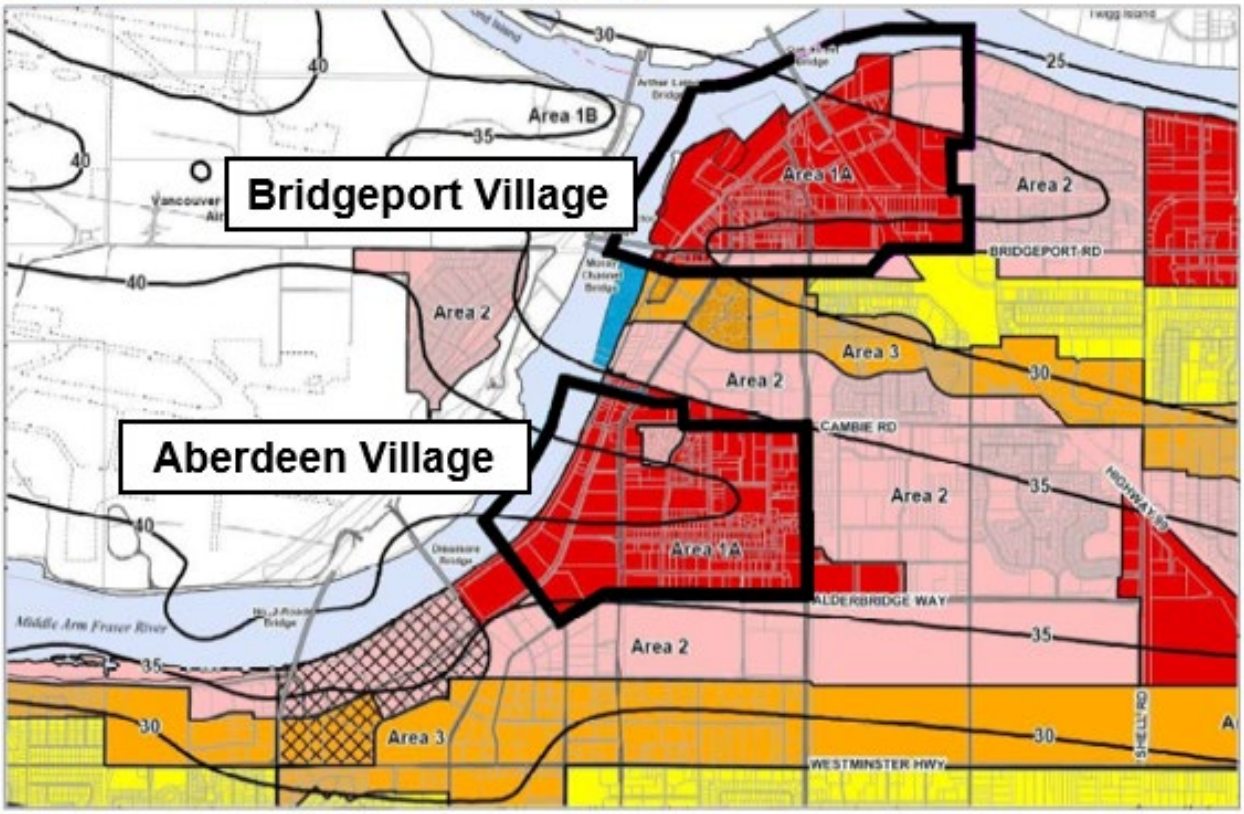
- General Urban T4 (25m)
- Urban Centre T5 (35m)
- Urban Centre T5 (25m)

Location where site specific maximum building heights apply:

- (1) (33m)
- Park
- Park-Configuration & location to be determined
- Non-Motorized Boating & Recreation Water Area
- Marina (Residential Prohibited)
- Village Centre Bonus
- Institution
- Pedestrian Linkages
- Waterfront Dyke Trail
- Proposed Streets
- Pedestrian-Oriented Retail Precincts-High Street & Linkages
- Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
- Richmond Arts District
- Canada Line Station
- P Transit Plaza
- Village Centre: No.3 Road & Cambie Road Intersection

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Aircraft Noise Sensitive Development Map



Aircraft Noise Sensitive Development (ANSD) Policy Areas
(see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A
New Aircraft Noise Sensitive Land Use Prohibited

AREA 1B
New Residential Land Uses Prohibited

Areas where Aircraft Noise Sensitive Land Uses may be considered: subject to Aircraft Noise Mitigation Requirements

AREA 2
All Aircraft Noise Sensitive Land Uses (except new single family) may be considered (see Table for exceptions)

AREA 3
All Aircraft Noise Sensitive Land Use types may be considered

AREA 4
All Aircraft Noise Sensitive Land Use types may be considered

No Aircraft Noise Mitigation Requirements

AREA 5
All Aircraft Noise Sensitive Land Use types may be considered

Objective: Current rezoning may proceed prior to Area Plan updates, based on the formula:
- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3)

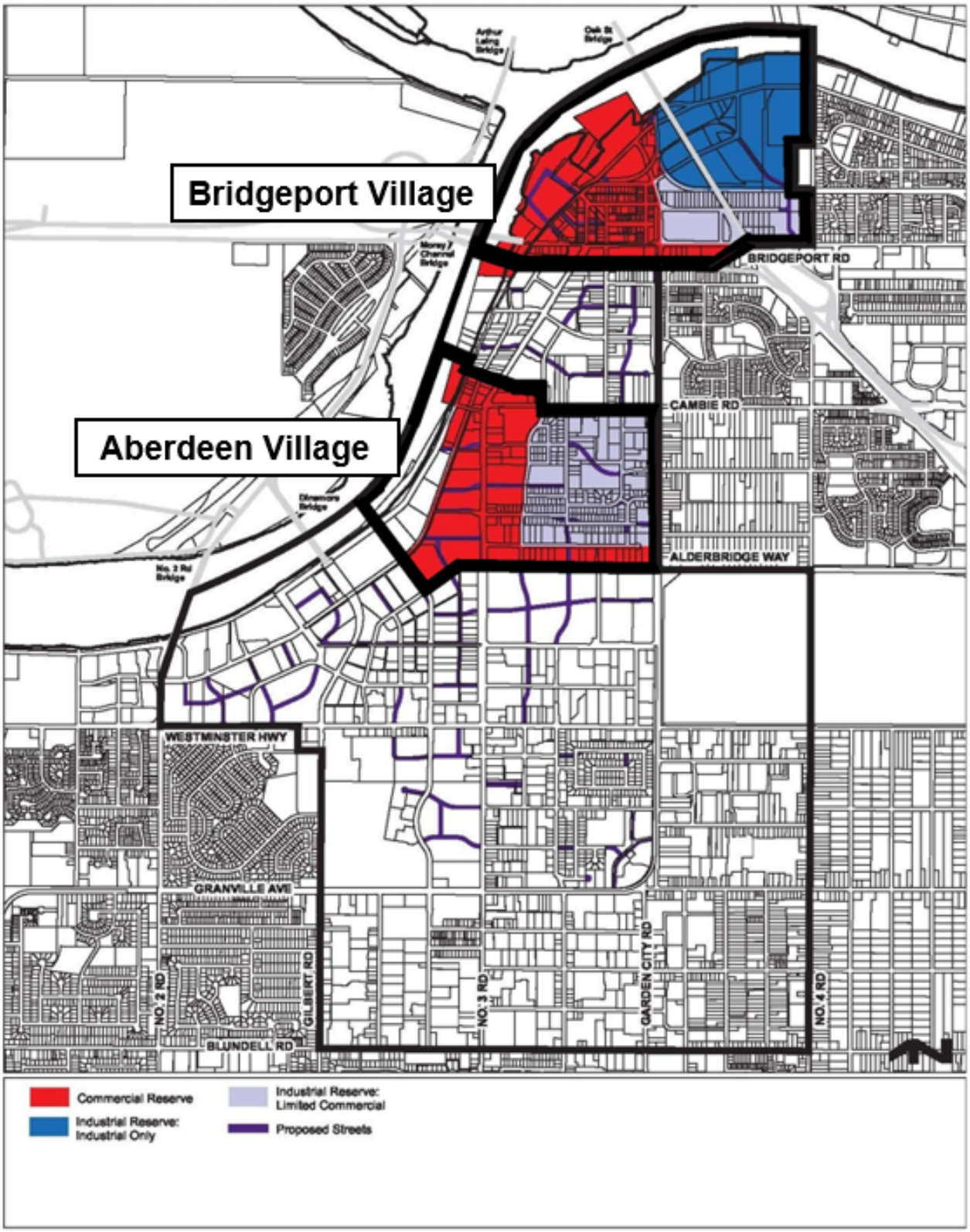
Objective: To support the 2010 Olympic Speed Skating Oval:
- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3)

On Fraser River Above 30 NEF Residential (e.g. house boats) may be considered

2015 Noise Exposer Forecast (NEF) Contours

Extent of Aircraft Noise Insulation

Overlay Boundary – Commercial & Industrial Reserves Map (2031) 2017/05/08



The summary of the Record of Understanding between the City and Vancouver International Airport Authority (VIAA) was prepared by the City of Richmond and was attached to "OCP Aircraft Noise Sensitive Development Policy", dated November 4, 2004, from the Manager, Policy Planning.

1. Purpose

To summarize the understanding between the City and VIAA regarding City improvements to better manage aircraft noise sensitive development and mitigate aircraft noise through a comprehensive policy.

2. City Policy Improvements

Based on discussions between the City and the VIAA, the City will undertake the following in its efforts to address the concerns raised by the VIAA and to better balance the needs of the City, VIAA and stakeholders:

(1) Define "aircraft noise sensitive uses" namely:

Use Category	Meaning
Residential	Defined as all residential uses, including live/work and work/live uses, nursing homes.
School	Defined as public and private places in which K-12 education is offered, as per provincial requirements.
Day Care	Defined as licensed day care uses.
Hospital	Defined as places which provide medical services, as per provincial requirements where patients stay overnight or for longer periods of time.

(2) Identify Prohibited Areas – RED on OCP Map

- Areas where all aircraft noise sensitive uses are prohibited.
- Areas where residential development is prohibited in many VIAA priority avoidance areas.

(3) Identify Other Aircraft Noise Sensitive Development Areas – PINK, ORANGE, YELLOW on OCP Map

- Areas where some aircraft noise sensitive uses are limited (e.g., only multi-family permitted in certain high noise areas) and conditions are imposed.

(4) Identify City Centre Re-Planning Conditions

- Areas where no aircraft noise sensitive development rezonings will be considered, until after the City Centre is re-planned (after late 2005). Residential will be allowed in this area but will be subject to the preparation of a detailed area plan and will probably be in the form of mixed use.

(5) Identify Conditions for the West Cambie Area Plan – the Alexandra Quarter Section

- No residential uses are to be allowed along the west and south edges to reduce aircraft noise nuisance. These areas are proposed for non-residential use in the latest draft Area Plan.

(6) Identify Conditions for Current (2004) Noise Sensitive Development Rezoning Proposals

- For current aircraft noise sensitive rezoning proposals (i.e., Aberdeen, SunTech, Wall) a formula was used, namely:
  - Residential use: Up to 2/3 of the buildable square feet (BSF); and
  - Non-residential use: The remaining BSF (e.g., 1/3).

(7) Identify Conditions for the 2010 Olympic Winter Games Speed Skating Oval Site and Precinct

- For the proposed Olympic Speed Skating Oval site and precinct:
  - Residential use: Up to 2/3 of the buildable square feet (BSF); and
  - Non-residential use: The remaining BSF (e.g., 1/3).

(8) Identify Conditions for the Bridgeport Road Median

- For the road median between Bridgeport Road and Sea Island Way:
  - West end (above the 30+ NEF) - no residential uses are to be allowed, due to current aircraft noise, possible future increases in aircraft noise due to expanded airport operations and as the area has livability limitations due to high levels of traffic; and
  - Reminder (below 30 NEF) - aircraft noise sensitive development may occur after City Centre re-planning.

(9) Possible Building Bylaw Aircraft Noise Mitigation Requirements

- The City may be able to amend the City's Building Bylaw, subject to Provincial approval, to require noise mitigation at the Building Permit stage. This will be investigated.

(10) Improved City Aircraft Noise Mitigation Measures

- The City and VIAA have agreed to work co-operatively to:
  - Improve the legal wording and conditions of the existing City noise covenant; and
  - Consider new legal tools to improve aircraft noise mitigation requirements.

(11) Improved Public Awareness Measures

- The City and VIAA have agreed to work co-operatively to:
  - Improve the legal wording and of the existing City noise covenant; and
  - Consider new ways and legal tools to improve public awareness and notification of aircraft noise including possible disclosure statements.

(12) A Possible Increase in Building Height Due to the Airport

- The VIAA has identified areas within the City which are currently affected by the federal Aeronautical Zoning requirements, where it may be possible to allow increased building height due to the airport. Additional collaboration is required.
- Note that:
  - "Building height" is a safety issue, while aircraft noise is a nuisance issue; and
  - Transport Canada makes the final decisions regarding any building height increases, not the VIAA or City.
  - This matter will require additional collaboration among the City, VIAA, Transport Canada, developers and the community, before a decision to permit a building height increase can be reached.
  - It is acknowledged that the identified areas of possible building height increase, may or may not be suitable to the City due to City planning considerations.

(13) City – VIAA Ongoing Collaboration

It is the City's intention to continue co-operating with the VIAA including:

Initiative	Comment
1. City – VIAA Co-ordination	Continued City participation through the: - VIAA Board, - YVR Noise Management Committee, and - YVR Environmental Committee

Initiative	Comment

2. Airport Planning	- As the VIAA updates its long-range airport land use and related plans, the City will continue to participate, as appropriate.
	- VIAA is encouraged to:
	  - Identify a long term airport build-out plan;
	  - Identify the long term airport and aircraft noise impacts;
	  - Improve its long-range land use; and
	  - Continue its efforts regarding noise management, environmental and related plans.

3. Aircraft Noise Mitigation Research	As the federal government and others are responsible for establishing and improving national recognized aircraft noise assessment tools (e.g., NEF model and alternatives) and building design standards, the City will participate in such initiatives, as appropriate, including improved aircraft noise mitigation research and modelling, for example:
	  - Interior Noise Level Limits;
	  - Building Design Elements; and
	  - Community Design Elements.

4. Public Awareness Research	The City will co-operate, as appropriate, to improve public awareness techniques and aircraft noise mitigation, for example, improved: - Noise Covenants; - Full Disclosure Statements; - Noise Insulation Standards; and - Acoustic insulation requirements at the Building Permit stage.

3. Status

Both parties acknowledge that the City, with significant input from the VIAA, has worked to develop a City policy that better:

- Balances the interests of all parties;
- Recognizes their respective interests and priorities;
- Establishes common principles; and
- Establishes much improved aircraft noise mitigation and management practices with respect to aircraft noise sensitive developments.

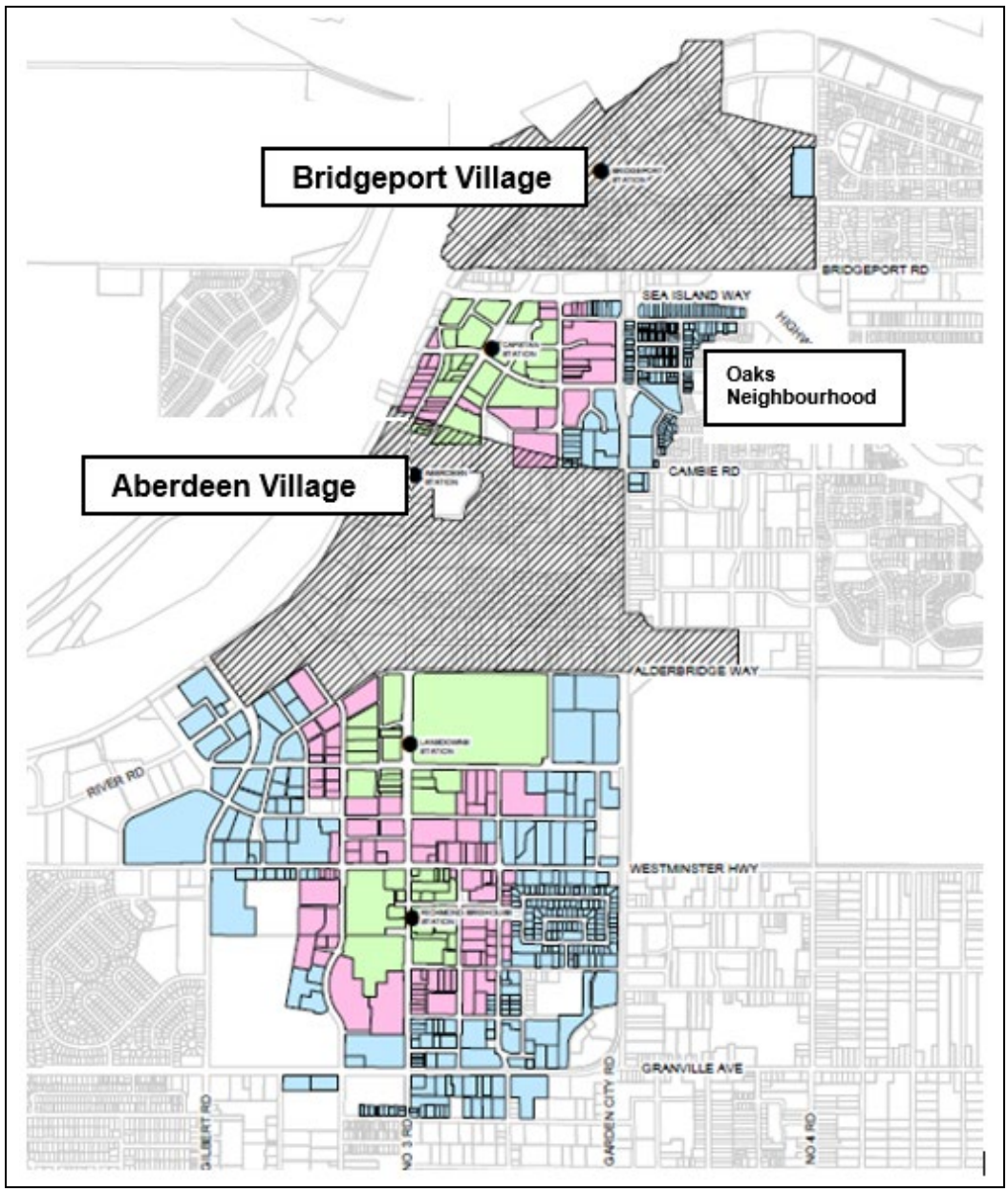
The City policy better:

1. Formally recognizes and supports the importance of Vancouver International Airport as a World Class Gateway airport which operates 24-hours a day and is important to the World, province, region and City, both now and into the future;
2. Protects land in high airport noise areas and under the flight path for no airport noise sensitive development;
3. Improves density controls and other mechanisms to minimize the number of residents living in high airport noise areas;
4. Establishes strong mitigation requirements; and
5. Encourages the City to work to provide the best possible protection from legal and non-legal challenges against the City and the VIAA, including attempts to restrict and curtail aircraft operations.

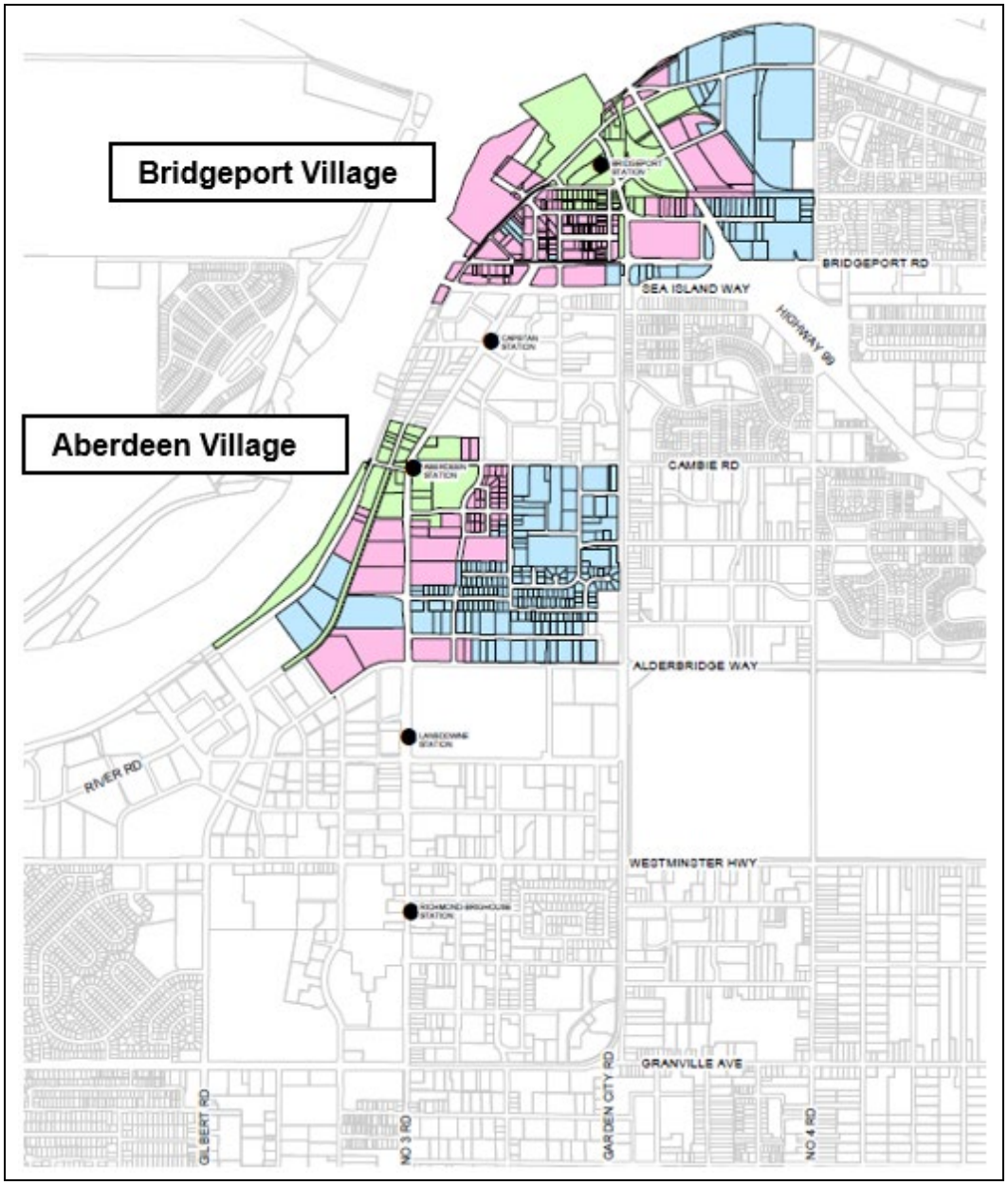
As the VIAA follows Transport Canada land use planning guidelines, which recommend against aircraft noise sensitive developments in the 30+ NEF contour area, the City policy, while a significant improvement, does not address all VIAA interests.

Both Parties acknowledge that ongoing City-VIAA co-operation and collaboration are required to improve the City's aircraft noise management policy and mitigation requirements, to better protect the interests of both the City and the VIAA.

Prepared by City of Richmond



MD FRAMEWORK / MINIMUM DENSITIES & HEIGHTS				
TOA Type	**Tier**	**Prescribed Distance to a Canada Line Station (m)**	**Minimum Allowable Density (FAR)**	**Minimum Allowable Height (Storeys)**
Skytrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8



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	3	400-800	Up to 3.0	Up to 8

City of Richmond

Bylaw 10691

Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691

The Council of the City of Richmond enacts as follows:

1. **Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246** is hereby amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.

2. This Bylaw is cited as **"Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691"**.

FIRST READING	MAR 2 3 2026
SECOND READING	MAR 2 3 2026
THIRD READING	MAR 2 3 2026
ADOPTED	

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

MAYOR

CORPORATE OFFICER

8276364

SCHEDULE A

To Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691

HOUSING AGREEMENT BETWEEN SANFORD HOUSING SOCIETY, THE PROVINCIAL RENTAL HOUSING CORPORATION, AND THE CITY OF RICHMOND

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

THIS AGREEMENT is dated for reference _____, 2026

AMONG:

PROVINCIAL RENTAL HOUSING CORPORATION (Inc. No. BC0052129), a corporation incorporated under the Business *Corporations Act* (BC), having an office at 1701 – 455 Kingsway, Burnaby, BC V5H 4V8

(the "**PRHC Owner**")

AND:

SANFORD HOUSING SOCIETY (Inc. No. S0024943), a society incorporated pursuant to the Societies Act (BC), having an address at 225 West 2nd Avenue, Vancouver, BC V5Y 1C7

(the "**Society Owner**", and together with the PRHC Owner, the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;

B. Pursuant to Rezoning Application nos. RZ 13-649524 and DP 15-692659, the original owner (the "**Developer**") of the Parent Parcel, which includes the Lands, entered into a housing agreement (the "**Original Housing Agreement**"), which Original Housing Agreement was enacted under Bylaw No. 9246 by the City's Council on May 25, 2015 pursuant to Section 483 of the *Local Government Act*, which permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements that may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent that may be charged for housing units;

C. The Original Housing Agreement was noted on title to the Parent Parcel under number CA5083452;

D. In connection with completion of the Development, the Developer subdivided the Parent Parcel to create, inter alia, the Lands, and transferred its registered and beneficial interests in the PRHC Lands to the PRHC Owner and the Society Lands to the Society Owner, respectively; and

E. In order to address certain updates regarding affordable housing, the Owner has requested and the City has agreed to replace the Original Housing Agreement with this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

(a) "**Affordable Housing Parking**" means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);

(b) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

(c) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;

(d) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(e) "**Assets**" means property owned by a person or company, regarded as having value and available to meet debts, commitments, or legacies, and for the purposes of this Agreement include, in particular, the following:

(i) stocks, bonds, term deposits, mutual funds and cash;

(ii) business equity in a private incorporated company including cash, GICs, bonds, stocks or real estate; and

(iii) real estate equity, net of debt,

and exclude, in particular, the following:

(iv) Registered Education Savings Plans (RESPs), Registered Retirement Saving Plans (RRSPs), Registered Disability Savings Plans (RDSPs), and Registered Retirement Income Funds (RRIF);

(v) trade and business tools essential to continue currently active employment, such as farm equipment, specialized tools and vehicles;

(vi) personal effects;

(vii) bursaries or scholarships from educational institutions for any household member that is a current student; and

(viii) assets derived from compensatory packages from any government, for example Indian Residential School Settlements and Japanese Canadian Redress;

(f) "**Blundell Area Plan**" means the portion of the OCP known as the City of Richmond Blundell Area Plan, as may be amended or replaced from time to time;

(g) "**Building**" means any building constructed on the Parent Parcel, including the Lands;

(h) "**Building Permit**" means a building permit authorizing construction on the Lands, or any portion(s) thereof;

(i) "**City**" means the City of Richmond;

(j) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(k) "**CMHC**" means the Canada Mortgage and Housing Corporation or its successor in function;

(l) "**CMHC Average Rental Rates**" means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;

(m) "**Common Amenities**" means, together, the Common Recreational Facilities and the Common Transportation Facilities;

(n) "**Common Recreational Facilities**" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, Blundell Area Plan, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities and related access routes;

(o) "**Common Transportation Facilities**" means all transportation facilities provided for the use of all residential occupants of the Lands, including all Tenants, as required by the OCP, Blundell Area Plan, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;

(p) "**CPI**" means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;

(q) "**Daily Amount**" means $100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(r) "**Development**" means the townhouse development constructed on the Parent Parcel, including the Lands;

(s) "**Development Permit**" means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 15-692659;

(t) "**Director, Housing Office**" means the City's Director, Housing Office, and his or her designate;

(u) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(v) "**Eligible Tenant**" means a Family:

(i) having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

A. 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

B. if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and

C. in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive; and

(ii) owning Assets valued at $100,000 or less, as calculated by the City in any particular year, in accordance with the LEMR Parking, Tenant Asset and Income Exceedance Policy; and in the absence of obvious error or mistake, any calculation by the City of the value of an Eligible Tenant's Assets in any particular year shall be final and conclusive; provided that, for clarity, this subsection (ii) and requirements in this Agreement pursuant to this subsection (ii) will not apply to Existing Tenants, as set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy;

(w) "**Existing Tenant**" means every Tenant in occupation of an Affordable Housing Unit prior to the date of City Council's adoption of Bylaw no. 10692 approving this Agreement;

(x) "**Family**" means:

(i) a person;

(ii) two (2) or more persons related by blood, marriage or adoption; or

(iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

(y) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(z) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units;

(aa) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(bb) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(cc) "**LEMR Parking, Tenant Asset and Income Exceedance Policy**" means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;

(dd) "**Lands**" means the PRHC Lands and the Society Lands, collectively;

(ee) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(ff) "**LTO**" means the New Westminster Land Title Office or its successor;

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

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

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

(jj) "**Parent Parcel**" means lands formerly legally described as:

(i) PID: 013-096-788, Parcel "G" (Reference Plan 15820), Except Part in Plan LMP6582 Section 31 Block 4 North Range 6 West New Westminster District; and

(ii) PID: 002-231-000, Parcel "E" (Reference Plan 6921), Except: the East 540 Feet; of the South Half of Section 31 Block 4 North Range 6 West New Westminster District,

and includes any lot or parcel into which said Parent Parcel was Subdivided;

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

(ll) "**Permitted Rent**" means:

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

provided that:

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

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

(mm) "**PRHC Lands**" means certain lands and premises legally described as:

(i) 2 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-328, Strata Lot 2, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(ii) 3 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-036, Strata Lot 3, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(iii) 14 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-141, Strata Lot 14, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(iv) 15 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-150, Strata Lot 15, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(v) 20 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-206, Strata Lot 20, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(vi) 21 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-214, Strata Lot 21, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

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

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

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

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

(qq) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

(rr) "**Society Lands**" means certain lands and premises legally described as:

(i) 32 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-320, Strata Lot 32, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(ii) 33 – 10388 No. 2 Road, Richmond, BC
PID: 029-934-338, Strata Lot 33, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(iii) 49 – 10388 No. 2 Road, Richmond, BC

PID: 030-056-314, Strata Lot 56, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(iv) 50 – 10388 No. 2 Road, Richmond, BC
PID: 030-056-322, Strata Lot 57, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(v) 55 – 10388 No. 2 Road, Richmond, BC
PID: 030-056-373, Strata Lot 62, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

(vi) 56 – 10388 No. 2 Road, Richmond, BC
PID: 030-056-381, Strata Lot 63, Section 31 Block 4 North Range 6 West, New Westminster District Strata Plan EPS3645;

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

(ss) "***Strata Property Act***" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(tt) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(uu) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(vv) "**Tenant**" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:

(i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and

(ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit for the Lands;

(c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:

(i) the Affordable Housing Units and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and

(iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;

(d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and

(e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels without the City's prior written consent; and in the event that the Affordable Housing Units are Subdivided into individual Strata Lots by a Strata Plan, all of the Affordable

Housing Units will be owned legally and beneficially by the same individual or entity, and for clarity, will be subject to subsection 3.3(a).

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.

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

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

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one Building; and

(b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

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

(a) includes the following provision:

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

(i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and

investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(ii) a statement of the total value of Assets owned by all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(iii) the number of occupants of the Affordable Housing Unit;

(iv) the number of occupants of the Affordable Housing Unit 18 years of age and under; and

(v) the number of occupants of the Affordable Housing Unit who are Seniors;

(b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

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

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

(a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

(c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;

(d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:

(i) move-in/move-out fees;

(ii) strata fees;

(iii) strata property contingency reserve fees;

(iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation bicycle storage, electric vehicle and bicycle charging stations or related facilities;

(v) extra charges for the use of sanitary sewer, storm sewer, or water; or

(vi) property or similar tax;

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

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

(viii) a Tenant's exclusive use of one or more Affordable Housing Parking spaces in accordance with and to the maximum amounts set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy; provided that, for clarity, the Owner will not require Existing Tenants to pay for the exclusive use of one or more Affordable Housing Parking spaces as set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy;

(ix) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development) by or on behalf of the Tenant; and

(x) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development;

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

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

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

(i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

(ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(i) of this Agreement;

(iii) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(ii) of this Agreement;

(iv) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;

(v) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or

(vi) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.6(g)(ii) and Section 3.6(g)(iii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant or value of Assets rises above amounts prescribed in Section 1.1(v), Eligible Tenant, of this Agreement]*, the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect of Section 3.6(g)(ii) and Section 3.6(g)(iii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

(h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

(i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

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

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

ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT

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

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

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

ARTICLE 5
STRATA CORPORATION BYLAWS

5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.

5.2 Any strata corporation bylaw, which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to Section 3.6(d).

5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for anything contrary to Section 3.6(d), including without limitation paying for the use of bicycle storage, electric vehicle and bicycle charging stations or related facilities. For clarity, the strata corporation may levy such bicycle storage, electric vehicle and bicycle charging stations or related facilities charges or fees on all of the other owners, tenants, any other permitted occupants or visitors of all of the strata lots in the applicable strata plan which are not Affordable Housing Units.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) an Affordable Housing Unit is used or occupied in breach of this Agreement;

(b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or

(c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

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

6.2 Notwithstanding Section 6.1:

(a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and

(b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:

(i) delivered to the City the method and schedule for remedying the default;

(ii) commenced remedying the default; and

(iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

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

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

ARTICLE 7
MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;

(b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation; and the City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable form of release (Form 17 (Cancellation of Charge, Notation or Filing);

(ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owner;

(iii) the City has a reasonable time within which to execute such documents for the Form 17 (Cancellation of Charge, Notation or Filing) and return the same to the Owner for registration; and

(iv) the Owner acknowledges that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

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

7.2 **No Compensation**

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

7.3 **Modification**

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

7.4 **Management**

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

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

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

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

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

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

7.5 **Indemnity**

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

(a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

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

(c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 **Release**

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

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

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

(c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

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

7.8 **Priority**

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

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and

(c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 **No Public Law Duty**

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

7.12 **Notice**

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

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

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

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

7.13 **Enuring Effect**

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

7.14 **Severability**

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

7.15 **Waiver**

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

7.16 **Sole Agreement**

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

7.17 **Further Assurance**

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

7.18 **Covenant Runs with the Lands**

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

7.19 **Equitable Remedies**

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

7.20 **No Joint Venture**

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

7.21 **Applicable Law**

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

7.22 **Deed and Contract**

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

7.23 **Joint and Several**

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

7.24 **Limitation on Owner's Obligations**

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

7.25 **Counterparts**

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

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

PROVINCIAL RENTAL HOUSING CORPORATION, by its authorized signatory(ies):

Per: _____
Name: Sarah Smith
Title: Authorized Signatory

Per: _____
Name: Martin Austin
Title: Authorized Signatory

SANFORD HOUSING SOCIETY, by its authorized signatory(ies):

Per: _____
Name:
Title:

Per: _____
Name:
Title:

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

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

7.25 **Counterparts**

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

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

PROVINCIAL RENTAL HOUSING CORPORATION, by its authorized signatory(ies):

Per: _____
Name:
Title:

Per: _____
Name:
Title:

SANFORD HOUSING SOCIETY, by its authorized signatory(ies):

Per: _____
Name: Dane Jansen
Title: Director

Per: _____
Name: Deena Boeck
Title: Director

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

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

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION
(Affordable Housing Units)

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

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

I, _____ (*full name*),

of _____ (*address*) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;

   or,

   ☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the ____ day of _____, 20___;

3. To the best of my knowledge, continuously since the last Statutory Declaration process:
   a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
   b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

Page 1 of 2 – continued on next page…

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

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

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

DECLARED BEFORE ME at)
_____ in the)
Province of British Columbia, Canada, this)
_____ day of _____, 20____)

_____)
A Notary Public and a Commissioner for taking)
Affidavits in and for the Province of British)
Columbia)

_____
(Signature of Declarant)

Name:

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

Appendix A to Statutory Declaration

Building Name:	Building Address:	Property Manager Name:
Property Management Company:	Property Manager Email:	Property Manager Phone Number:

Unit and Household Information								Income, Assets and Rent								Fees Collected (Provide details and explanation with the Statutory Declaration)			
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Yes/No)	Rent ($/Month)	Total Assets*	Parking Fees	Move-in / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
								3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.							
0	101	3 BR	4	No No No No	1	1	2022	$24,020 $18,000	$28,005 $19,500 $7,093	$31,049 $22,764 $7,825	$42,020	$64,608	$81,639	Yes Yes Yes	$1,611.19	$ 18,000	$ -	$ -	$ -	$ -
1																				
2																				
5																				

Continue rows as needed.

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

CNCL- 358

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and the PRHC Owner (as defined in the Housing Agreement) and the Society Owner (as defined in the Housing Agreement) in respect of the Society Lands (as defined in the Housing Agreement), MCAP Financial Corporation (Inc. No. A0062340) (the "**Bank**") is the holder of a mortgage and assignment of rents encumbering the Society Lands, which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CA5944828, modified by CA6413401, and Assignment of Rents CA5944829 (collectively, the "**Bank Charge(s)**").

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

MCAP FINANCIAL CORPORATION
by its authorized signatory(ies):

Per: _____

Name: _____

Title: _____
MCAP Financial Corporation

City of Richmond

Minutes

Development Permit Panel
Wednesday, March 25, 2026

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on March 11, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-009422
(REDMS No. 8332562)

APPLICANT: David Lee

PROPERTY LOCATION: 12060 and 12080 No. 5 Road

INTENT OF PERMIT:

Permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.

Applicant's Comments

Marco Ciriello, representing Lo Studio Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development includes a two-storey office and industrial building facing No. 5 Road, an extension of the existing rear lane to the north that will run along the rear (east side) of the subject site, and associated off-site Environmentally Sensitive Areas (ESAs) compensation;
- pedestrian access to the proposed building will be from No. 5 Road and vehicle access will be from the rear lane;
- the architectural form and character of the proposed building is similar to the existing industrial developments to the north (12020 and 12040 No. 5 Road) which are also owned by the same business organization;
- the proposed building is differentiated from the adjacent buildings to the north through articulation of its building façade;
- stairs and ramps leading to the building entrance are proposed to address the proposed grade change to meet the required building elevation;
- parking, loading and garbage areas are proposed at the back of the building; and
- sustainability features of the proposed development include, among others, a higher energy efficiency than the minimum required by the BC Building Code, high efficiency LED lighting, provision of Level 2 charging infrastructure for electric vehicle (EV) parking stalls, water conservation features and provision for future rooftop solar infrastructure.

Alex Sartori, NEXT Environmental Inc., with the aid of the same visual presentation, spoke about the proposed development's impact on off-site Environmentally Sensitive Areas (ESAs), noting that (i) the required grading along the rear (east side) of the subject site to construct the rear lane extension will require the removal of six trees on the adjacent property to the east, and (ii) to compensate for the tree removals on the adjacent property to the east, the applicant is proposing off-site ESA compensation through planting of trees on the property to the north at 12851 Rice Mill Road and along the public pathway south of 12851 No. 5 Road.

Meredith Mitchell, M2 Landscape Architecture Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscaping for the subject site is similar in character to the landscaping on the adjacent development to the north, (ii) bike racks are proposed in front of the building, (iii) a landscaped area in front of the building is proposed to provide an outdoor amenity space for employees, which includes a picnic table and a cable trellis with climbing vines to soften the building wall behind, (iv) the three trees originally proposed to be planted on the street frontage will be moved into the larger landscaped area on the back of the property to achieve the required soil volume requirements, (v) proposed on-site planting includes a mix of evergreen and deciduous trees and other plant materials, and (vi) irrigation will be provided for all landscaped areas on the site.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the subject development permit application includes an ESA compensation for the off-site ESA impacts of the proposed development, (ii) the proposed off-site ESA compensation will result in approximately 1,020 square metres of ESA net habitat gain to compensate for the approximately 405 square metres of ESA on neighbouring lots impacted as a result of the proposed development, (iii) the City's Parks Department has reviewed and supports the proposed ESA compensation and the applicant is required to enter into a servicing agreement to secure the ESA compensation works, and (iv) there is a Servicing Agreement associated with the project which includes, among others, frontage improvements, construction of the rear lane, and servicing and utility connections that have been secured through the rezoning application.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the green wall behind the seating area consists of a two-storey high cable trellis planted with a mix of broadleaf evergreen and deciduous climbing vines and are visible from the street, (ii) the proposed mix of deciduous and coniferous trees and shrubs for on-site planting would provide a good habitat for birds and insects, and (iii) the proposed on-site lighting will include downward lighting fixtures and are DarkSky compliant to avoid light spillover onto neighbouring properties.

In reply to a query from the Panel regarding the off-site ESA compensation planting on two City properties near the subject site, staff noted that (i) the applicant will be required to enter into a servicing agreement with the City prior to Development Permit issuance, (ii) the applicant will coordinate with the City's Parks Department but will be responsible for the planting and maintenance of the proposed off-site ESA compensation planting during the five-year maintenance period, and (iii) the applicant is required to enter into a Landscape Agreement that includes a five-year monitoring and annual reporting of the ESA plantings by a Qualified Environmental Professional (QEP).

The Panel noted that the applicant only highlighted the Rice Mill Road location for the proposed off-site ESA compensation plantings but there is a second location on No. 5 Road near the subject site where off-site ESA compensation plantings will occur.

Also, staff noted that (i) the landscape plans presented by the applicant in the meeting differ from the plans provided to the panel for consideration, in particular the applicant proposes the relocation of the three trees originally proposed to be planted on the street frontage to the rear of the property, and (ii) staff will work with the applicant to ensure that the proposed landscape plan, as presented by the applicant, will be properly updated prior to the application moving forward to Council should the Panel endorse the application.

In reply, the applicant clarified that the planting beds on the street frontage will not be removed and that the three trees originally proposed to be planted on the street frontage will be moved to the larger planting beds on the back of the site to achieve the required soil volumes.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application subject to the revisions to the landscape plan. In addition, the Panel noted the applicant's thorough presentation, attention to detail, and the comprehensive ESA compensation planting program.

Panel Decision

It was moved and seconded
That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.

CARRIED

2. DEVELOPMENT PERMIT 25-037550
(REDMS No. 8280988)

APPLICANT: JM Architecture Inc.

PROPERTY LOCATION: 3071 St. Edwards Drive

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

Applicant's Comments

Joe Minton, JM Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the subject development permit application includes revisions to the exterior cladding materials and colours of the existing 11-storey hotel building, landscape improvements, provision of bicycle storage in the pavilion building, and provision of electric vehicle (EV) parking spaces;
- the proposed exterior building renovation is the first stage of a larger future redevelopment of the subject site;
- the proposed exterior cladding materials for the hotel building includes an Exterior Insulation and Finish System (EIFS) with three different colour arrangements and textures;
- the existing porte cochère materials will be updated to include porcelain slabs and strip lighting;
- the existing building roof and façade and will be repainted to dark blue and white and light gray, respectively;
- the pavilion building will be repainted to match the updated façade of the hotel tower; and
- an enclosed garbage and recycling area is proposed at the back of the building pavilion.

Donald Duncan, of Donald VS Duncan Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) a new pedestrian access between the main hotel building entrance and St. Edwards Drive that includes a new paving stone pathway is proposed, (ii) existing planted areas on the site will be enhanced with new plantings, and (iii) invasive ivy around the rear of the building is proposed to be removed.

Staff Comments

Joshua Reis, Director, Development noted that (i) the subject development permit application will facilitate improvements to the exterior of the building including changes in materials and colours and localized landscape improvements, (ii) the proposed pedestrian connection from St. Edwards Drive to the hotel main entrance will support additional pedestrian activity and provides a clearly marked path for the safety of pedestrians, (iii) four electric vehicle (EV) parking stalls provided with Level 2 charging infrastructure are proposed on-site and a legal agreement securing EV parking stalls is to be registered on Title prior to Development Permit issuance, (iv) there is no Servicing Agreement associated with the proposal given the scale of the development, and (v) no new signage is proposed as part of the subject Development Permit application as all signage on-site is currently existing.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) the proposed pedestrian pathway includes provisions for letdowns and curb cuts and has been designed to provide accessibility to pedestrians with mobility challenges, (ii) the proposed strip lighting for the hotel building runs vertically on each frontage and only provides lighting over the face of the building and not directed to neighbouring developments, (iii) the proposed LED strip lighting can be programmed to different colours and is located against the white surface of the building, and (iv) the proposed building lighting is not anticipated to impact neighbouring developments.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application and staff were directed to work with the applicant to clarify the intensity of the proposed strip lighting and other lighting details on the building to avoid light pollution to neighbouring developments.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, April 15, 2026, be cancelled.

4. Date of Next Meeting: April 29, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 25, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

LSA LO STUDIO architecture



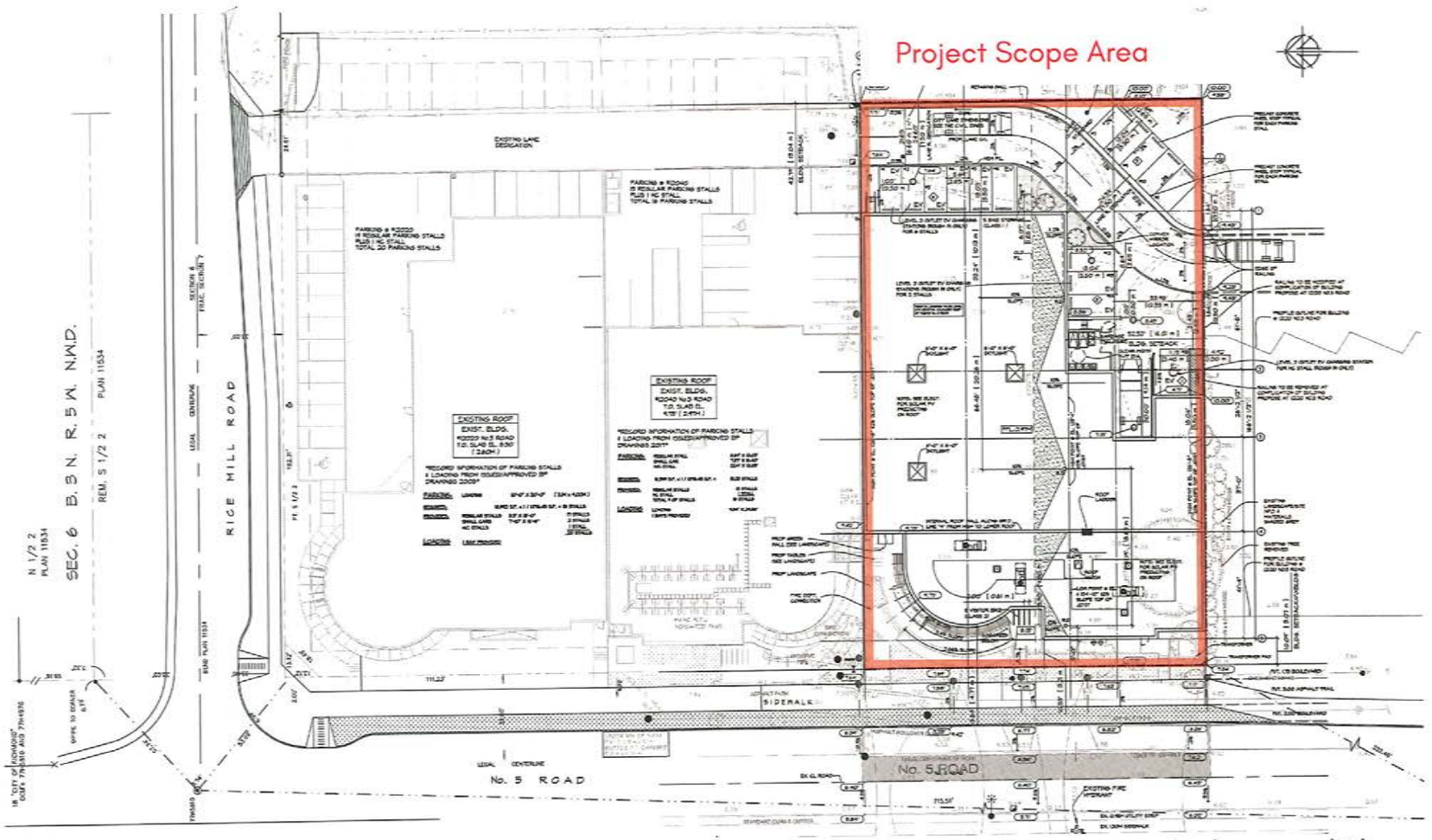
DP Panel Presentation

- Architectural Plans
- Design Rationale and Sustainability Strategy
- Environmental Plans
- Landscape Plans
- Accessibility strategy

Hayden Phase III

12060 No 5 Road Richmond, British Columbia

CNCL- 368

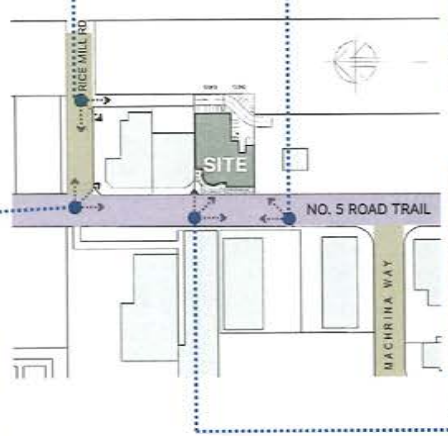


Architectural Plans - Key Plan

LSA LO STUDIO architecture


SITE


SITE


RICE MILL RD
SITE
NO. 5 ROAD TRAIL
MACHRINA WAY


SITE


SITE

CNCL- 369



CNCL- 370

LSA LO STUDIO architecture

Design Rationale

This letter is a description of the two-storey industrial development proposed for the sites located at the above captioned address. The building faces No 5 Road, where the main entrance and pedestrian path are located. The main floor is elevated from the level of the street and, therefore, stairs and a ramp provide a way to reach this higher elevation.

Vehicular access is provided from the proposed lane along the east Property Line (where also parking, loading and garbage enclosure are located). Man-doors create a secondary entrance from the lane as well. Steps and ramps are not necessary on this side since the grading of the lane are approximately at the main floor elevation.

The architectural character of the building carries a style that is common to the two existing structures North of the subject site (owned by the same client). The main feature is at the entrance, where a round form highlights its location. The main door is covered by a glazed canopy that protects the door from the elements and, at the same time, defines its location at a smaller scale. The entrance opens into an interior double-height atrium where the reception and curved stairs are located and lead to the second floor. At the top of the stairs, double-glazed doors provide access to a conference room that, through internal glazing, overlooks the atrium. Another door leads to the remaining offices on the second floor.

The building is fundamentally divided into two functions: The two storeys at the front (with a double-height atrium and curved stairs) are occupied by offices. The area at the back is mainly industrial with high ceilings.

Materials are constituted principally by glazing and painted concrete walls (Tilt-up). Elegant landscaped areas front the construction. Landscaping is mainly grass, to complement the architectural forms, without obstructing them. A green wall project the landscaping vertically on the façade.

The bike storage is located on the interior to provide a secure, controlled area having continuous visual security, protected from rain, wind & temperature variations, lit by interior lights of the building, and potential to have electrical ground fault outlets for use.

Sustainability Strategies

Sustainability Targets

The City of Richmond has requirement for 10% better energy efficiency than minimum code requirements. The applicable minimum code requirements are established via Section 10.2 – Energy Efficiency of the British Columbia Building Code 2024 (BCBC). The project's chosen path to demonstrate compliance is via the Energy Cost Budget Method of the ASHRAE 90.1-2019 standard – a pathway permitted under Section 10.2 of the BCBC. This established the energy-related target for the building. There were no other sustainability targets established for the project to inform the design.

Energy Target - Methodology

An energy modelling simulation was completed to assess the project design against the energy-related target. The proposed design energy cost is modelled against the baseline design which is based on mandatory and prescriptive provisions under Section 11 – Energy Cost Budget of ASHRAE 90.1-2019. The necessary level of performance improvement beyond the baseline was achieved through a combination of enhanced building envelope performance, efficient mechanical systems, and optimized lighting energy use.

Energy Conservation Features

The energy conservation features included in the project design are outlined below across three categories. Together, these strategies reduce overall building energy consumption and operational costs while supporting the project's sustainability goals and energy performance target

1. Envelope:

The building envelope has been designed to exceed baseline requirements through the use of high-performance elements, including:

- Glazing with improved thermal performance relative to the baseline, with a U-value of 1.87 W/m^2K.
- Insulation in walls, roof, and doors beyond the minimum requirements of the ASHRAE baseline.

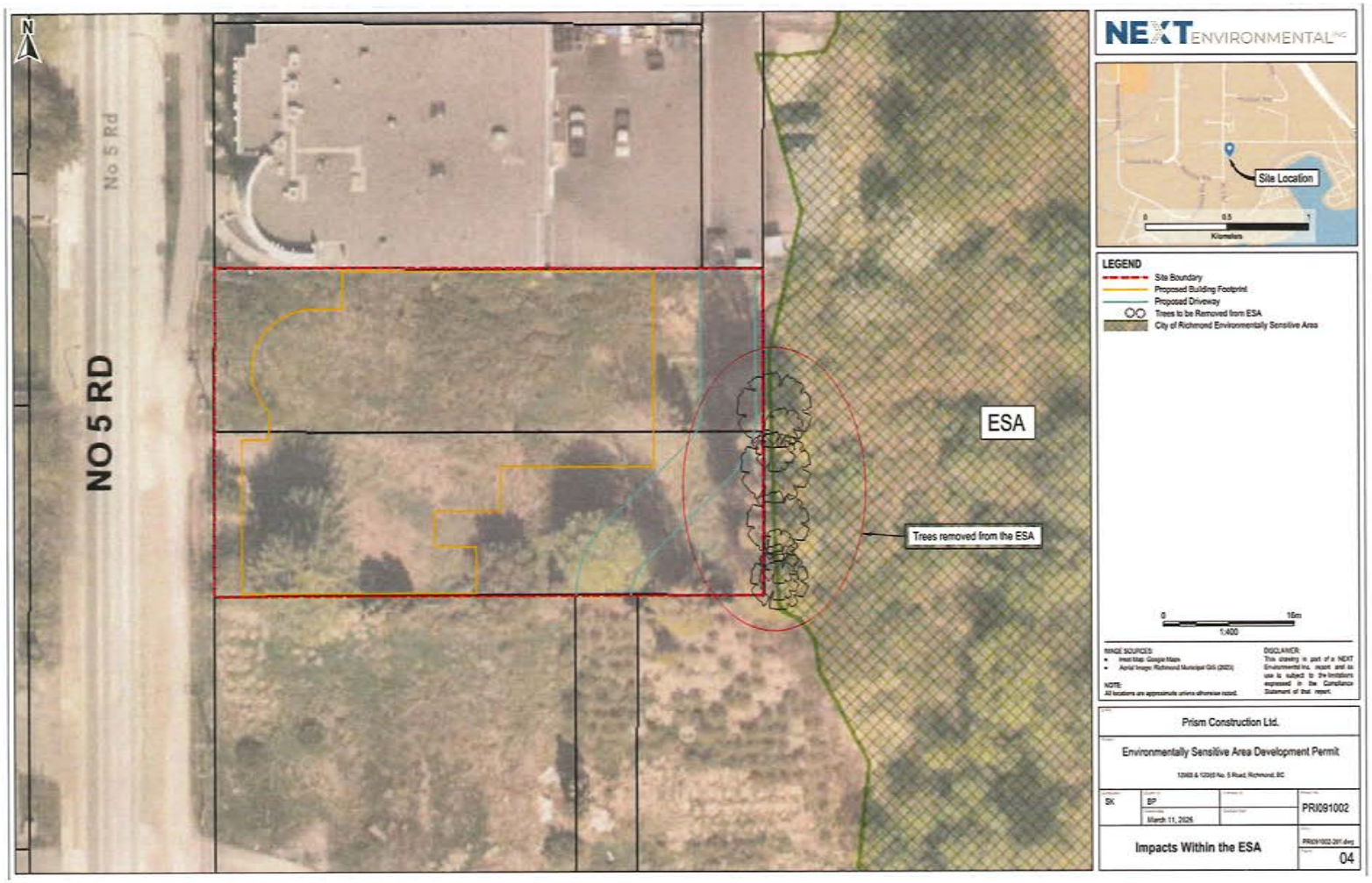
2. Mechanical:

Mechanical systems strategies significantly contributed reduced heating demand

- Utilization of energy recovery Ventilators to recover heat from exhaust air and transfer it to incoming fresh air, reducing heating demand.
- Inclusion of demand control ventilation technology on rooftop units, allowing ventilation rates to adjust based on occupancy levels for office spaces. This reduces unnecessary ventilation during periods of low occupancy and lowers the associated heating

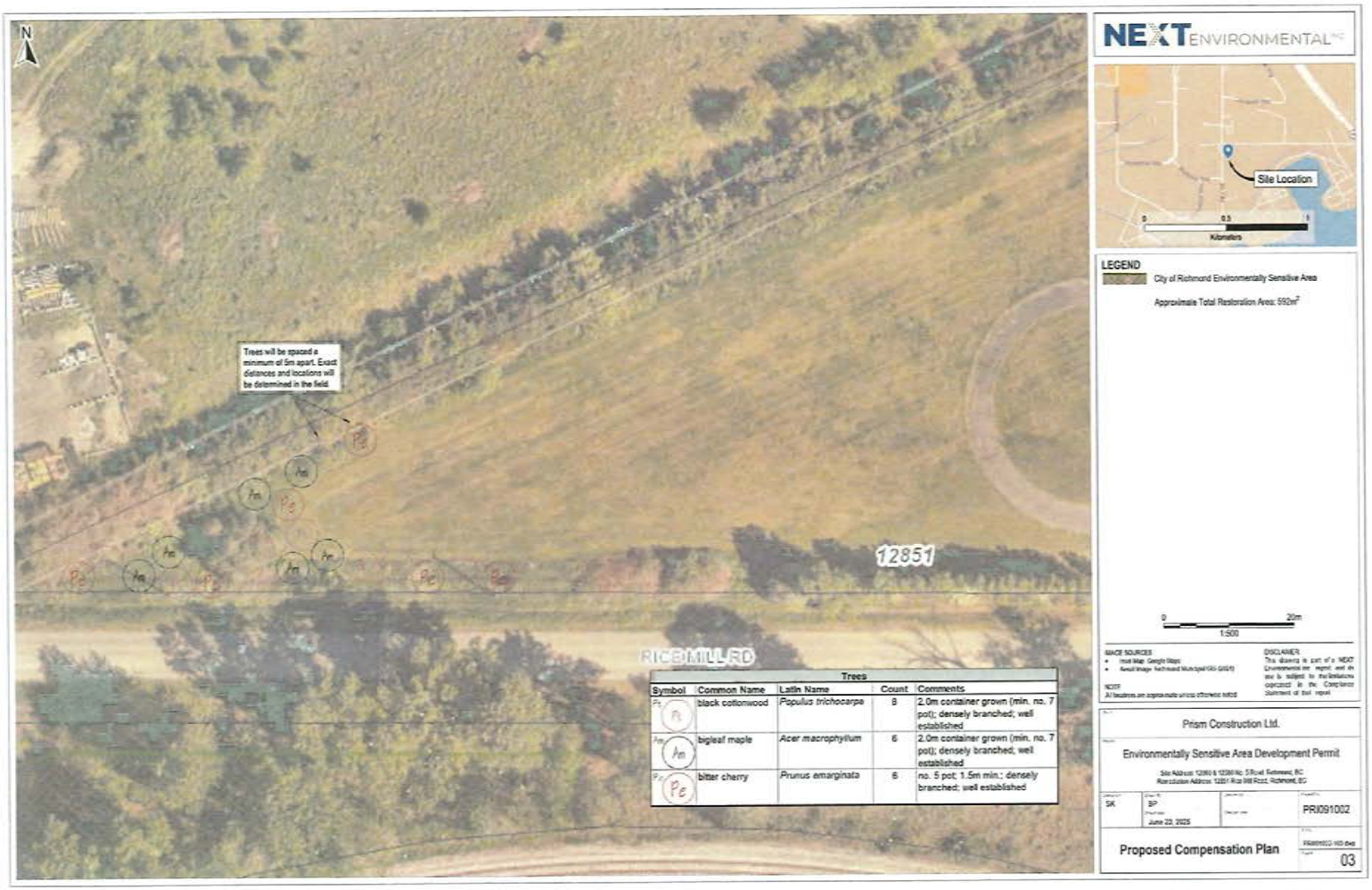
3. Lighting:

Lighting energy consumption is reduced by optimized lighting power densities of 0.30 W/ft^2 in warehouse and 0.48 W/ft^2 in offices, resulting in approximately 37% lower lighting energy use compared to the ASHRAE baseline. Lower lighting loads also contribute to reduced cooling demand.



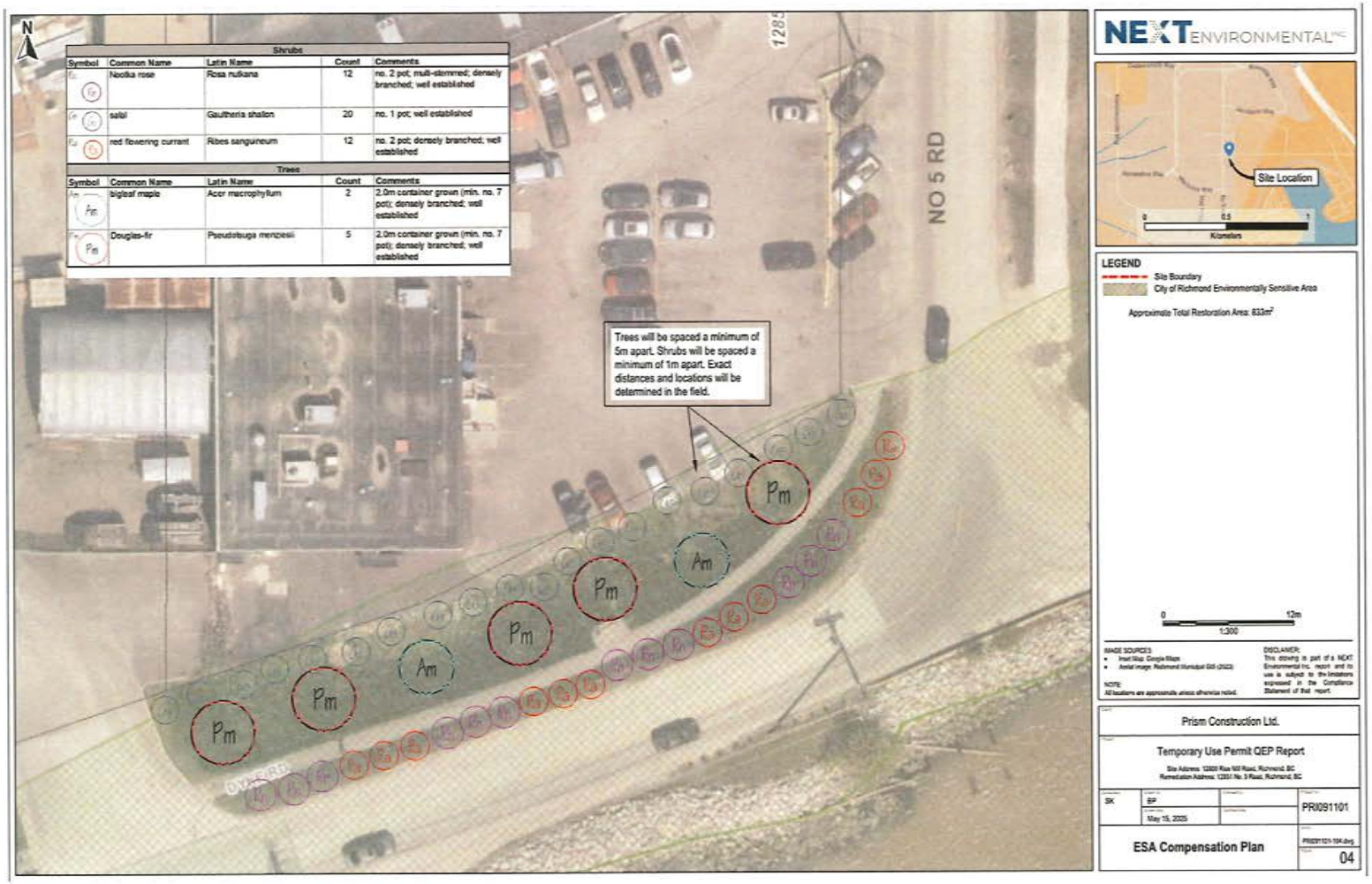
Impacts within the ESA

LSA LO STUDIO architecture



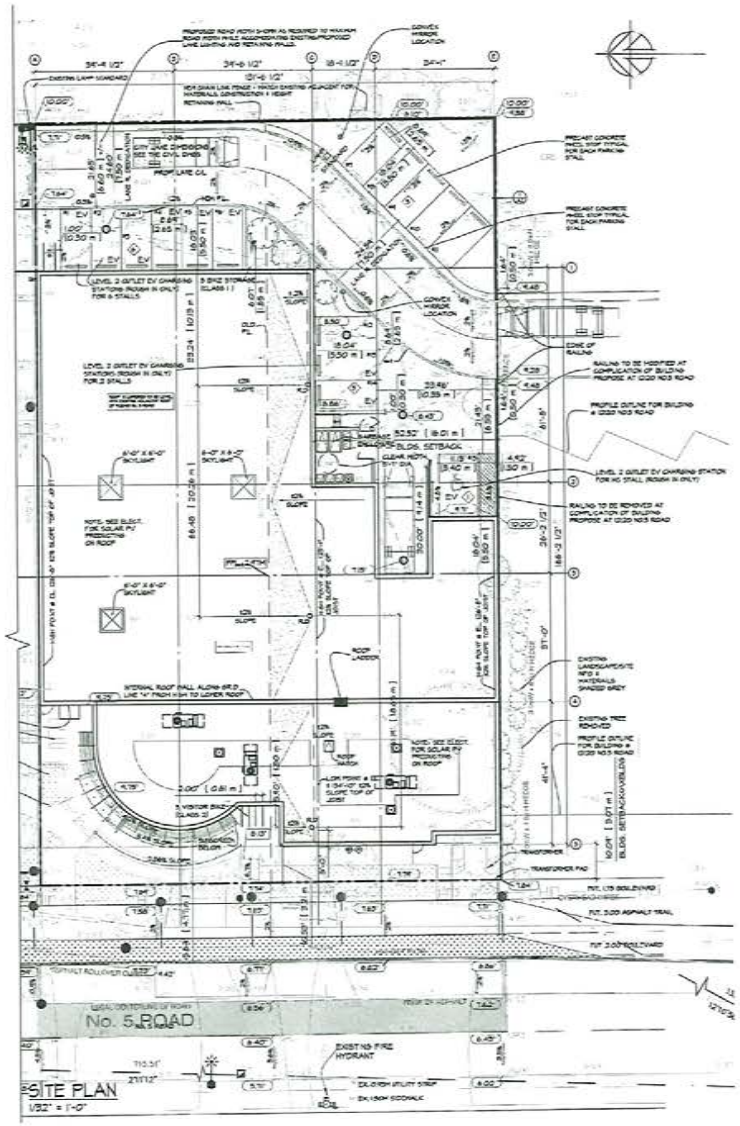
Proposed Compensation Plan

LSA LO STUDIO architecture



Proposed Compensation Plan

LSA LO STUDIO architecture



PROPERTY DESCRIPTION

CIVIC ADDRESSING - EXISTING

12120 AND 12300 No. 5 ROAD
RICHMOND, B.C.

ZONING EXISTING AG1

ZONING PROPOSED LIGHT INDUSTRIAL 1 (LI MANUFACTURING)

LEGAL DESCRIPTION

LOT 4 SEC 0 BLK 39 RG 5W PL 46974 NEW LOT 4, BLOCK 39, PLAN 46974 EXCL PART ON S, SECTIONS 8, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, & SEC 7

SITE AREA 29 648.56 S.F.± [2 695.12 SM.±]
AFTER LANE DEDICATION 25 334.91 S.F.± [2 324.3 SM.±]

BUILDING AREA +/- 16 348.78 S.F.± [1 574.41 S.M.±]

SITE COVERAGE: MAX. ALLOWABLE = 75%
16,348.78/ 25,334.91 S.F. = 65%

FLOOR AREAS

	OFFICE	INDUSTRIAL	ELECT. ROOM	STAIRS	TOTAL
MAIN FLOOR	2,745.23 sf/ 255.13 m²)	14,064.4 sf/(1,306.77 m²)	101.29 sq.ft/(9.42 m²)		16,945.78 sf/(1,574.41 m²)
SECOND FLOOR	2,854.62 sf/ 274.31 m²)			55.88 sq.ft/(5.46 m²)	2,910.77 sf/(270.39 m²)
MEZZANINE		169.71 sq.ft/(15.77 m²)			169.71 sq.ft/(15.77 m²)
TOTAL	5,599.85 sq.ft/ 520.44 m²)	14,234.11 sq.ft/(1,322.53 m²)	101.29 sq.ft/(9.42 m²)	55.88 sq.ft/(5.46 m²)	20,132.26 sq.ft/(1,870.16 m²)
	TOTAL	19,915.16 ft²/(1,850.16 m²)			

FLOOR AREA RATIO

MAXIMUM ALLOWABLE FLOOR AREA RATIO 1.0
19,945.16 / 29,648.56 S.F. = 0.69
AFTER LANE DEDICATION 19,945.16 / 25,334.91 S.F. = 0.78

BUILDING SETBACKS REQUIRED PROVIDED

FRONT YARD - No. 5	9.0m (30ft.)	10'0" (3.05m)
NORTH SIDE YARD	0.0'	0.1" (3.05m)
SOUTH SIDE YARD	0.0'	0.22 (3.07m)
EAST REAR YARD	0.0'	17.0" (5.18m)

HEIGHT: MAXIMUM ALLOWABLE 40' (12m)
PROPOSED 37'0" (9.45m)

PARKING:

REGULAR STALL	8.0'X 16.0'	[2.43m X 5.0m]
SMALL CAR	7.87' X 15.42'	[2.4m X 5.0m]
HANDICAPPED STALL	12.3' X 19.68'	[3.66m X 5.0m]

REQUIRED:

TOTAL REQUIRED	15 STALLS

PROVIDED:

REGULAR STALLS	14 STALLS
VAN HANDICAPPED STALLS	1 STALLS
TOTAL PROVIDED	15 STALLS

BICYCLE PARKING:

HORIZONTAL STALL 1.9' X 1.97' [1.93m X 0.6m]

REQUIRED:

CLASS 1	19,915.16 S.F. x 0.27 / 1076.39 S.F. (1000 S.M²) =	5 (0m) STALLS
CLASS 2	19,915.16 S.F. x 0.27 / 1076.39 S.F. (1000 S.M²) =	5 (0m) STALLS
TOTAL REQUIRED		10 STALLS

PROVIDED:

CLASS 1	5 STALLS
CLASS 2	5 STALLS
TOTAL PROVIDED	10 STALLS

LOADING

REQUIRED: TABLE 7.10.6.2. OF RICHMOND ZONING BYLAW
1 - 1000 SQ.M / (10,763.19 S.F.) MEDIUM SIZE OF LOADING SPACE 3.1m x 7.0m [10.35' X 1.97']

PROVIDED: LOADING 9.54' X 23.65' [3.00m X 9.1m]
1 BAYS PROVIDED

3.2.2.65. Group D, up to 2 Storeys, Sprinklered

1) A building classified as Group D is permitted to conform to Sentence (2) provided

a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
b) it is not more than 2 storeys in building height, and
c) it has a building area not more than
   i) 3 000 m² if 1 storey in building height, or
   ii) 2 400 m² if 2 storeys in building height.

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and

a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
   i) have a fire-resistance rating not less than 45 min, or
   ii) be of noncombustible construction.

3.2.2.81. Group F, Division 2, up to 2 Storeys, Sprinklered

1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided

a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
b) it is not more than 2 storeys in building height, and
c) it has a building area not more than
   i) 4 500 m² if 1 storey in building height, or
   ii) 1 800 m² if 2 storeys in building height.

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and

a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
   i) have a fire-resistance rating not less than 45 min, or
   ii) be of noncombustible construction.

Energy Reference	
Code or Bylaw	BC Building Code
Version or Effective Date	2024
Relevant Sections	9.4.2
Energy Code or Standard	ASHRAE/IES 90.1 - 2019
Compliance Method	ECB Method - Section 11
Climate Zone	4C

Energy Consultant	
Phone	+1 (778) 100-0750
Email	[redacted]

edge

WATSON & BARNARD BC LAND SURVEYORS

NOTE:
THE BENCHMARK ELEVATION IS THE FOLLOWING
A. GEODETIC
B. CITY OF RICHMOND
C. NAD83 CSRS (4.0.0) UTM ZONE 10 (EPOCH 2010.0000)
D. NAD83 CONVERSION FEATURES (REFERENCE AND PUBLISHED) SET ON TARGETS, LANE TOILET PLATE, EXPOSURT TO EXISTING PLANTING.
E. 10% ELEVATION DIFFERENCE IF POSSIBLE TAKEN ON EDGE OF ASPHALT (2.5m OFF EXISTING)

ROOF LANE SETBACK AND SPACE MAINTAINING SEE LEVEL 2 DRAWINGS.

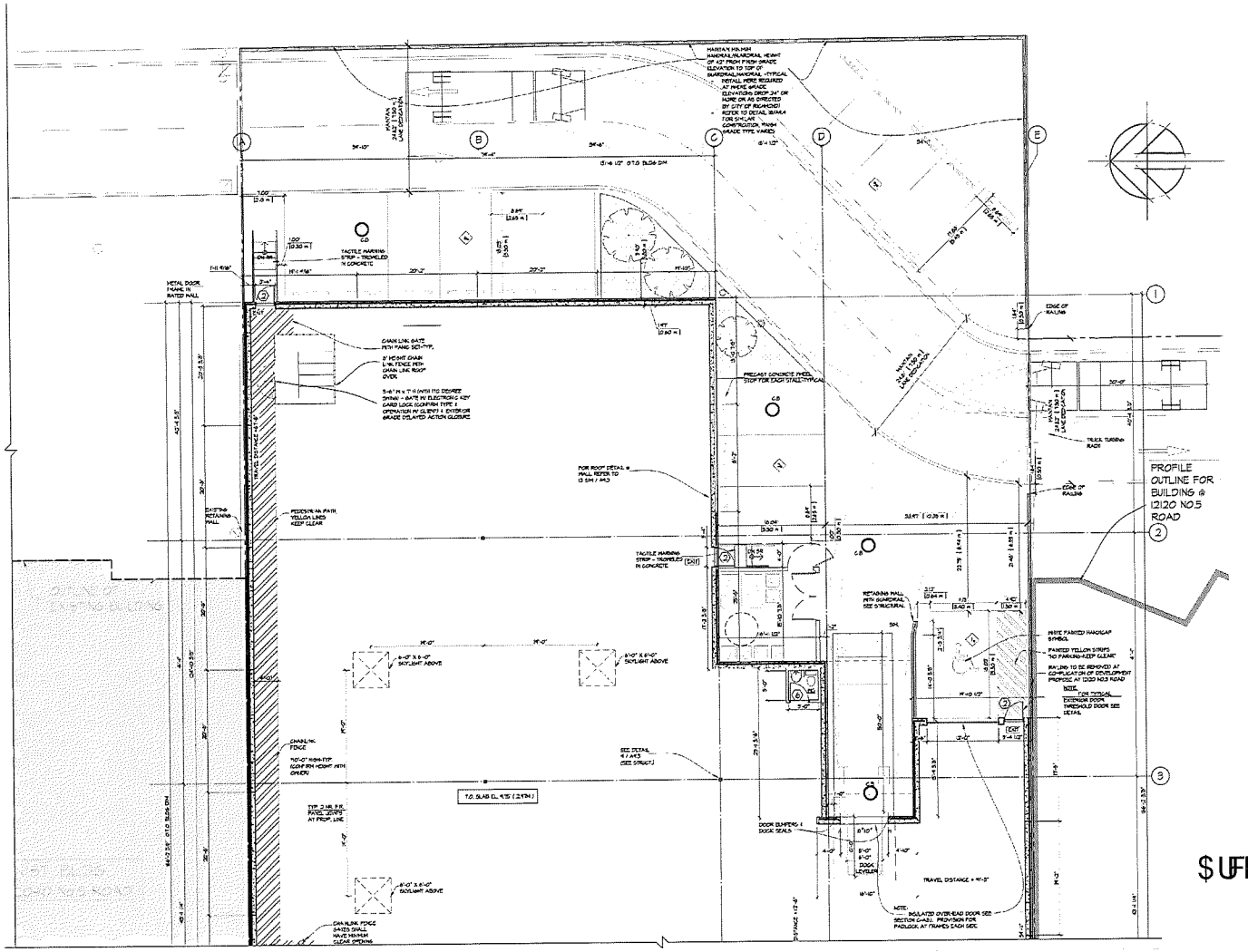
WATER CONNECTION FOR DOUBLE FLUSH TOILET (OFFICE) TO EXISTING PLANTING

DRAINAGE TO BE MANAGE ON SITE.

Architectural Plans - Site Plan & Project Data

LSA LO STUDIO architecture

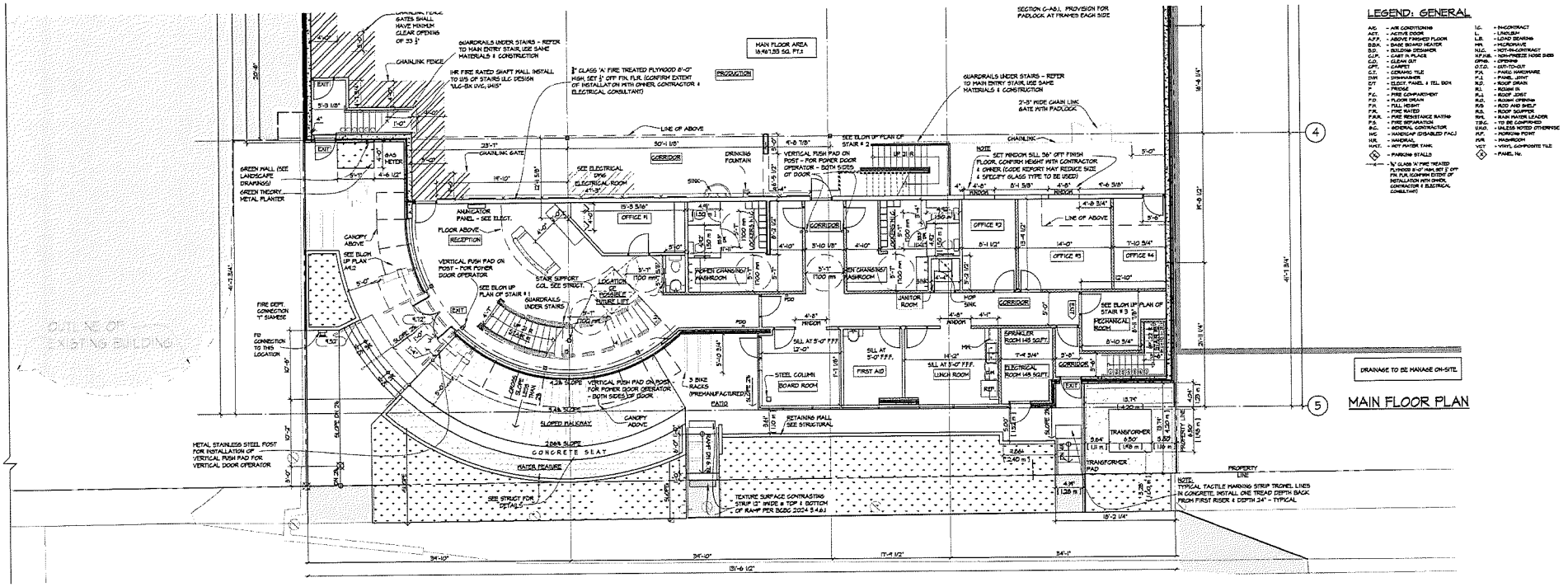
CNCL- 375



$ UFKLWMFVXUDC3 ODQV 0 DLQ) GRRLSOX

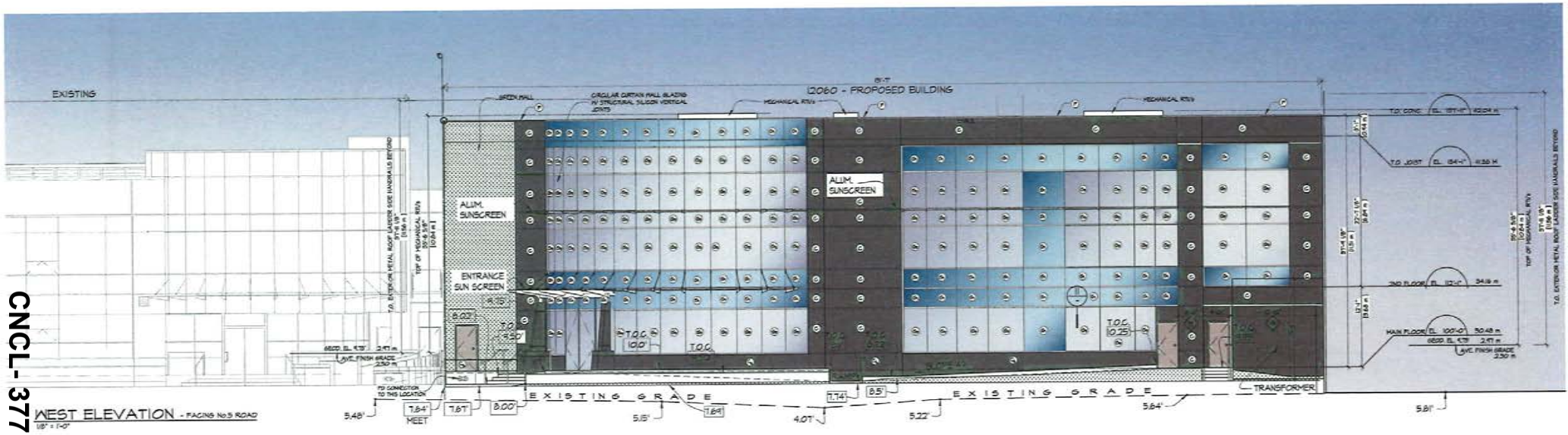
LSA LO STUDIO architecture

CNCL- 376



$ UFKLWFVXUDCBODQV 0 DLQ) BRRUSOX

LSA LO STUDIO architecture



WEST ELEVATION - FACING No.5 ROAD
1/8" = 1'-0"



MATERIAL BOARD

MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
C	CONCRETE FLAT PANEL PAINTED BY O	P1	BENJAMIN MOORE HC - 87 AMHERST GRAY BENJAMIN MOORE HC - 172 STONINGTON GRAY
C1	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	P2	BENJAMIN MOORE HC - 87 AMHERST GRAY BENJAMIN MOORE HC - 172 STONINGTON GRAY
F	PRE-FINISHED METAL FLASHING by Dimus Metals Ltd 244 Dimus Colorado Regent Grey		
M	PRE-FINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	P3	BENJAMIN MOORE HC - 87 AMHERST GRAY BENJAMIN MOORE HC - 172 STONINGTON GRAY
R	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	P4	STEEL/IRON

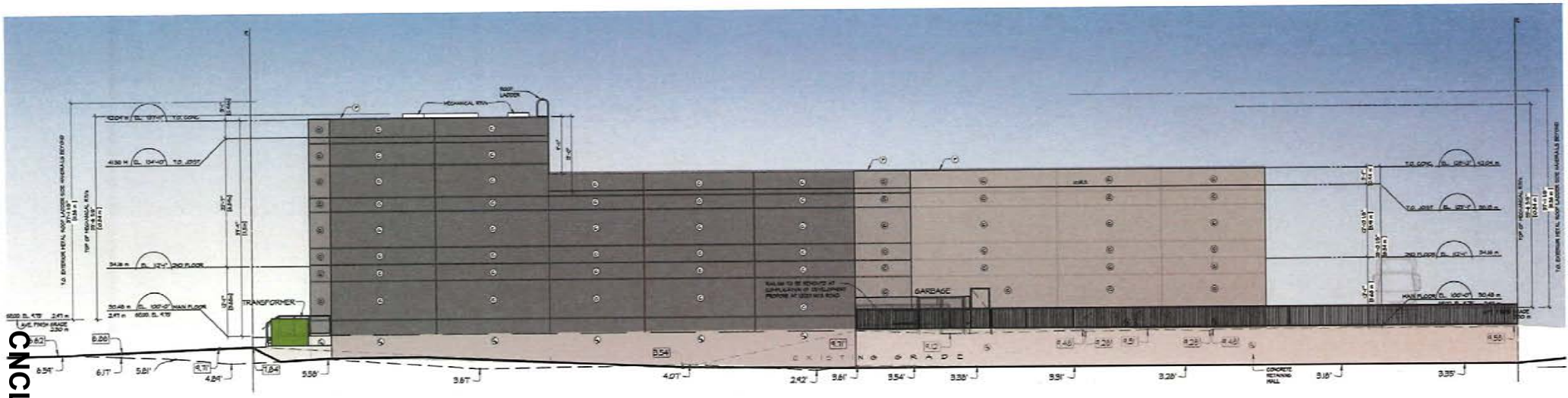
GLAZING SCHEDULE

G1 EXTERIOR LITE: 6 MM BLUE TINTED / ASHLITE / GLASS, 1/2" AIR SPACE, INSULATED LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" x 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (1" SAGA SOLUTIONS "3000 SERIES)

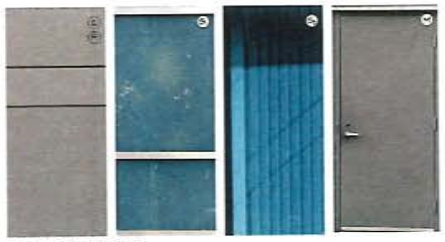
G2 EXTERIOR LITE: 6 MM BLUE TINTED / ASHLITE / GLASS, 1/2" AIR SPACE, INSULATED LITE: 3 MM LOW E COATING ON #2 SURFACE, IN 2 3/4" x 7 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (1" SAGA SOLUTIONS "3000 SERIES)

Architectural Plans - West Elevation

LSA LO STUDIO architecture



CNCL- 378



MATERIAL BOARD

MATERIAL BOARD

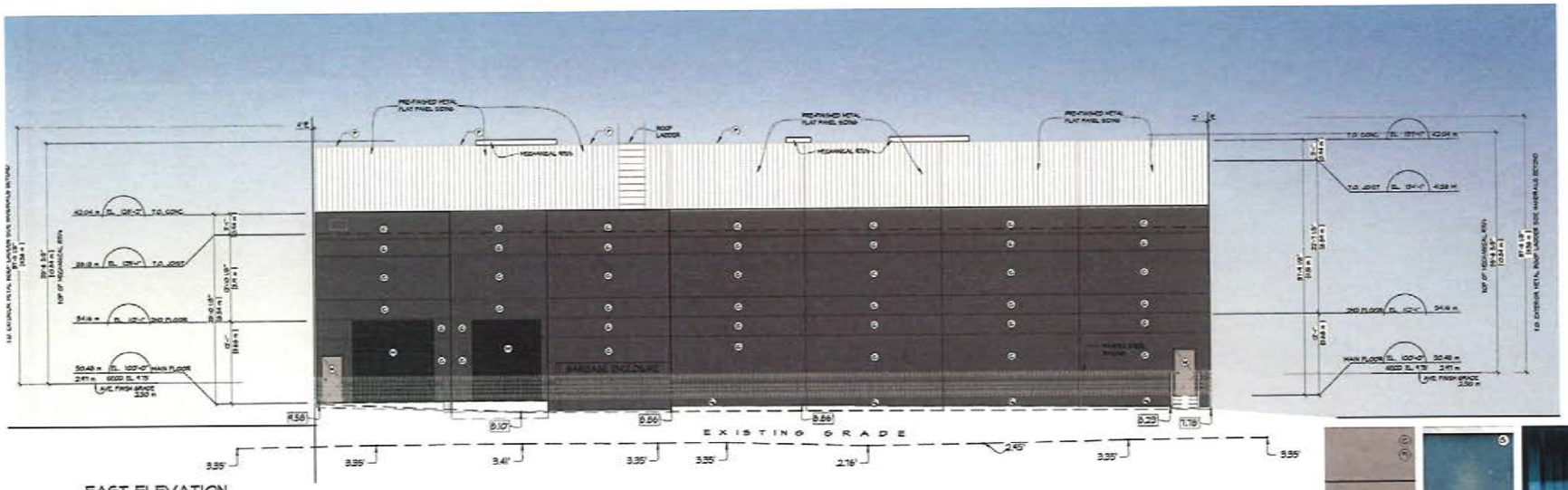
EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
C	CONCRETE TILT-UP WALL PANELS PAINTED (INCL.	P	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
CIP	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	P	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
F	PREFINISHED METAL FLASHING to Owner Review Sample 2nd Shop Sample Required Only		
M	PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	P	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
R	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES PAINTING	P	STEELWORK

GLAZING SCHEDULE

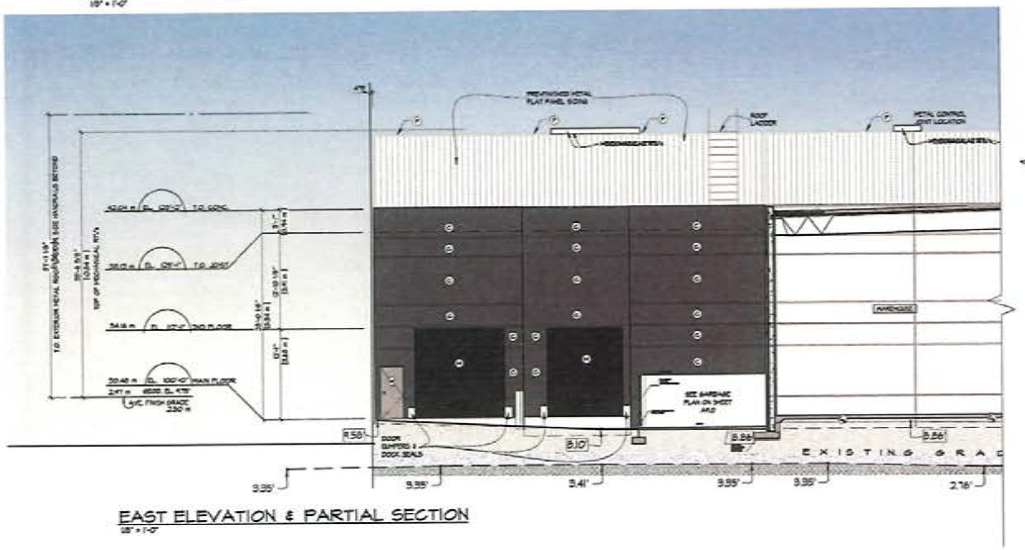
G1	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, NEOGARD LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (3" BACK SECTIONS) 7500 SERIES
G2	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, NEOGARD LITE: 3 MM LOW E COATING ON #3 SURFACE, IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (3" BACK SECTIONS) 7500 SERIES

Architectural Plans - South Elevation

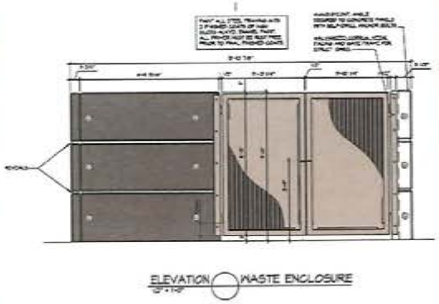
LSA LO STUDIO architecture



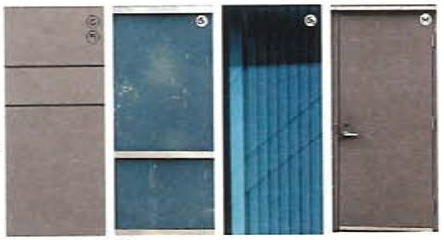
EAST ELEVATION
1/8" = 1'-0"



EAST ELEVATION & PARTIAL SECTION
1/8" = 1'-0"



ELEVATION - WASTE ENCLOSURE
1/2" = 1'-0"



MATERIAL BOARD

MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
C	CONCRETE TILT-UP PANEL PAINTED (GC)	P	BENJAMIN MOORE HC - 167 ANDREWS GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
CP	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	P	BENJAMIN MOORE HC - 167 ANDREWS GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
P	PRE-FINISHED METAL FLASHING (a) Colour: Berkshire Taupe (b) Colour: Lakeside Regent Grey		
M	PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	P	BENJAMIN MOORE HC - 167 ANDREWS GRAY BENJAMIN MOORE HC - 170 STONINGTON GRAY
R	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	S	STEELWORK

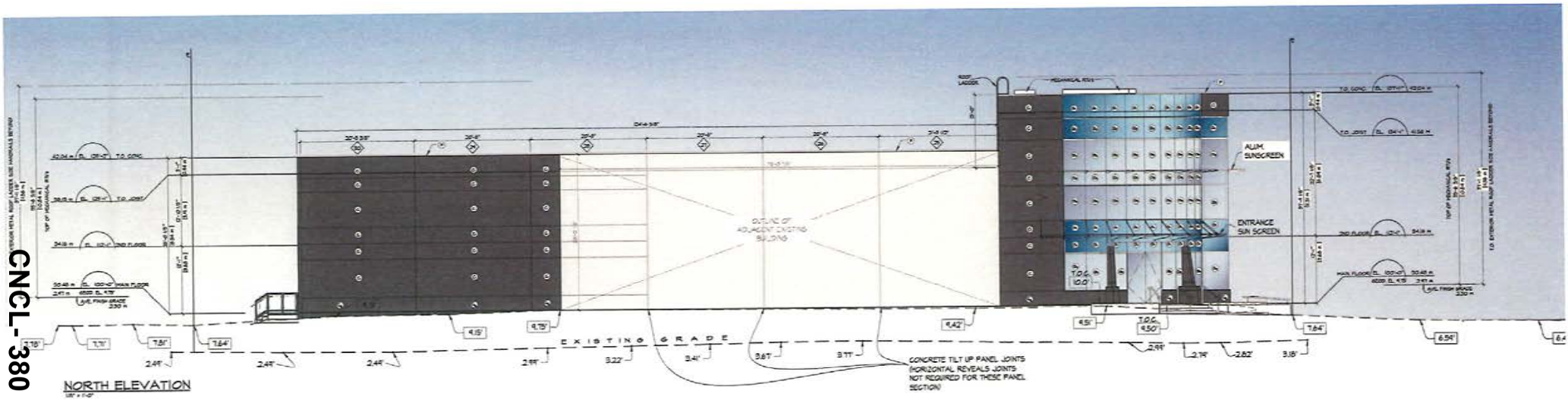
GLAZING SCHEDULE

G1	EXTERIOR LITE: 6 MM BLUE TINTED (ACRYLITE) GLASS, 1/2" AIR SPACE, INSIDARD LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 7500 SERIES
G2	EXTERIOR LITE: 6 MM BLUE TINTED (ACRYLITE) GLASS, 1/2" AIR SPACE, INSIDARD LITE: 6 MM LOW E COATING ON #2 SURFACE, IN 2 3/4" X 7 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 7500 SERIES

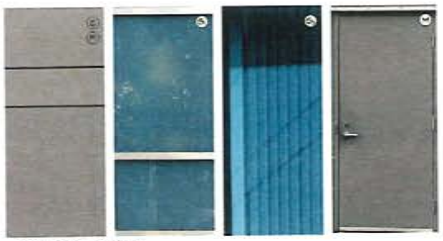
Architectural Plans - East Elevations & Partial Section

LSA LO STUDIO architecture

CNCL-380



NORTH ELEVATION



MATERIAL BOARD

MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
C	CONCRETE TILT-UP WALL PANELS PAINTED GY-2	F	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY / BENJAMIN MOORE HC - 170 STONINGTON GRAY
CIP	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	F	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY / BENJAMIN MOORE HC - 170 STONINGTON GRAY
F	PRE-FINISHED METAL FLASHING to Owner Review Typical 24# Bronze Sidewalls Regent Grey		
M	PRE-FINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	F	BENJAMIN MOORE HC - 167 ANCHORAGE GRAY / BENJAMIN MOORE HC - 170 STONINGTON GRAY
R	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	PS	STEEL/ALPOL

GLAZING SCHEDULE

GS	EXTERIOR LITE: 6 MM BLUE TINTED / ACRYLITE / GLASS, 1/2" AIR SPACE, REGARD LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES 5" BACK SECTIONS 7500 SERIES
GS	EXTERIOR LITE: 6 MM BLUE TINTED / ACRYLITE / GLASS, 1/2" AIR SPACE, REGARD LITE: 5 MM LOW E COATING ON #5 SURFACE, IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES 5" BACK SECTIONS 7500 SERIES

Architectural Plans - North Elevation

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CNCL- 381



Architectural Plans - Streetscapes

LSA LO STUDIO architecture


LSA


LSA

CNCL- 384



Architectural Plans - Perspectives

LSA LO STUDIO architecture


LSA



Architectural Plans - Perspectives

LSA LO STUDIO architecture



PLANT SCHEDULE-ONSITE TREES

M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	4M HT, B+B
	2	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	80MM CAL, LIM STD, B+B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	80MM CAL, B+B
	1	PICEA ABIES	NORWAY SPRUCE	4M HT, B+B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WIDE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO BE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE - OFFSITE STREET TREES

M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACINGS
	8	FRAXINUS PENNSYLVANICA 'LEPRECHAUN'	LEPRECHAUN ASH	80MM CAL, B+B	26' (8M) O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WIDE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
17	MAY.26.23	REV. DP CITY COMMENTS	LH/MH
16	MAY.24.23	REV. NEW SITE PLAN	LH
15	MAY.17.23	ISSUED NEW DP	LH
14	MAY.11.23	REV. NEW SITE PLAN	LH
13	APR.28.23	REV. DPP COMMENTS	LH
12	APR.21.23	REV. ADP COMMENTS	LH
11	APR.17.23	REV. NEW SITE PLAN	LH/MH
10	MAR.31.23	REV. DP RESUBMISSION	LH
9	MAR.24.23	REV. LANDSCAPE ARCHITECT	LH
8	JAN.24.23	ISSUED FOR DP	LH
7	DEC.21.22	REV. NEW SITE PLAN	LH
6	DEC.07.22	REV. NEW SITE PLAN	LH
5	NOV.24.22	REV. NEW SITE PLAN	LH
4	NOV.17.22	REV. NEW SITE PLAN	LH
3	OCT.20.22	REV. NEW SITE PLAN	LH
2	SEP.29.22	REV. POR STA.	LH/MH
1	JUL.27.22	REV. NEW SITE PLAN	LH

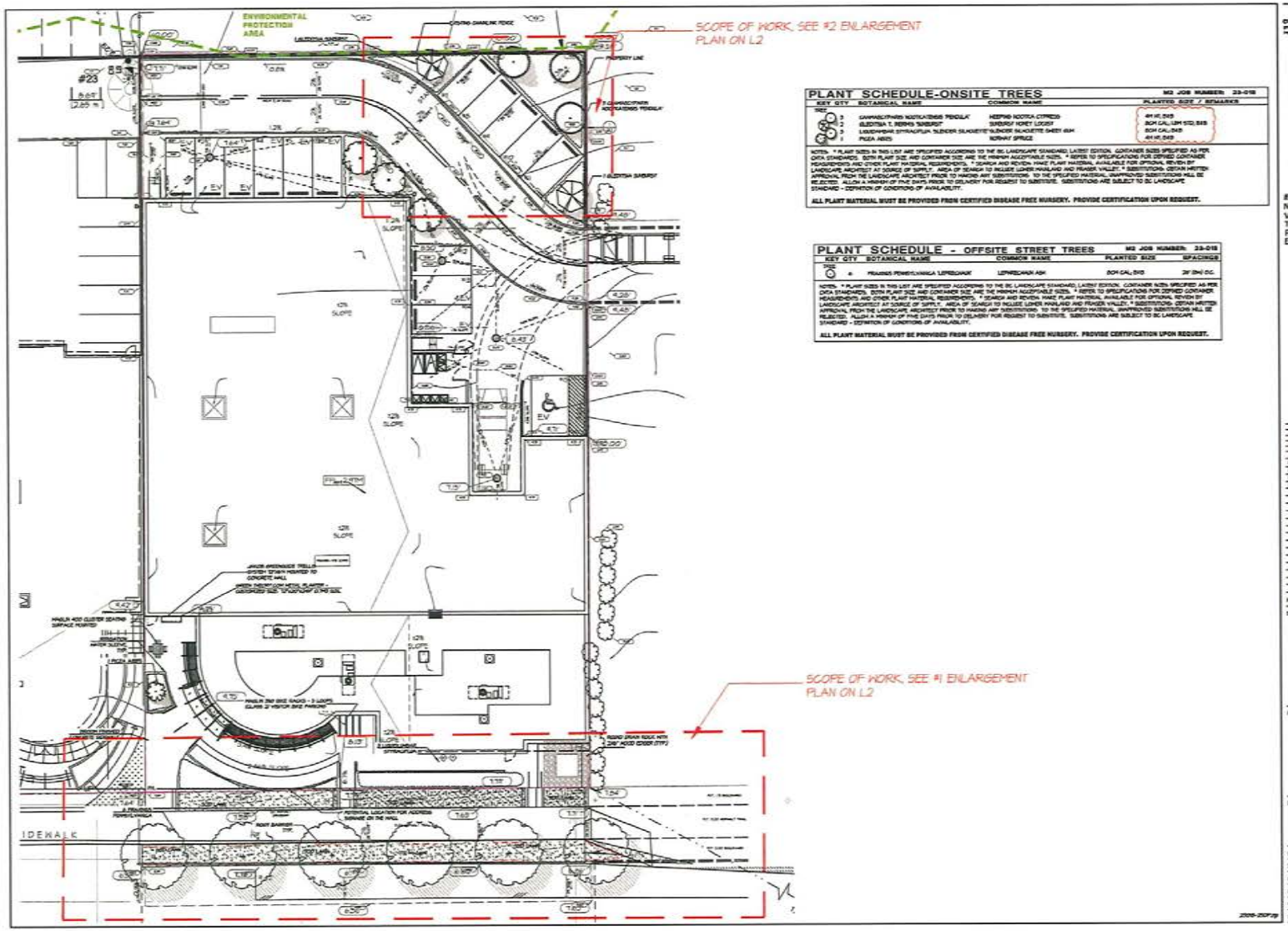
SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

DRAWING TITLE:
RENDERING

DATE: MAY.26.23	DRAWING NUMBER: L1
SCALE: 3/32"=1'-0"	
DRAWN: LH	
DESIGN: LH	
CHKD: MH/LH	OF 7
M2LA PROJECT NUMBER:	23-018

CNCL- 387



PLANT SCHEDULE-ONSITE TREES

M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	CAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	6M HT, B&B
	2	ELEOSTIA T. 'NORRIS TAMBERT'	SAMBERT HONEY LOCUST	8CM CAL.(3M STD),B&B
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	8CM CAL.B&B
	7	PICEA ABIES	NORWAY SPRUCE	4M HT, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WIDE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE - OFFSITE STREET TREES

M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACINGS
TREE	6	FRAXINUS PENNSYLVANICA 'LEPRECHAUN'	LEPRECHAUN ASH	8CM CAL, B&B	26' (8M) O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WIDE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
A	MAY 24/23	REV. DP1 CITY COMMENTS	LH
B	MAY 30/23	REV. DP1 SITE PLAN	LH
C	JUN 15/23	ISSUED FOR DP	LH
D	JUL 13/23	REV. DP1 CITY COMMENTS	LH
E	AUG 15/23	REV. DP1 CITY COMMENTS	LH
F	SEP 12/23	REV. DP1 SITE PLAN	LH/MH
G	SEP 22/23	REV. DP1 SITE PLAN	LH
H	NOV 24/23	REV. DP1 SITE PLAN	LH
J	DEC 15/23	REV. DP1 SITE PLAN	LH
K	JAN 12/24	REV. DP1 SITE PLAN	LH
L	JAN 26/24	REV. DP1 SITE PLAN	LH
M	FEB 16/24	REV. DP1 SITE PLAN	LH
N	MAR 01/24	REV. DP1 SITE PLAN	LH
P	MAR 08/24	REV. DP1 SITE PLAN	LH
Q	MAR 15/24	REV. DP1 SITE PLAN	LH
R	MAR 22/24	REV. DP1 SITE PLAN	LH
S	MAR 28/24	REV. DP1 SITE PLAN	LH
T	APR 04/24	REV. DP1 SITE PLAN	LH
U	APR 11/24	REV. DP1 SITE PLAN	LH/MH
V	APR 18/24	REV. DP1 SITE PLAN	LH
W	APR 25/24	REV. DP1 SITE PLAN(CITY COMMENTS)	LH
X	MAY 02/24	ISSUED FOR FINAL REVIEWING	LH
Y	MAY 09/24	ISSUED FOR REZONING	LH
Z	MAY 16/24	REV. DP1 SITE PLAN	JE
AA	MAY 23/24	ISSUED FOR REZONING	JE
AB	MAY 30/24	ISSUED FOR REZONING	JE
AC	JUN 06/24	ISSUED FOR REZONING	JE
AD	JUN 13/24	ISSUED FOR REZONING	JE
AE	JUN 20/24	ISSUED FOR REZONING	JE

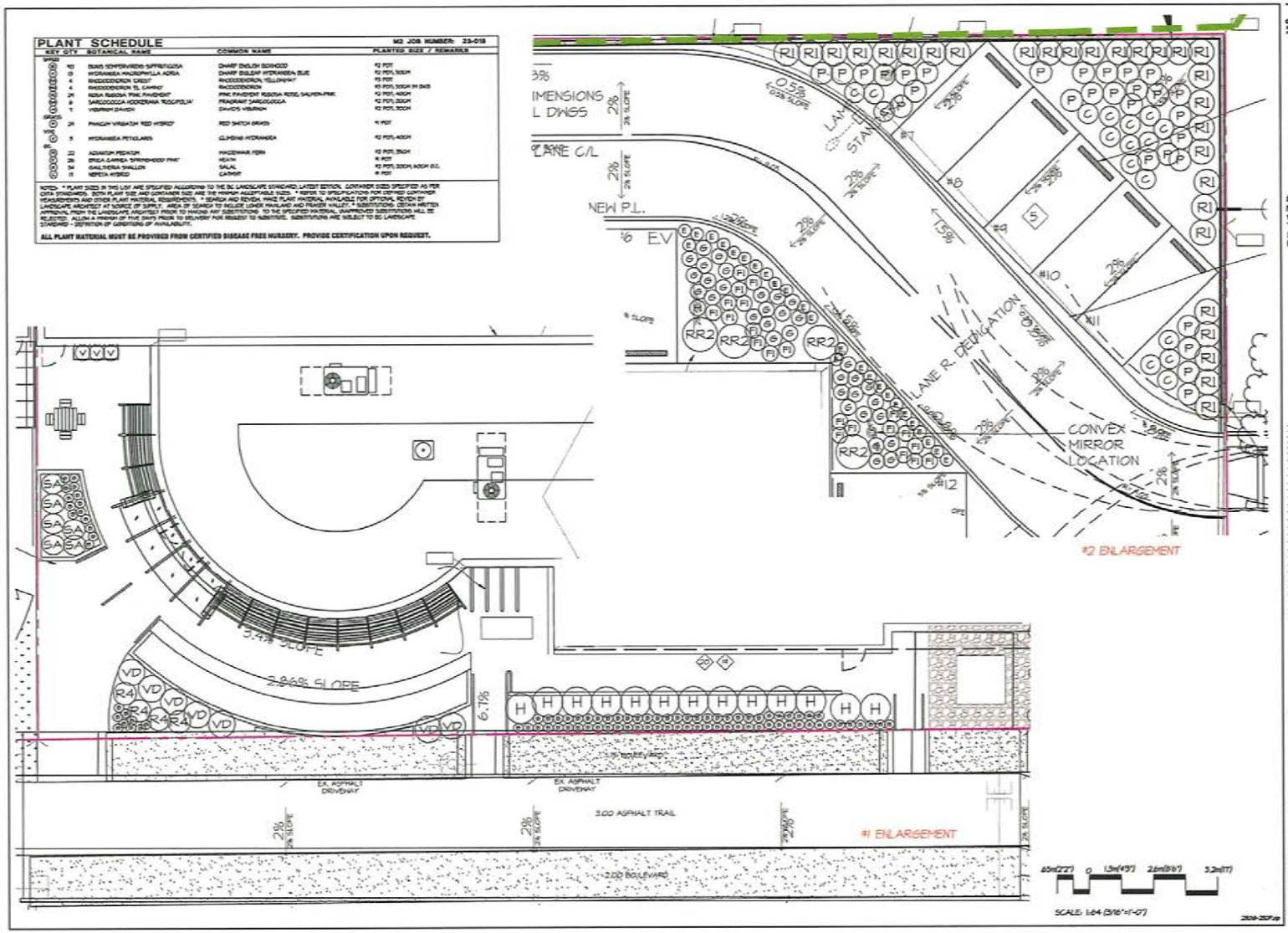
SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

DRAWING TITLE:
TREE PLAN

DATE: MAY 24/23	DRAWING NUMBER:
SCALE: 1/32"=1'-0"	L1
DRAWN: LH	
DESIGN: LH	
CHK'D: MCH	OF 7
M2LA PROJECT NUMBER:	23-018

CNCL- 388



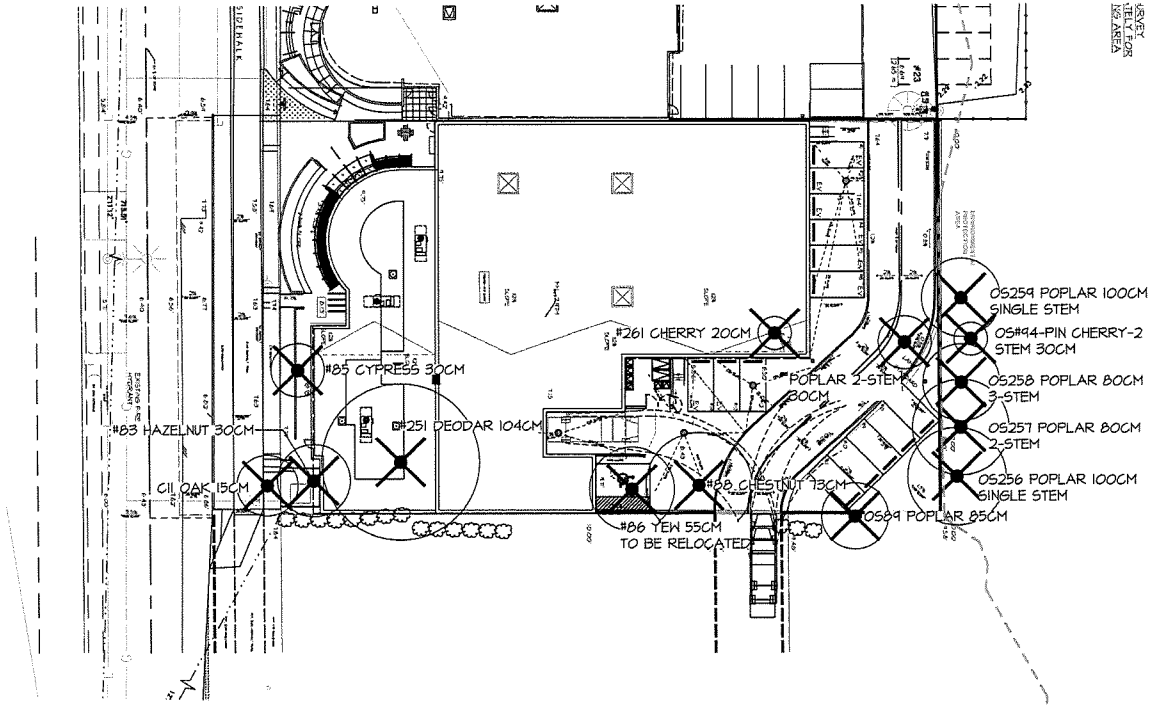
M2
LANDSCAPE ARCHITECTURE
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PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

DRAWING TITLE:
SHRUB PLAN

DRAWING NUMBER: **L2** OF 7

M2LA PROJECT NUMBER: 23-018



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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
23	[illegible]	REV SRW CITY COMMENTS	LH/MH
22	[illegible]	REV NEW SITE PLAN	LH
21	[illegible]	ISSUED FOR DP	LH
20	[illegible]	REVISED SITE PLAN	LH
19	[illegible]	REV CITY COMMENTS	LH
18	[illegible]	REV CITY COMMENTS	LH
17	[illegible]	REV. NEW SITE PLAN	LH/MH
16	[illegible]	REV. COORDINATION	LH
15	[illegible]	REV CHANGE OF ADDRESS	LH
14	[illegible]	ISSUED FOR DP	LH
13	[illegible]	REV NEW SITE PLAN	LH
12	[illegible]	REV NEW SITE PLAN	LH
11	[illegible]	REV NEW SITE PLAN	LH
10	[illegible]	REV NEW SITE PLAN	LH
9	[illegible]	REV NEW SITE PLAN	LH
8	[illegible]	REV NEW SITE PLAN	LH
7	[illegible]	REV PLANTING COMMENTS	LH
6	[illegible]	REV NEW SITE PLAN/CITY COMMENTS	LH
5	[illegible]	ISSUED FOR FINAL REZONING	LH
4	[illegible]	ISSUED FOR REZONING	GL
3	[illegible]	ISSUED FOR REZONING	GL
2	[illegible]	ISSUED FOR REZONING	GL
1	[illegible]	ISSUED FOR REZONING	GL

SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

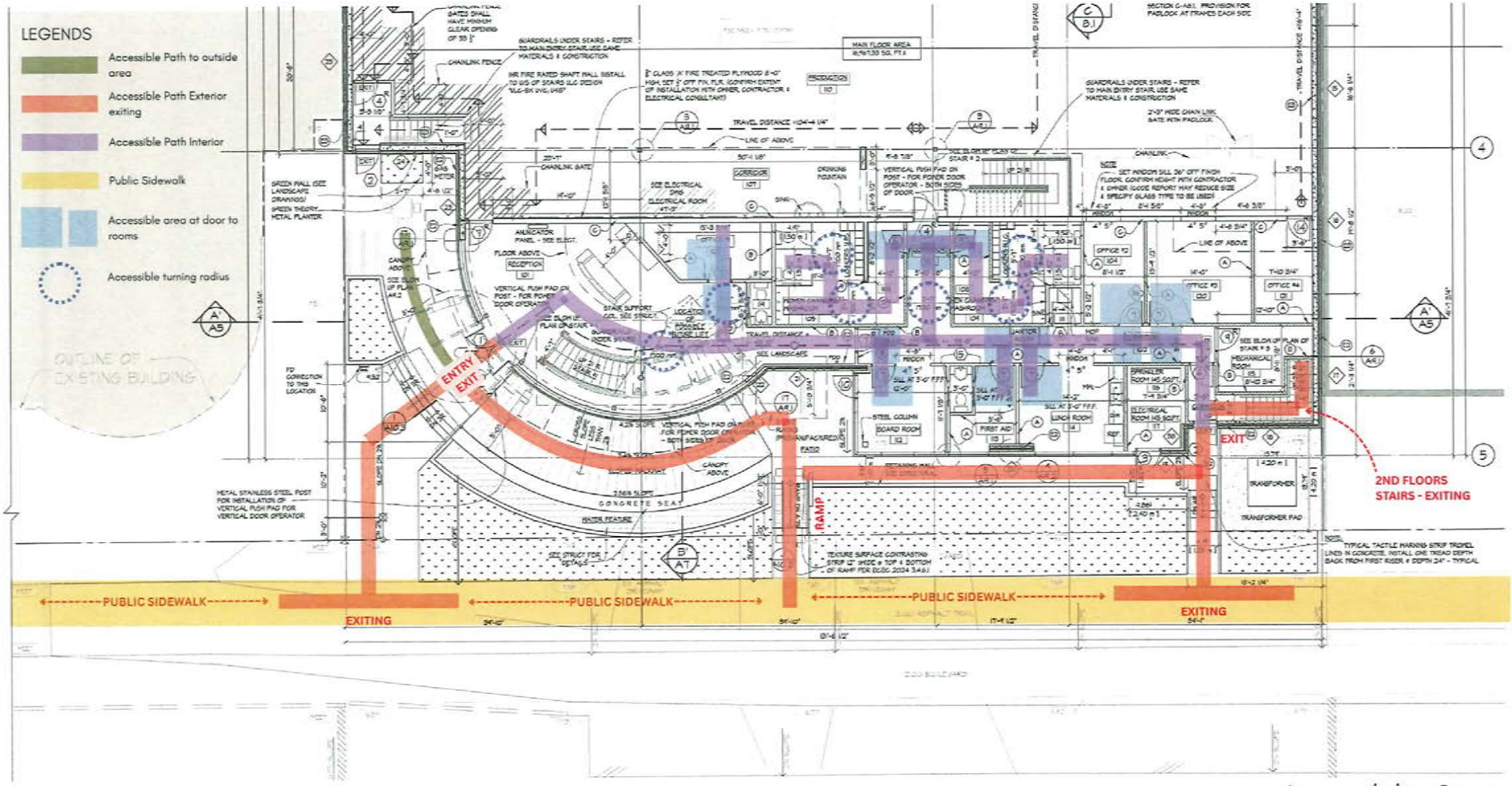
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: MAY.31st.23	DRAWING NUMBER: L8
SCALE: 1/8"=1'-0"	
DRAWN: LM	
DESIGN: LM	
CHKD: MTLH	OF 7
M2LA PROJECT NUMBER:	23-08

2306-230P.zip

CNCL- 390

CNCL- 391



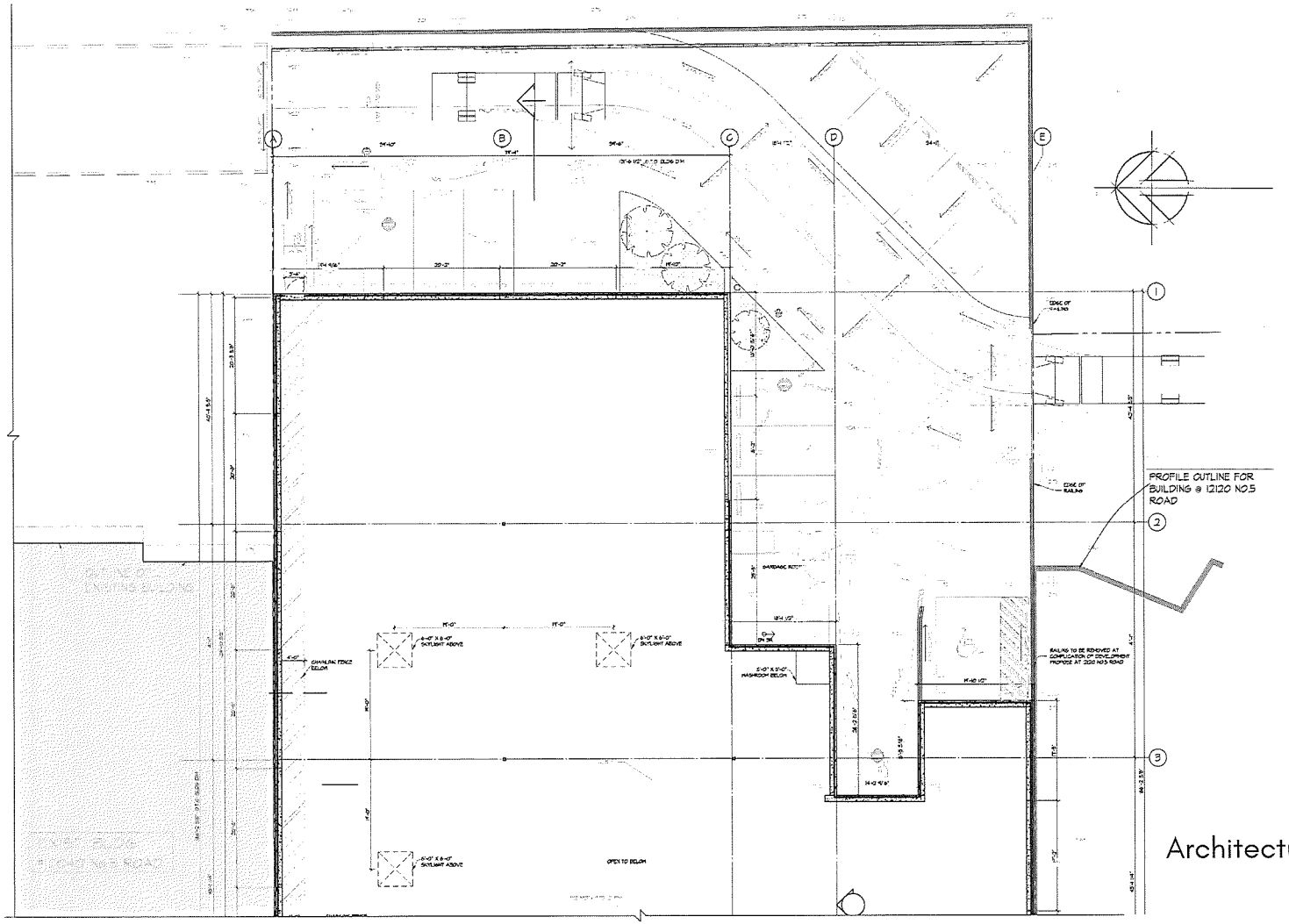
Accessibility Strategy

LSA LO STUDIO architecture

LSA LO STUDIO architecture

CNCL- 392

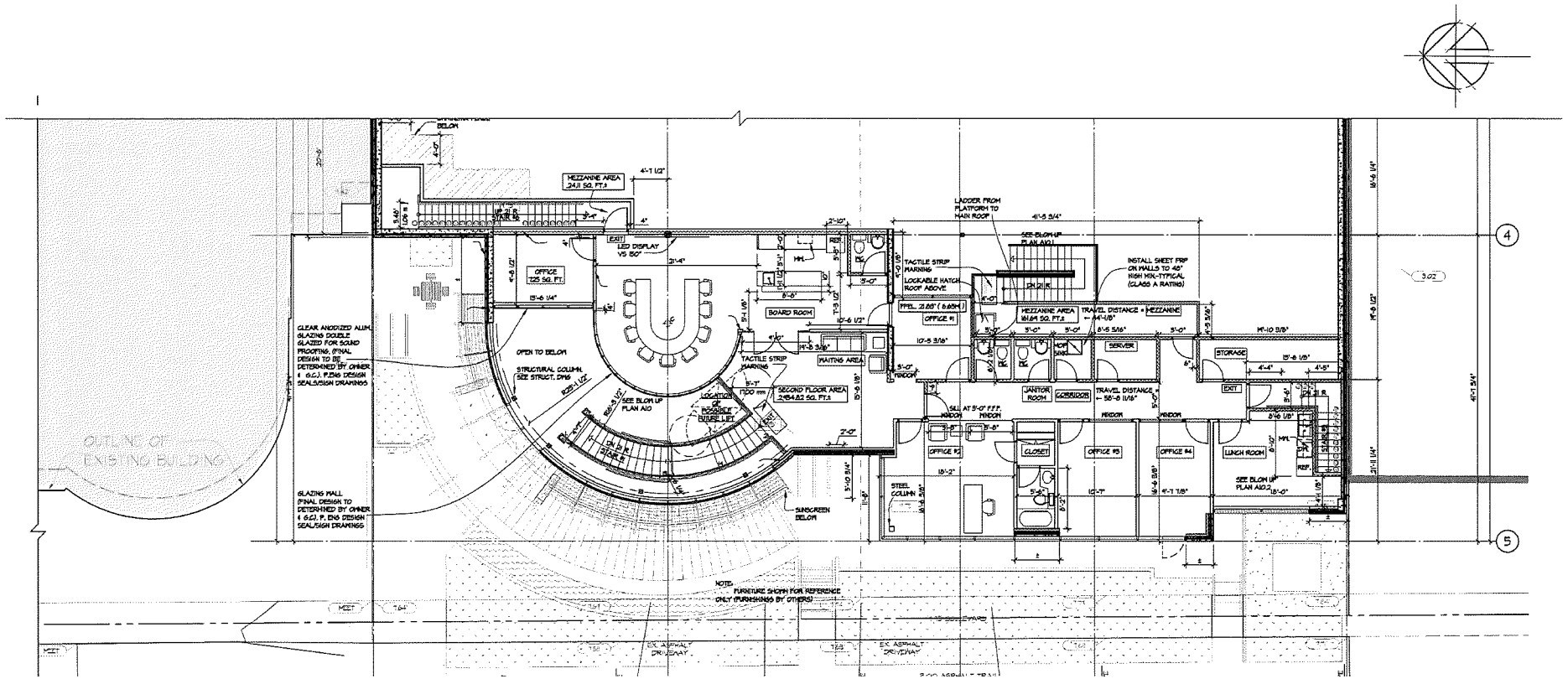
Thank You



Architectural Plans - Second Floorplan

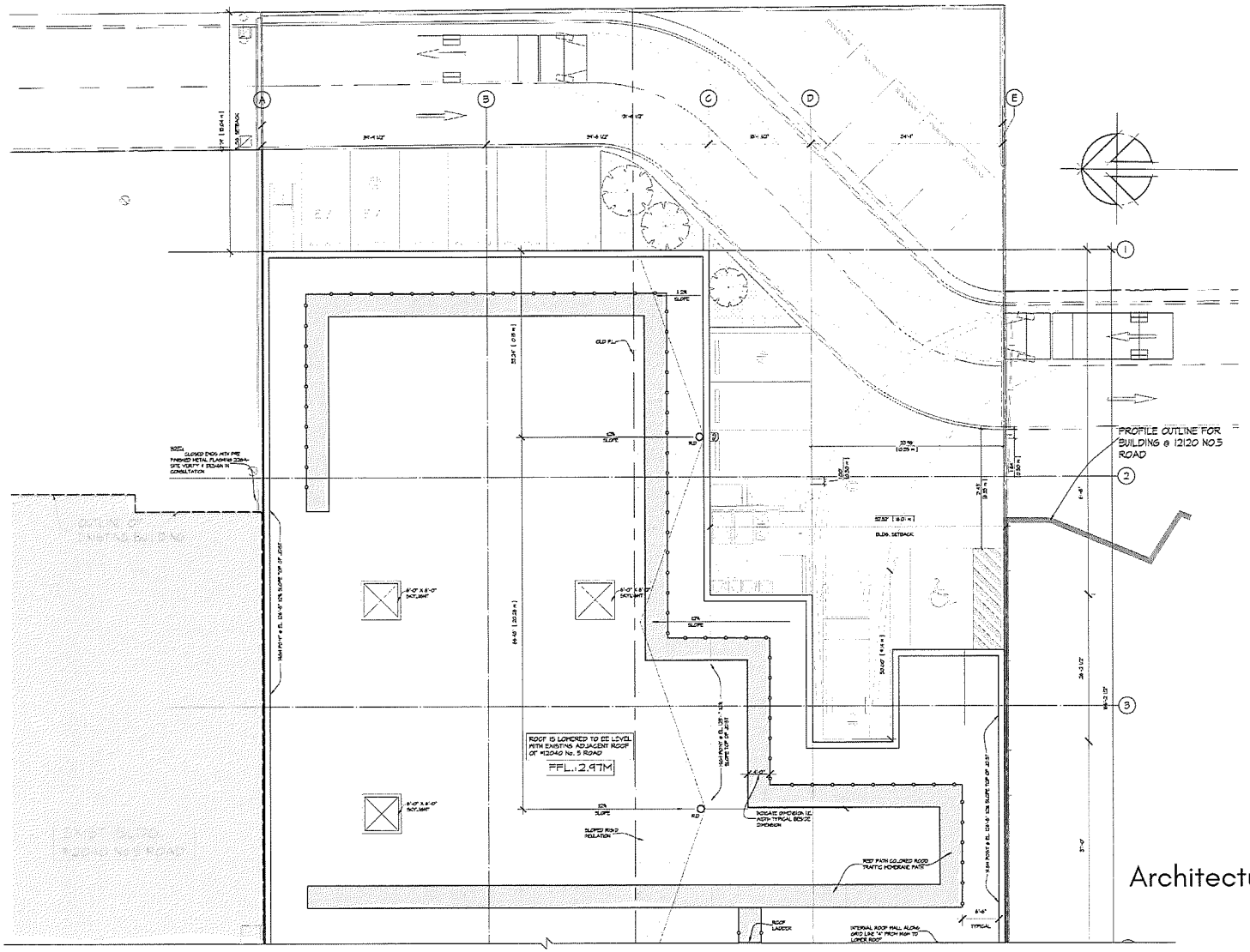
LSA LO STUDIO architecture

CNCL- 394



Architectural Plans - Second Floorplan

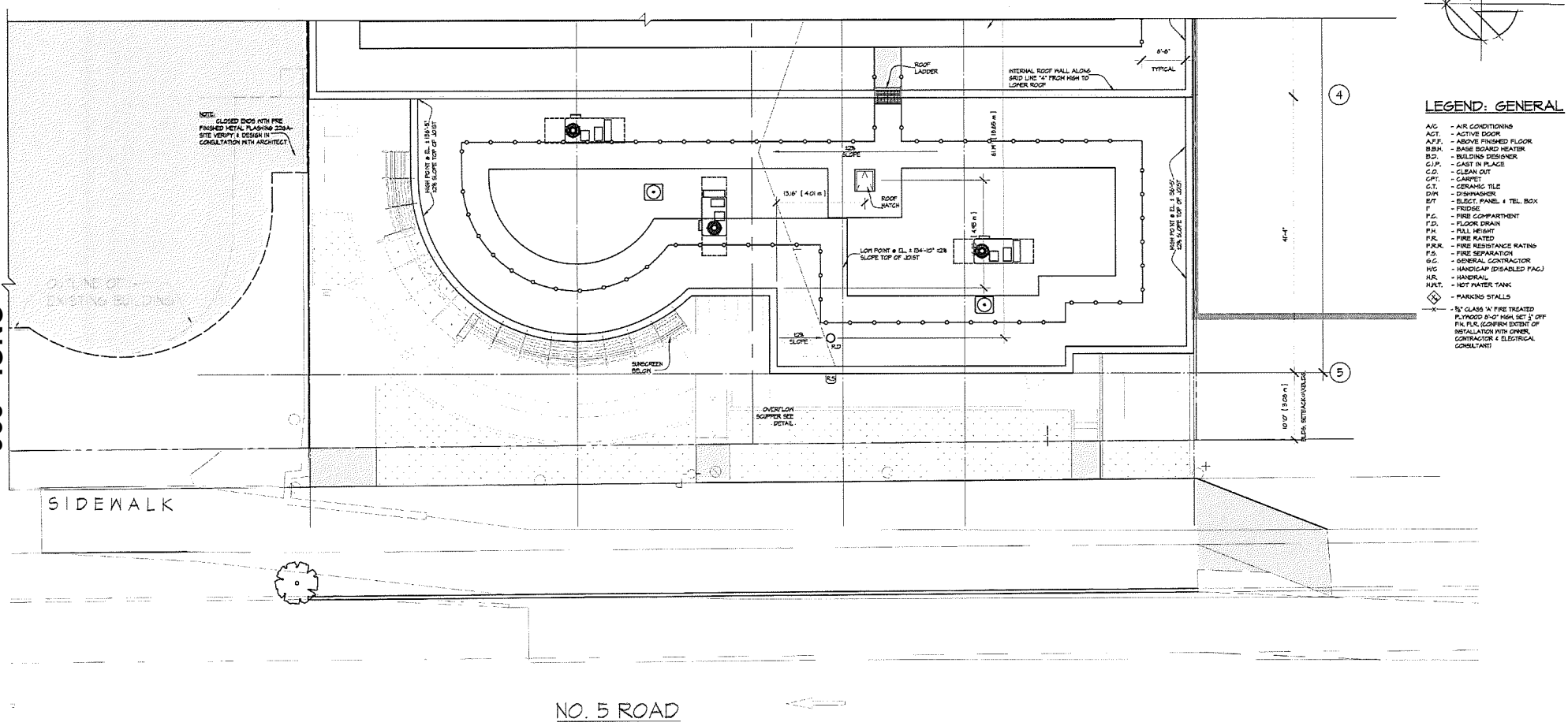
LSA LO STUDIO architecture



Architectural Plans - Roof Plan

LSA LO STUDIO architecture

CNCL- 396



LEGEND: GENERAL

A/C	- AIR CONDITIONING
AGT.	- AGTIVE DOOR
A.F.F.	- ABOVE FINISHED FLOOR
B.B.H.	- BASE BOARD HEATER
B.D.	- BUILDING DESIGNER
C.I.P.	- CAST IN PLACE
C.O.	- CLEAN OUT
CPT.	- CARPET
C.T.	- CERAMIC TILE
D/M	- DISHWASHER
E/T	- ELECT. PANEL & TEL. BOX
F	- FRIDGE
F.C.	- FIRE COMPARTMENT
F.D.	- FLOOR DRAIN
F.H.	- FULL HEIGHT
F.R.	- FIRE RATED
F.R.R.	- FIRE RESISTANCE RATING
F.S.	- FIRE SEPARATION
G.C.	- GENERAL CONTRACTOR
H/C	- HANDICAP (DISABLED PAC.)
H.R.	- HANDRAIL
H.W.T.	- HOT WATER TANK
	- PARKING STALLS
	- ⅝" GLASS 'A' FIRE TREATED PLYWOOD 8'-0" HIGH SET ½" OFF FIN. FLR. (CONFIRM EXTENT OF INSTALLATION WITH OWNER, CONTRACTOR & ELECTRICAL CONSULTANT)

Architectural Plans - Roof Plan

LSA LO STUDIO architecture

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2026

3071 St EDWARDS Dr.
RICHMOND BC

ISSUED FOR DEVELOPMENT PERMIT
DATED : 17TH MARCH 2026

2025-07 TRAVELODGE EXTERIORS

DRAWING LIST		
A-000	COVER SHEET	ISSUED FOR DEVELOPMENT PERMIT
A-100	SITE PLAN	ISSUED FOR DEVELOPMENT PERMIT
A-901	PERSPECTIVES	ISSUED FOR DEVELOPMENT PERMIT
A-902	PERSPECTIVES	ISSUED FOR DEVELOPMENT PERMIT
A-903	PERSPECTIVES	ISSUED FOR DEVELOPMENT PERMIT
A-204	ELEVATION	ISSUED FOR DEVELOPMENT PERMIT
A-205	ELEVATION	ISSUED FOR DEVELOPMENT PERMIT
A-206	ELEVATION	ISSUED FOR DEVELOPMENT PERMIT
A-101	LEVEL 01 -PLAN	ISSUED FOR DEVELOPMENT PERMIT
A-102	LEVEL 02 -04-PLAN	ISSUED FOR DEVELOPMENT PERMIT
A-103	LEVEL 05-09 - PLAN	ISSUED FOR DEVELOPMENT PERMIT
A-104	LEVEL 10-11-PLAN	ISSUED FOR DEVELOPMENT PERMIT
A-105	ROOF PLAN	ISSUED FOR DEVELOPMENT PERMIT





SCOPE OF WORK :

Includes exterior façade colour change
with minor additions of lights and trim elements.

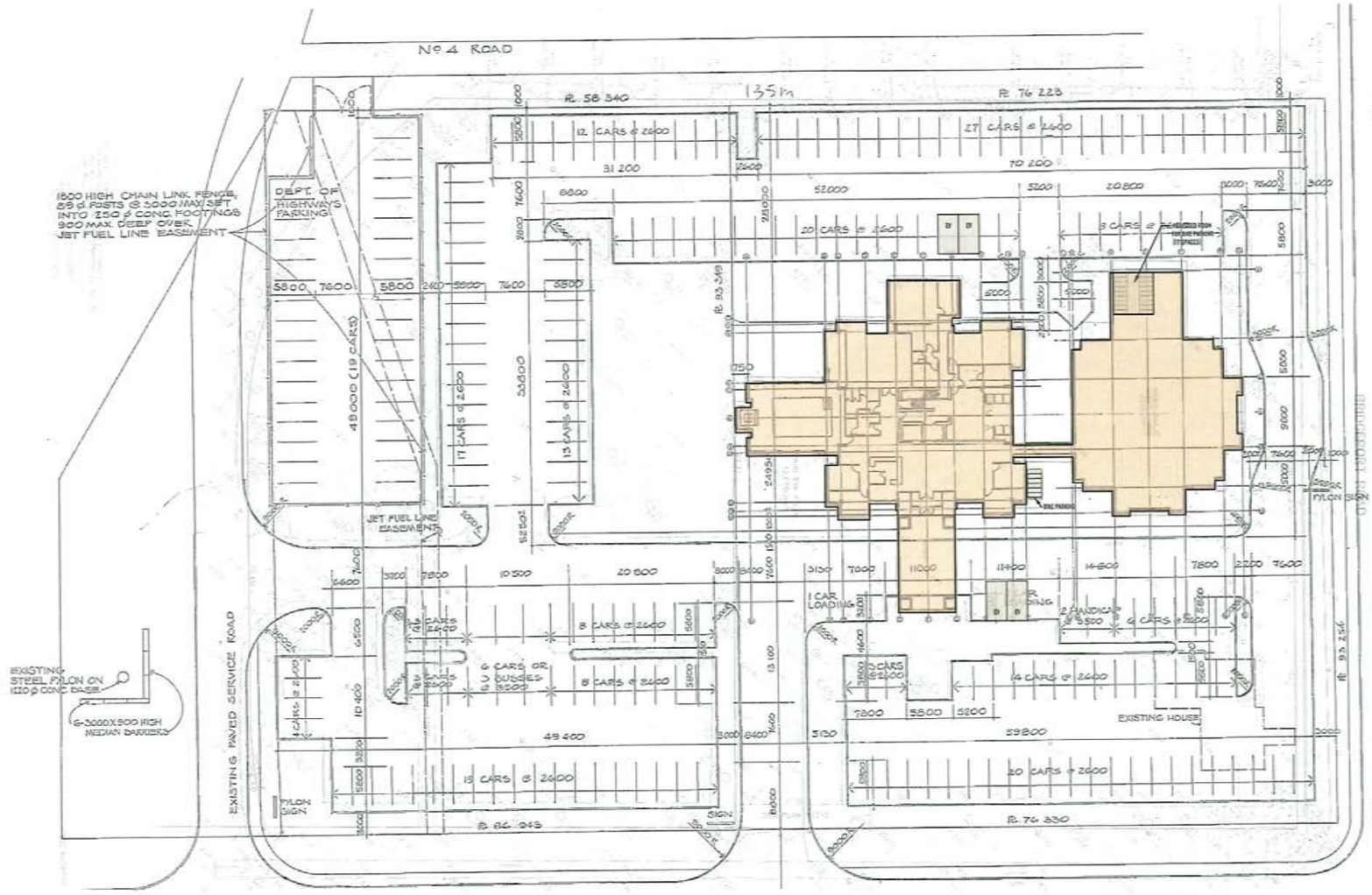
No changes to building height, area, massing,
or exterior spaces.



DIRECTORY	
OWNER	WESTMONT HOSPITALITY GROUP 5090 EXPLORER DRIVE, UNIT 500, MISSISSAUGA,ON,L4W4T9 647-297-4795 EMAIL : allen.yang@whg.com Contact: Allen Yang
ARCHITECT	JM ARCHITECTURE INC UNIT 107, 15055 54A AVENUE, SURREY, BC V3R 8P8 EMAIL: joe@jmarchitecture.ca CONTACT : MR JOE MINTEN architect. aibc,aaa,mraic
ENVELOPING CONSULTANTS	LEVEL 5 CONSULTING LTD 275 EAST 8TH STREET NORTH VANCOUVER, V7L 1Y9 604-929-9693 EMAIL : brenda@level5consulting.ca Contact : BRENDA SHAW

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CNCL-397



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DO NOT SCALE DRAWING

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Architects Seal

START DATE	2025-02
PROJECT No	2025-07
DR.	CH.
SCALE	1:250

Project Name
TRAVELODGE EXTERIORS

2071 21/22NW RDS Dr.
RICHMOND BC

Owner

Client Name

SITE PLAN

Issue No.	Project No.	Drawing No.
0	2025-07	A-100



1 3D VIEW
Scale: 1/25



2 3D VIEW
Scale: 1/25

REV	DATE	DESCRIPTION	BY
3	2025-10-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
2	2025-05-05	ISSUED FOR CONSTRUCTION	AT
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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jm@jmarchitecture.ca - E

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Architects Seal

START DATE	2025-03
PROJECT No	2025-07
DR.	CH
SCALE	1:100

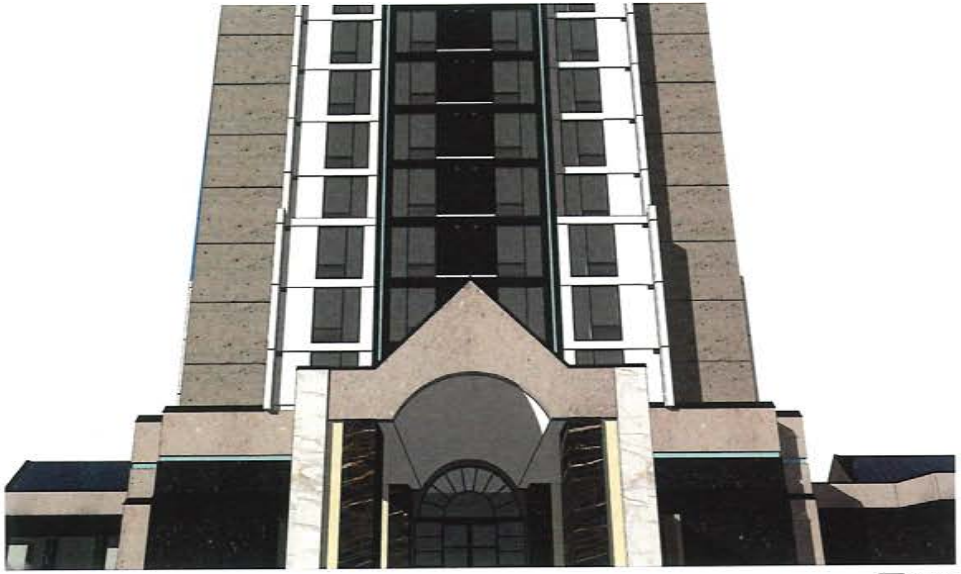
Project Name
TRAVELODGE EXTERIORS
3371 DI EDWARDS Dr
RICHMOND BC

Owner
Client Name

PERSPECTIVES

3	3	Project No. 2025-07	A-901

CNCL- 400



1 FRONT ENTRANCE
Scale: 1:100



2 FRONT ENTRANCE
Scale: 1:100

REV	DATE	DESCRIPTION	BY
3	2025-03-07	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
2	2024-03-08	ISSUED FOR CONSTRUCTION	AT
1	2023-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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START DATE	2025-03
PROJECT No	2025-07
DR.	CH.
SCALE	1:100

TRAVELODGE EXTERIORS

PERSPECTIVES

2025	3	2025-07	A-902



PICTURE OF EXISTING BUILDING

1 EXISTING LOOK OF BUILDING



BUILDING WITH PROPOSED COLOUR SCHEME

2 PROPOSED LOOK OF BUILDING
Scale: 1:100

REV	DATE	DESCRIPTION	BY
3	2025-09-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
2	2024-12-05	ISSUED FOR CONSTRUCTION	AT
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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Authority Seal

START DATE	2025-03
PROJECT No	2025-07
DR.	CH.
SCALE	1:100

Project Name
TRAVELODGE EXTERIORS

3671 SHEARER DR
RICHMOND BC

Owner

Client Name

PERSPECTIVES

SHEET No.	Project No.	
3	2025-07	A-903

EXTERNAL MATERIAL LEGEND		
MT	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE 8M	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE BENJAMIN MOORE: 2065-50	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY BENJAMIN MOORE : 2126-30	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166 BENJAMIN MOORE : 2124-10	

NOTES:

1 - CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE. CM/BUILDER SHALL SUBMIT ARCHITECTS & BRANDS APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.

2 - CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.

3 - CM/OEC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

4 - REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE

EXTERIOR LIGHTING LEGEND	
L01	4" ROUND DOWNLIGHT WITH GLAZING, 3000K
L02	RECESSED 1.2" LINEAR UCHTING WITH WHITE LENS, 3000K
L03	LINEAR LED LIGHTING WHERE LENS, FLUSH MOUNTED, 100 1"x24" 3000 K LED

NOTE :
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION ON LEVEL 1 SHALL BE SEPERATED BY A RECESSED GROOVE, UNLESS NOTED OTHERWISE



1 EAST ELEVATION

CNCL - 402

REV	DATE	DESCRIPTION	BY
4	2025-03-27	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
3	2024-03-05	ISSUED FOR CONSTRUCTION	AT
2	2024-02-02	ISSUED FOR REVIEW - ELEVATIONS	AT
1	2023-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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DO NOT SCALE DRAWING

START DATE:	2023-03
PROJECT No:	2023-07
DR.	CH.
SCALE:	1:100

Project Name
TRAVELODGE EXTERIORS
3071 SHEPARD DR
RICHMOND BC

Client Name

EAST ELEVATION - REVEAL LOCATION

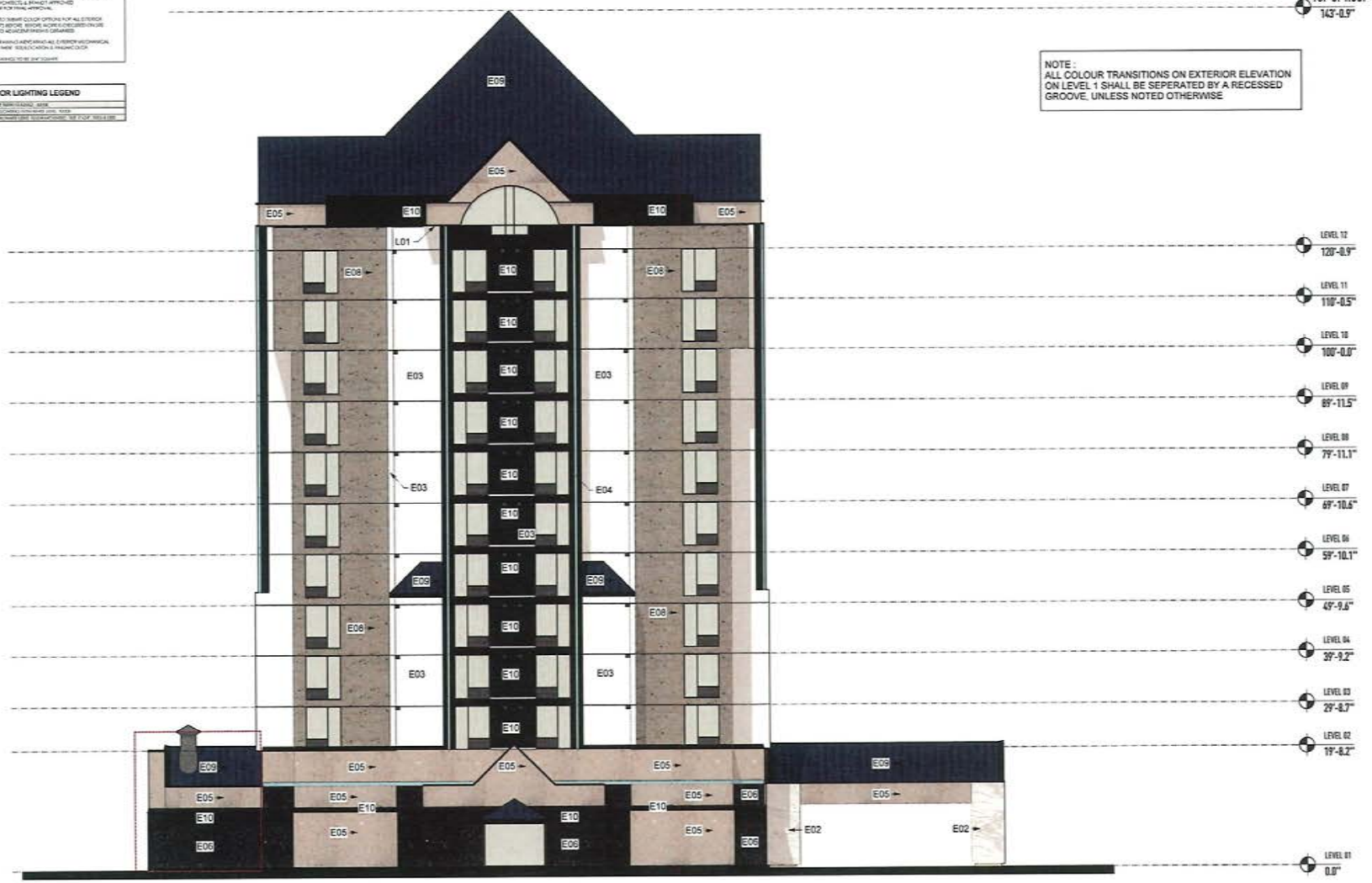
Sheet 4 | Project No. 2023-07 | A-204

EXTERNAL MATERIAL LEGEND		
MT	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE 8M	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE BENJAMIN MOORE: 2026-50	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, MIST GREY BENJAMIN MOORE: 2129-30	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166 BENJAMIN MOORE: 2124-10	
	GROOVE	
	FLASHING	

NOTES:
- CM/BUILDER SHALL SUBMIT PICTURES OF ALL EXTERIOR SAMPLES TO ARCHITECT/OWNER FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK. ON SITE CM/BUILDER SHALL ERECT ARCHITECT & OWNER APPROVED EXTERIOR SAMPLES TO CONSULTANT FOR FINAL APPROVAL.
- CM/ HIS/HER RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE TO MATCH COLOR/ MATERIAL TO ADJACENT FINISHES OBTAINED.
- CM/OC TO PROVIDE SHOP DRAWINGS AND REVIEW ALL EXTERIOR MECHANICAL PENETRATION ALL FLASHING TO THESE SOLICITATION & FINISHING COLOR
- REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" MINIMUM

EXTERIOR LIGHTING LEGEND	
L01	24" ATLANTIS DOWNLIGHT WAC-DL24SQ - WHITE
L02	4IN LED SLIDE 11 LENGTH DOWNLIGHT WAC-HD4-1040 - WHITE
L03	6 INCH LED ELEVATOR RECESSED DOWN LIGHT WAC-HD6-1040 - SLIDE TO FLUSH - WHITE

NOTE :
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION ON LEVEL 1 SHALL BE SEPERATED BY A RECESSED GROOVE, UNLESS NOTED OTHERWISE



1 SOUTH ELEVATION
Scale: 1:100

CNCL-403

REV	DATE	DESCRIPTION	BY
4	2025-03-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
3	2025-03-05	ISSUED FOR CONSTRUCTION	AT
2	2025-02-05	ISSUED FOR REVIEW - ELEVATIONS	AT
1	2025-01-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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DO NOT SCALE DRAWING

Architects Seal

START DATE	2025-03
PROJECT No	2025-07
DR.	CH.
SCALE	1:100

Project Name
TRAVELODGE EXTERIORS
8071 SWARD Dr
RICHMOND BC

Owner
Client Name

SOUTH ELEVATION - REVEAL LOCATION

Sheet No. 4 of 4
Project No. 2025-07
A-206

EXTERNAL MATERIAL LEGEND		
MT	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE 8M	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE BENJAMIN MOORE: 2065-50	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY BENJAMIN MOORE: 2126-30	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166 BENJAMIN MOORE: 2124-10	

NOTES:

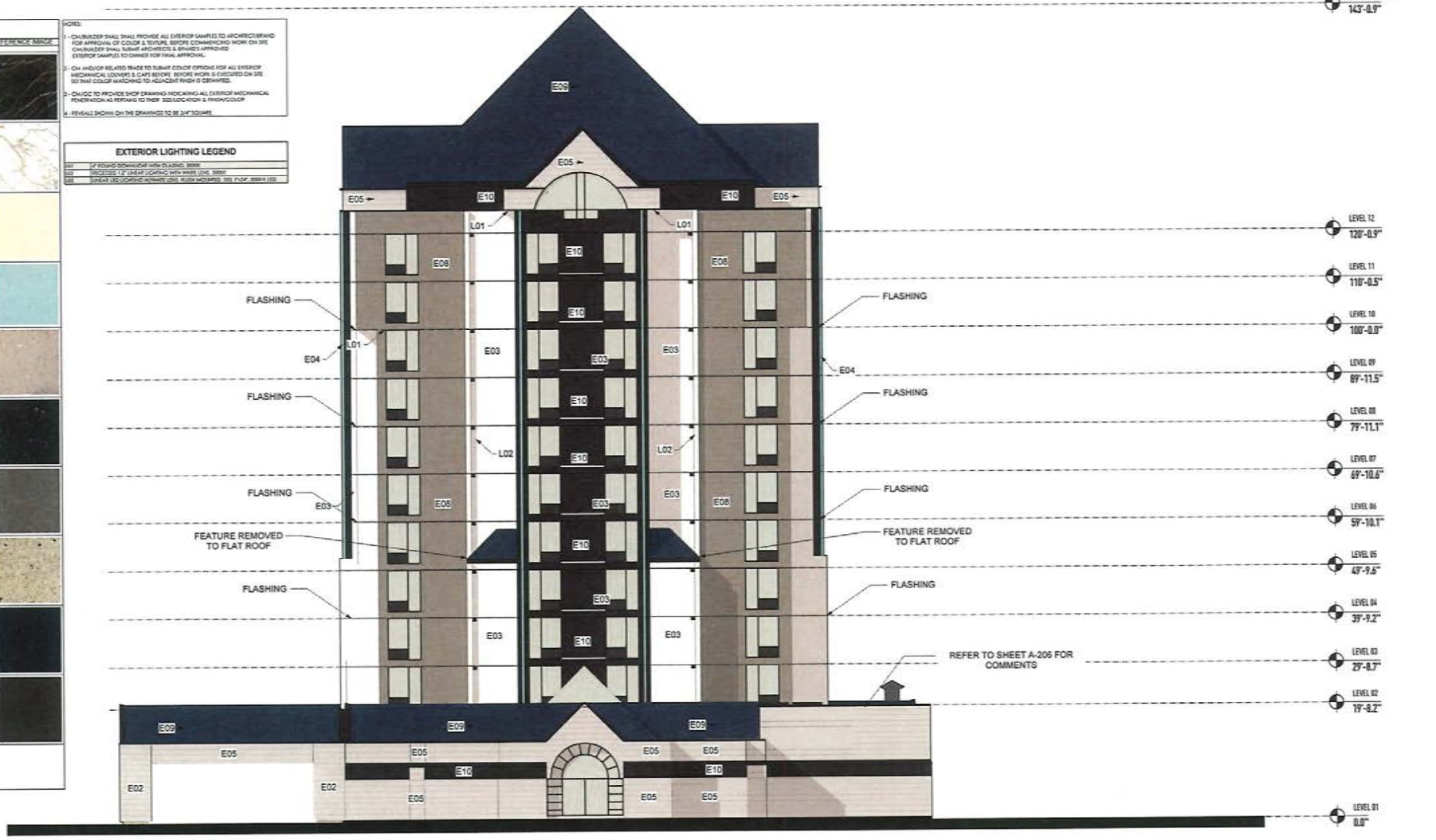
1 - CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE. CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.

2 - CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.

3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

4 - REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE

EXTERIOR LIGHTING LEGEND	
L01	4" ROUND DOWNLIGHT WITH DIMMING, 3000K
L02	RECESSED 1.2" LINEAR LIGHTING WITH WHITE LENS, 3000K
L03	LINEAR LED LIGHTING W/WHITE LENS, WALL MOUNTED, 3000 K CCT, 3000K LED



1 NORTH ELEVATION
Scale: 1:100

CNCL-404

REV	DATE	DESCRIPTION	BY
4	2025-03-17	ISSUED FOR DEVELOPMENT PERMIT	AT
3	2025-03-05	ISSUED FOR CONSTRUCTION	AT
2	2025-02-05	ISSUED FOR REVIEW - ELEVATIONS	AT
1	2025-01-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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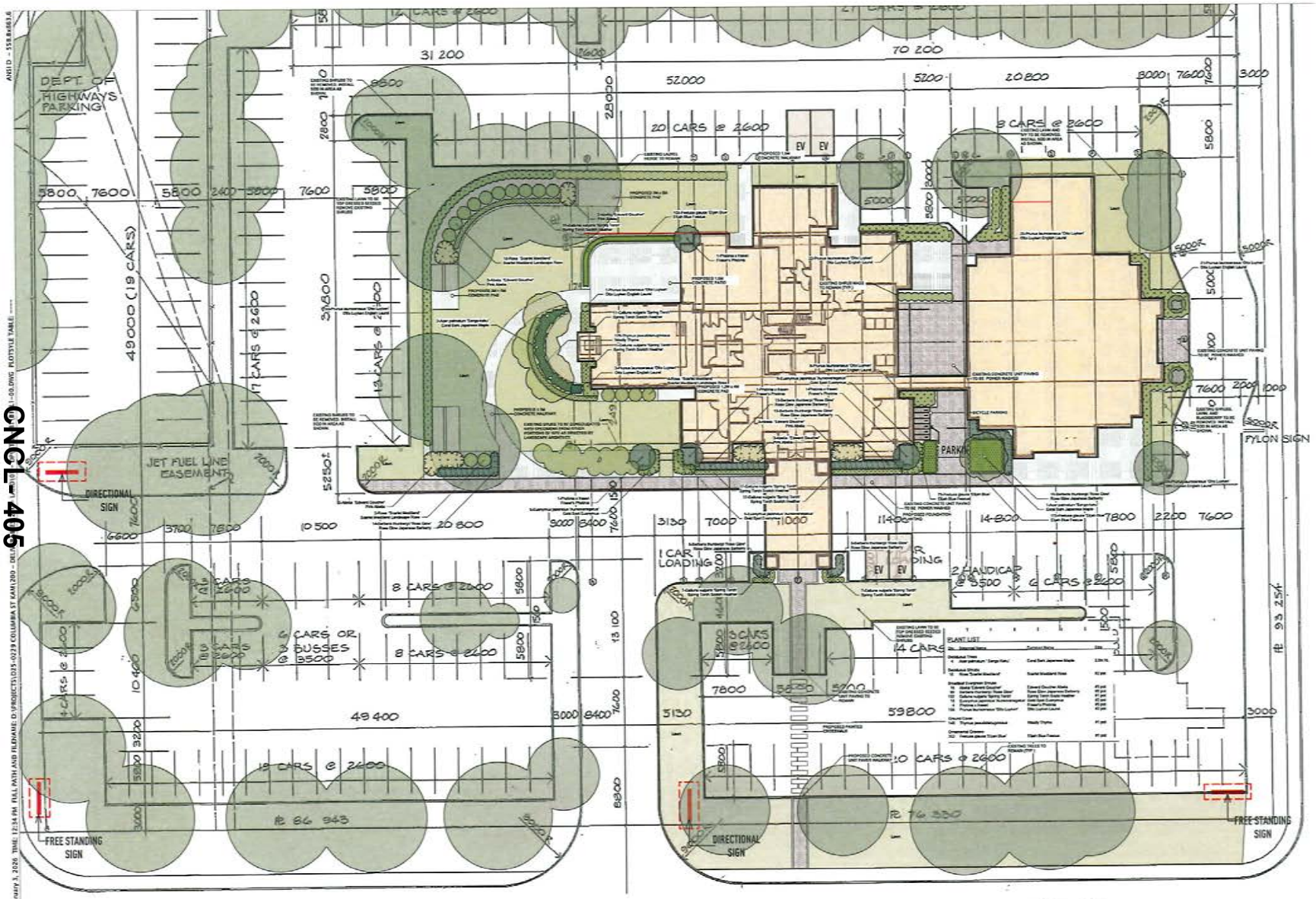
START DATE	2022-03
PROJECT No	2025-07
DR.	CH.
SCALE	1:100

Project Name
TRAVELODGE EXTERIORS
3071 SUNNYMEDE Dr
RICHMOND BC

Owner
Client Name

NORTH ELEVATION
-REVEAL LOCATIONS

Sheet No.	Project No.	
4	2025-07	A-205



1 L1-00 Revitalization Plan
Scale: 1:200

DATE	ISSUED FOR	REV
2026-02-11	BP	A
2026-02-26	BP	B

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

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This drawing is the sole property of Donald V. S. Duncan.

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Richmond Project #
DP 25-037550

Revision	Project Leader	Drawn
B	D.Duncan	D.Duncan

TRAVELODGE
3071 St. Edwards Dr.

Prepared for:
Westmont Hospitality
5090 Explorer Drive, Unit 500
Mississauga ON L4W 4T9

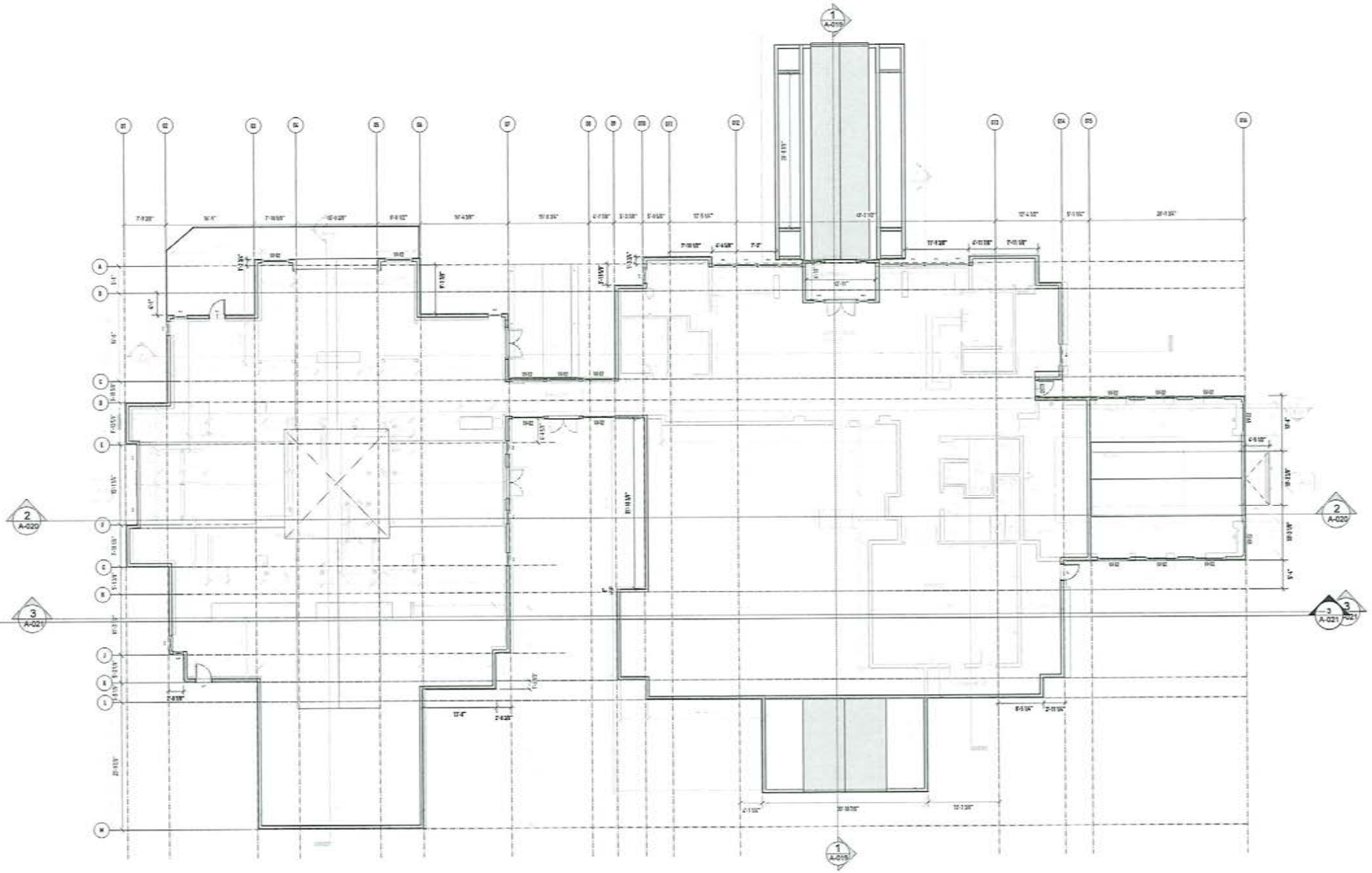
Drawing Title
REVITALIZATION PLAN
ENTRY LANDSCAPE

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. 26-0245

Drawing No. L1-00

CNCL - 405



REV	DATE	DESCRIPTION	BY
7	2025-07-17	RE-ISSUED FOR DEVELOPMENT PERMIT	MT
6	2024-09-05	ISSUED FOR CONSTRUCTION	MT
5	2025-04-04	ISSUED FOR BUILDING PERMIT	MT
4	2025-04-01	ISSUED FOR BUILDING PERMIT	MT
3	2025-04-21	ISSUED FOR PRELIMINARY DOCUMENTS	MT
2	2025-03-28	ISSUED FOR ENVELOPE CONSULTANTS	MT
1	2025-02-28	ISSUED FOR INDEPENDENT CHECK	AAN

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Address Cast

START DATE	2025-03
PROJECT No	2025-07
DR.	CK
SCALE	1:100

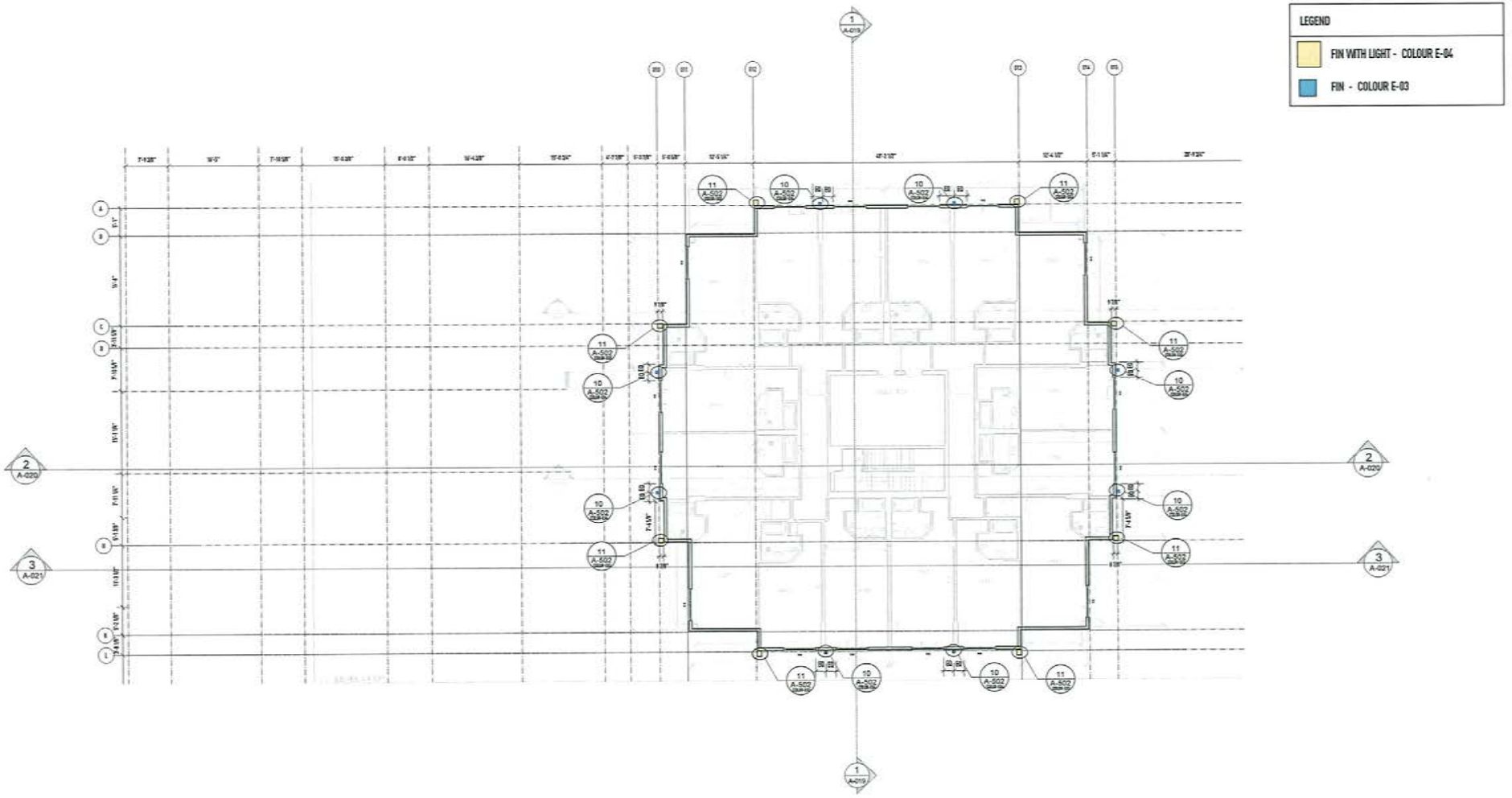
Project Name
TRAVELODGE EXTERIORS
3071 SIMPSON Dr.
RICHMOND BC

Owner
Client Name

LEVEL 01 FLOOR PLAN

Sheet No.	Project No.	
7	2025-07	A-101

CNCL- 407



NO	DATE	DESCRIPTION	BY
7	2024-01-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
6	2024-03-05	ISSUED FOR CONSTRUCTION	AT
5	2023-10-30	ISSUED FOR BUILDING PERMIT	AT
4	2023-09-05	ISSUED FOR BUILDING PERMIT	AT
3	2023-04-21	ISSUED FOR PREVIEW OF SUBMISSIONS	AT
2	2023-02-28	ISSUED FOR ENVELOPE CONSULTANT	AT
1	2022-12-19	ISSUED FOR MEASUREMENT CHECK	ARN

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Architects Seal

START DATE	2023-03
PROJECT No	2023-07
DR	CK
SCALE	1:100

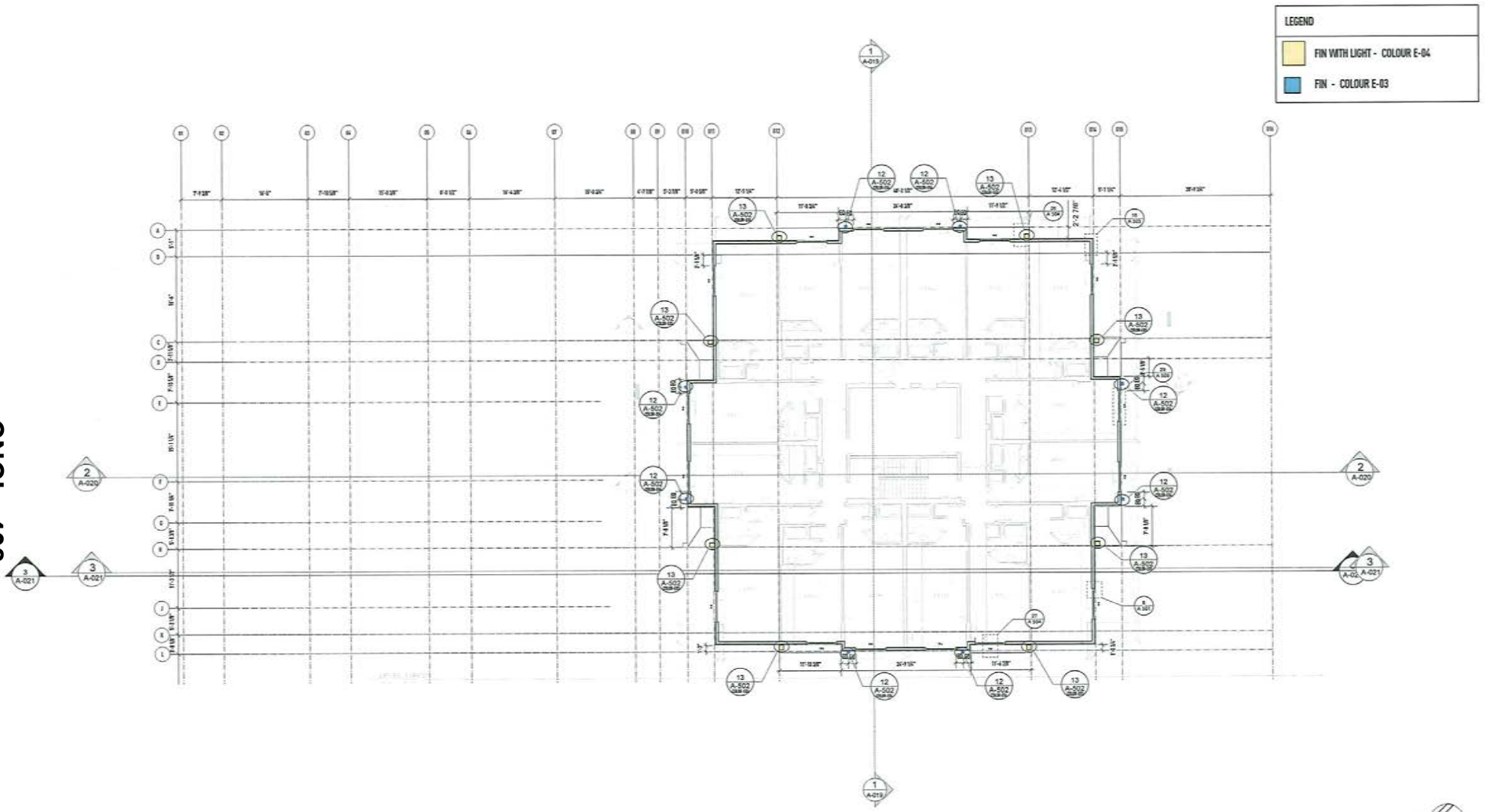
Project Name
TRAVELODGE EXTERIORS
3471 DOMINION DR
RICHMOND BC

Owner
Client Name

LEVEL 02-04
TYPICAL FLOORS

Rev	Project No	Drawing No
7	2023-07	A-102

CNCL- 408



NO	DATE	DESCRIPTION	BY
7	2025-03-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
6	2025-02-05	ISSUED FOR CONSTRUCTION	AT
5	2025-01-03	ISSUED FOR BUILDING PERMIT	AT
4	2024-10-03	ISSUED FOR BUILDING PERMIT	AT
3	2024-04-23	ISSUED FOR PROJECT DISCUSSIONS	AT
2	2023-05-29	ISSUED FOR ENVELOPE CONSULTANTS	AT
1	2023-02-09	ISSUED FOR MEASUREMENT CHECK	JMM

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Project Name
TRAVELODGE EXTERIORS
2071 QUESNWOOD DR.
RICHMOND BC

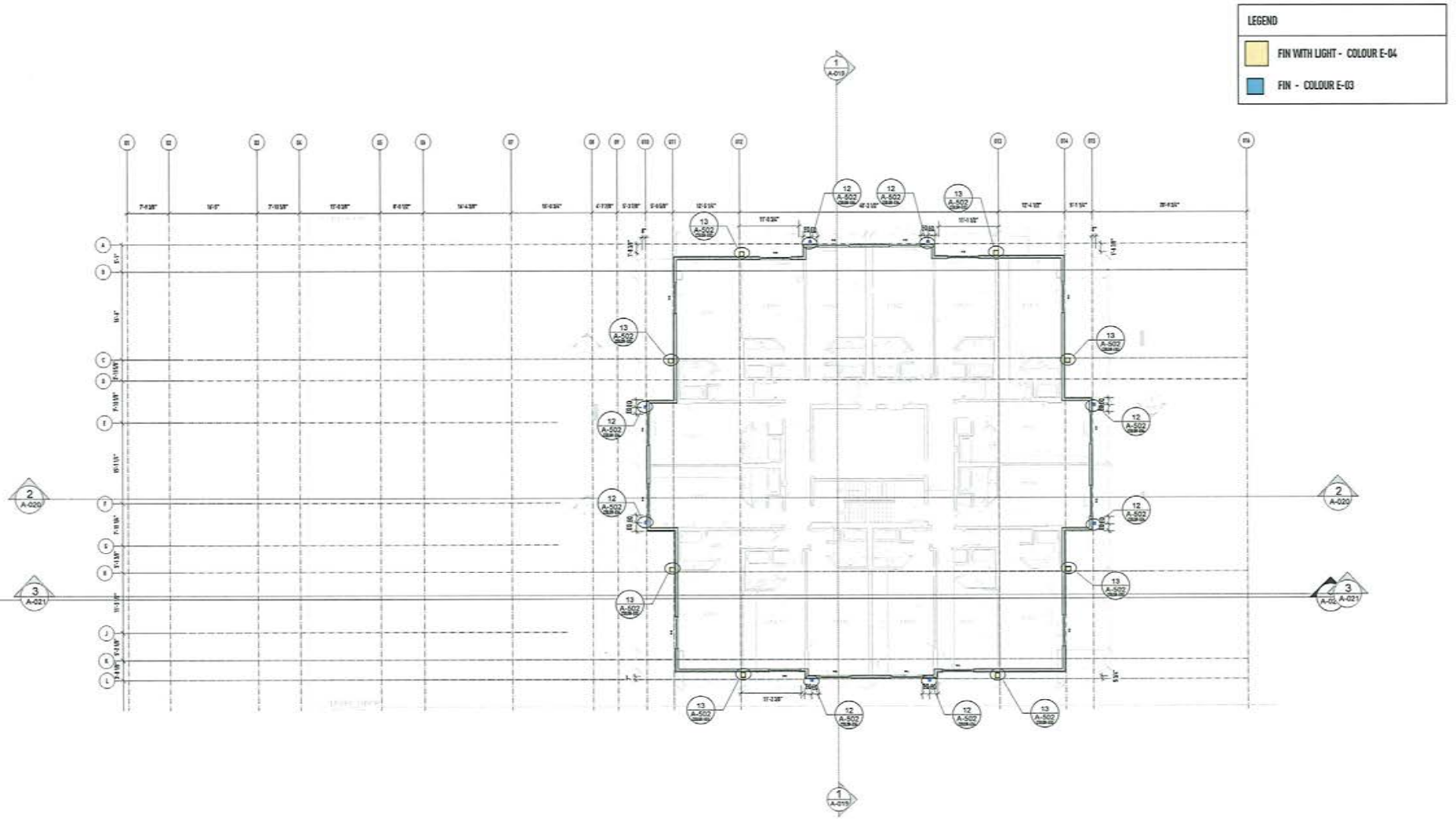
Owner
Client Name

START DATE	2023-02
PROJECT No	2023-07
DR.	CH
SCALE	1:100

LEVEL 05-09
TYPICAL PLAN

Sheet 7 of Project No 2023-07 A-103

CNCL- 409



7	2025-03-27	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
6	2025-03-05	ISSUED FOR CONSTRUCTION	AT
5	2025-03-03	ISSUED FOR BUILDING PERMIT	AT
4	2025-02-03	ISSUED FOR BUILDING PERMIT	AT
3	2025-04-21	ISSUED FOR PRELIM DP DISCUSSIONS	AT
2	2025-03-25	ISSUED FOR STAKEHOLDER CONSULTANTS	AT
1	2025-02-28	ISSUED FOR MANAGEMENT CHECK	AMK
REV	DATE	DESCRIPTION	BY

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START DATE	2025-03
PROJECT No	2023-07
DR.	CH.
SCALE	1:100

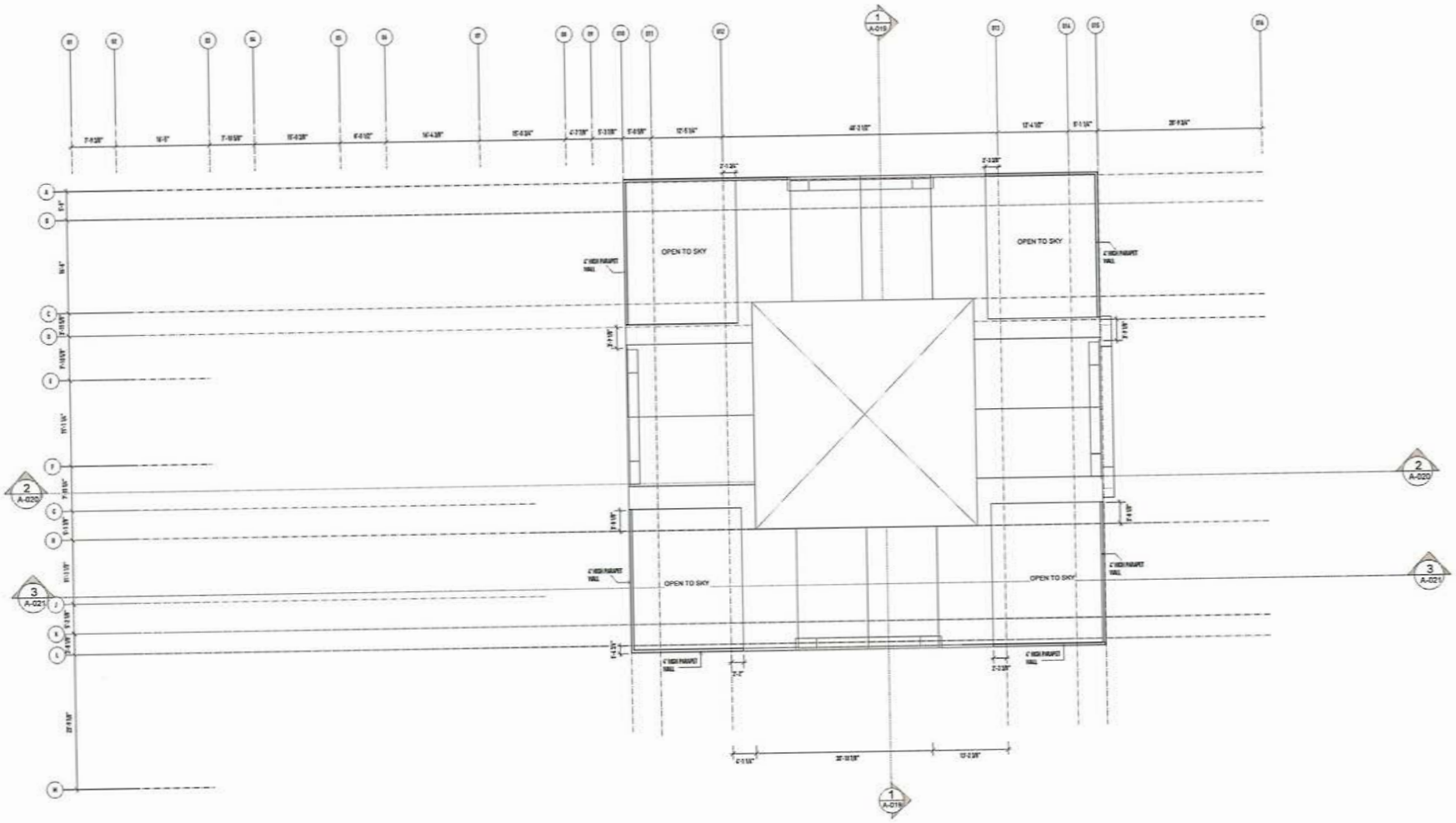
Project Name
TRAVELODGE EXTERIORS
3071 DI EDWARDS Dr
RICHMOND BC

Owner
Client Name

LEVEL 10-11
TYPICAL PLAN

Sheet 7 of 7 | Project No. 2023-07 | A-104

CNCL- 410



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REV	DATE	DESCRIPTION	BY
7	2023-07-17	RE-ISSUED FOR DEVELOPMENT PERMIT	AT
6	2023-03-03	ISSUED FOR CONSTRUCTION	AT
5	2023-01-31	ISSUED FOR BUILDING PERMIT	AT
4	2022-09-29	ISSUED FOR BUILDING PERMIT	AT
3	2022-04-21	ISSUED FOR PREVIEW DISCUSSION	AT
2	2022-02-25	ISSUED FOR ENVELOPE CONSULTANTS	AT
1	2020-07-29	ISSUED FOR MEASUREMENT CHECK	JMA

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START DATE	2023-03
PROJECT No	2023-07
DR.	CK
SCALE	1:100

Project Name
TRAVELODGE EXTERIORS
3071 SHERMAN DR
RICHMOND BC

Owner
Client Name

LEVEL 12 ROOF PLAN

7	7	2023-07	A-105

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	March 30, 2026
From:	Wayne Craig Chair, Development Permit Panel	**File:**	DP 21-944022
Re:	**Development Permit Panel Meeting Held on January 15, 2025**		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 21-944022) for the property located at 18840 River Road, be endorsed and the Permit so issued.

Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 15, 2025.

DP 21-944022 — COAST CONSTRUCTION —18840 RIVER ROAD
(January 15, 2025)

The Panel considered a Development Permit (DP) application to permit the construction of a single-family dwelling at 18840 River Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

The applicant's architect, Czar Villanueva, of ATA Architectural Design Ltd., and the applicant's environmental consultant, Daniel McAllister, of Ecologic Consultants, provided a brief visual presentation highlighting:

- The proposed development includes a two-storey farmhouse, which is located within an area of the subject property that is designated as ESA.
- The proposed vehicular access to the site will be from River Road through the existing driveway.
- The farm home plate will be setback by 21.4 metres from the front (north) property line, to accommodate and address future City dike infrastructure upgrades along River Road.
- The owner intends to improve other areas of the site for lavender farming.
- The proposed barn (which is not subject to the ESA DP) will be used for lavender processing operations and as a parking area for farm-related machinery.
- A comprehensive baseline inventory of the site indicated that the proposed ESA compensation and enhancement area currently provides habitat to birds, bats and small mammals. This area would be enhanced through the removal of invasive plants and planting of native coniferous and deciduous trees, shrubs and grasses.
- 50 per cent of the trees and shrubs proposed to be planted will be fruit-bearing to promote biodiversity in the area.
- 10 to 25 per cent of trees to be planted will be conifers.
- A Qualified Environmental Professional (QEP) will supervise the planting to ensure plants are installed and spaced appropriately. Planted trees will be monitored to ensure their survival

Staff noted that (i) the farm home plate has been set back from River Road to accommodate future diking infrastructure upgrades to be undertaken by the City at a future date, (ii) the applicant has proposed an area of over 3,700 square metres at the south end of the site for the ESA compensation and enhancement area to compensate for the encroachment of the proposed single-family building and associated structures within the farm home plate into an ESA designated area, (iii) the proposed ESA compensation area will be enhanced through planting with a mixture of native shrubs and trees, (iv) no enhancements are proposed within the Riparian Management Area (RMA) along River Road as this area will be impacted by future diking improvements, (v) the proposed lavender farm and the barn structure are not part of the subject ESA DP application as it is limited only to the single-family residential dwelling and associated structures within the farm home plate and

(vi) the subject site includes a hooked property located south of the Railway Right-of-Way, which is not intended to be farmed or subject to any ESA enhancements or improvement.

In reply to queries from the Panel, the applicant noted that (i) the proposed landscaping for the farmhouse is not proposed to be significant and gravel surface treatment is proposed around the barn, (ii) the proposed lighting for the farmhouse and the barn will be directed away from their adjacent properties, (iii) permeable limestone is proposed for the driveway from River Road to the carport of the farmhouse and gravel surface treatment is proposed for further access to the lavender farm, (iv) the elevation of the fill areas on the subject site associated with the lavender farm and the driveway through the RMA at the front of the subject property would consider the future diking upgrades along River Road to ensure consistency and compliance with Agricultural Land Commission (ALC) fill regulations, (v) a septic field for the septic tank will be provided adjacent to the carport within the farm home plate, (vi) the proposed ESA enhancement scheme for the site includes the removal of invasive plant species and planting and retention of suitable native shrubs and trees, among others, within the ESA compensation area, (vii) the proposed ESA restoration and enhancement measures would enhance the wildlife features of the ESA, provide suitable habitat for birds, bats and amphibians currently observed in the area and significantly improve the ecological function of the area.

Michaela Lynn (18740 River Road) delegated to the panel, expressing concern regarding the applicant's odour management plan to control and mitigate odours from on-site lavender processing operations, the number and size of trucks accessing the property to support farm operations and the extent and location of the farm access gravel driveway beyond the existing farmhouse driveway.

In reply to Ms. Lynn's queries, the applicant noted that (i) the lavender processing operations will be done inside the barn which will be designed to be airtight to prevent and/or mitigate odour coming out from the barn, (ii) large trucks are not anticipated to access the site due to the small size of the farming area and associated farming operations on the site, and (iii) the potential location of the farm access driveway would be between the farmhouse and the barn past the proposed farmhouse driveway and will not be in close proximity to the adjacent property to the west.

The Panel expressed support for the project, noting (i) the ESA compensation measures proposed by the applicant as part of the subject application, and (ii) the applicant's approach to focus ESA compensation and enhancement measures in areas that currently provide some habitat function. With regard to the landscaping on the farm home plate and ALC fill requirements for the subject site, staff were directed to work with the applicant to (i) investigate opportunities to extend the planting of native species within the farm home plate and (ii) clarify the process to be followed with respect to fill requirements and permissions from the ALC prior to the application moving forward to Council for consideration.

In response to directions and comments from the Panel, the applicant has agreed to undertake additional landscaping works within the farm homeplate. The additional landscaping is to include the planting of native tree and shrub species such as Bigleaf maple, Nootka rose, Oceanspray and Sword fern adjacent to the carport, the proposed farmhouse and the septic field

within the farm home plate area. The final quantities and placement of landscaping will be determined based on post-construction site conditions in consultation with a landscape professional and to the satisfaction of the Director, Development. With respect to fill placement, the Notice of Intent (NOI) previously approved by the Agricultural Land Commission (ALC) in 2021 applies to the farming area, and the owner will be required to request an extension of this NOI in order to import soil and prepare the area for lavender cultivation. The proposed house and farm home plate are not subject to an ALC NOI application, and the owner will work with the City to obtain a Soil Deposit Permit, prior to Building Permit issuance, for the importation of fill associated with the house and other residential construction within the farm home plate.

The Panel recommends the Permit be issued.